

**Alternative Youth Activities
Transitional Shelter Project
Budget
7/29/25**

Budget Categories	CIHA BAFI-NATO	City HB5019	Total
Street Outreach	\$ -	\$ -	\$ -
Emergency Shelter	\$ -	\$ 300,000	\$ 300,000
Transitional Housing	\$ -	\$ -	\$ -
Homelessness Prevention	\$ -	\$ -	\$ -
Acquisition/Renovation/Rehabilitation/Conversion	\$ 775,000	\$ 450,000	\$ 1,225,000
Eviction Prevention & Diversion	\$ -	\$ -	\$ -
Outreach & Engagement	\$ -	\$ -	\$ -
Capacity Building	\$ 15,000	\$ -	\$ 15,000
Data Collection	\$ -	\$ -	\$ -
Indirect or Administrative Costs (15%)	\$ -	\$ -	\$ -
Totals	\$ 790,000	\$ 750,000	\$ 1,540,000

CIHA - BAFI-NATO		
Acquisition/Renovation/Rehabilitation/Conversion		\$ 775,000
Building purchase	\$ 750,000	
Closing costs (3% of purchase price)	\$ 25,000	
Capacity Building		\$ 15,000
Legal and consulting fees (pre-AYA)	\$ 15,000	
Total		\$ 790,000

City of Coos Bay - HB5019		
Acquisition/Renovation/Rehabilitation/Conversion		\$ 450,000
Closing costs (7% of purchase price)	\$ 50,000	
Minor rehabilitation	\$ 400,000	
Architectural and engineering		
Environmental review		
Permitting		
Contracting		
Emergency Shelter		\$ 300,000
Shelter Facility Operations	\$ 225,000	
Utilities		
Security		
Janitorial		
Facility management		
Repairs (incl. building and grounds maintenance)		
Furnishings		
Hotel/motel vouchers		
Shelter Resident Support Services	\$ 75,000	
Intake and case management		
Housing relocation and related costs/services		
Food and clothing		
Transportation		
Total		\$ 750,000

Shelter Plan Proposal

AYA Transitional Shelter

Expanding Youth & Family Shelter Capacity in Coos County with a Focus on Teen Mothers

Submitted By:

Alternative Youth Activities (AYA)
In Partnership with the Coos Local Planning Group
April 2025

Site Address:

62754 Karl Road, Coos County, Oregon

Proposal Prepared By:

Matt Vorderstrasse, M.A., PHM
Executive Director, North Bend City/Coos-Curry Housing Authorities
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About Alternative Youth Activities (AYA)

Founded in 1974, Alternative Youth Activities (AYA) is a private, accredited nonprofit organization based in Coos Bay, Oregon. For over 40 years, AYA has provided wrap-around support to youth and families in crisis, grounded in a trauma-informed, strengths-based approach that connects housing with education, workforce development, and social services.

AYA's programs serve youth aged 16–24, with a growing emphasis on family reunification and support for young parents, particularly teen mothers. The organization offers an array of housing solutions—including emergency shelter, supportive transitional housing, and subsidized rental assistance—alongside access to mentoring, educational opportunities, life skills development, and employment readiness programs.

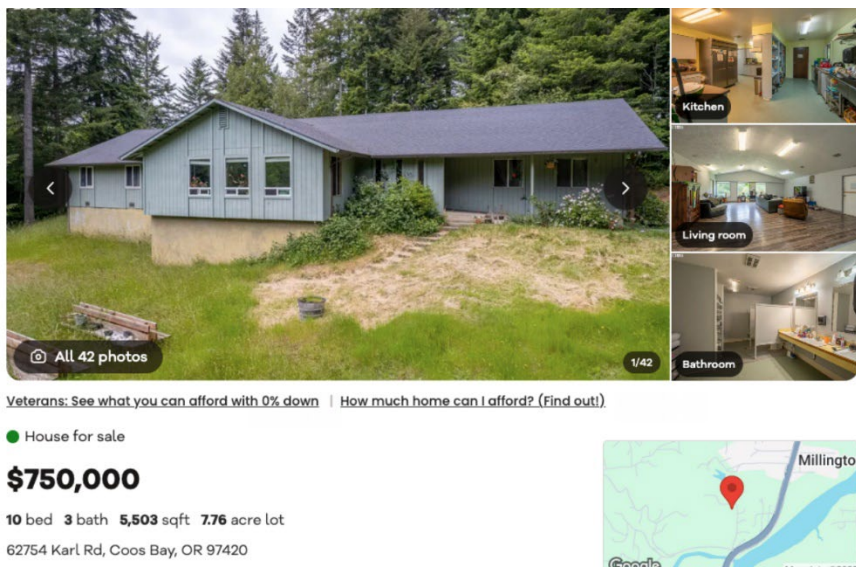
Through its existing housing portfolio, AYA currently supports:

- **8 emergency shelter units**
- **16 supportive transitional units**
- **64 subsidized rental units**, housing entire families

This foundation will expand through the proposed Belloni Transitional Shelter, which will introduce new beds specifically focused on families, youth aging out of foster care, and teen mothers. The site will become part of AYA's broader goal to increase transitional housing inventory in Coos County to 24 units, helping to fill a longstanding gap in services for vulnerable populations.

AYA's approach is centered on meeting people where they are and helping them build toward a future of safety, independence, and community connection. This deep, generational commitment to youth and families continues to shape the organization's work today—both through this project and as a key contributor to the emerging SPARC system of care.

Project Narrative



Veterans: See what you can afford with 0% down | How much home can I afford? (Find out!)

● House for sale

\$750,000

10 bed 3 bath 5,503 sqft 7.76 acre lot

62754 Karl Rd, Coos Bay, OR 97420

Millington

Google Map data ©2025

In alignment with EO 23-02 and the strategic goals of the Coos Local Planning Group, Alternative Youth Activities (AYA) proposes the acquisition and redevelopment of the Belloni Ranch Girls Facility, located on Karl Road, to create a **Transitional Shelter campus for youth and families**, with a **specialized focus on supporting teen mothers** and their children. This includes youth aging out of foster care, young parents working to reunify with their children, and families experiencing housing instability.

For over 40 years, AYA has served vulnerable youth through a holistic, trauma-informed model that connects housing with education, career development, social support, and behavioral health care. The Belloni site will carry that mission forward, serving as a dedicated space to stabilize and uplift young people—especially teen mothers—through safe shelter, wrap-around services, and meaningful opportunities for growth.

Once acquired, the site will immediately provide 10-14 youth and family transitional shelter beds, while phased upgrades and construction of additional units/beds continue.

This initiative supports the Coos County Office of Homeless Response Strategic Plan and directly aligns with the regional SPARC model by expanding **youth- and family-centered shelter capacity** in rural Coos County, where these resources have historically been limited or nonexistent.

Zoning & Land Use Compliance



The Belloni Ranch site (62754 Karl Road) has been confirmed by Coos County Planning as a legal non-conforming use, which allows for assisted living, transitional housing, or shelter operations without requiring a zoning change or conditional use permit. This unique zoning status significantly accelerates the project timeline and reduces permitting risk.

The site has 4 tax lots and space to far exceed the EO Goals

This classification was reaffirmed through direct communication between Coos County Planning staff, the City of Coos Bay, and the development team. Because of this, AYA is able to initiate shelter operations quickly upon site acquisition, potentially under a short-term lease agreement while purchase closing and rehabilitation work proceed.

This zoning confirmation makes the Karl Road site a low-barrier, high-impact opportunity to preserve EO funds, meet shelter bed targets, and rapidly expand services to youth and families in crisis.

Trauma-Informed Transition Plan for Current Occupants

AYA has identified a small family of four currently residing informally at the Belloni Ranch property. Rather than viewing their presence as a barrier, AYA sees this as an opportunity to put its values into practice—compassion, dignity, and a trauma-informed commitment to preventing further harm. In alignment with its mission, AYA is committed to working directly with this family to ensure they are not displaced or made unsheltered during the transition. AYA's leadership recognizes that how a project begins matters—and that the well-being of those already on the site must be part of the plan.

Fortunately, AYA maintains a portfolio of leased housing units, which may present a timely and compassionate opportunity to support this family in relocating to a new home. This transition will be coordinated in partnership with local housing providers and approached with voluntary engagement, stability planning, and respect for the family's needs.

This approach embodies AYA's values of youth- and family-centered care, restorative housing interventions, and doing no harm—setting the tone for a shelter project built on empathy, trust, and stability from the very beginning.

HMIS Expansion Impact

The transitional shelter beds proposed through this project represent new capacity that has never before existed in the Coos County Homeless Management Information System (HMIS). These are not replacements or conversions of existing beds—they are entirely new units that will be added to the regional shelter inventory.

This investment would result in a net gain of transitional shelter capacity for youth and families, directly aligning with the goals of EO 23-02 and HB5019, while helping Coos County move closer to functional zero for youth and family homelessness.

Integration with Regional Continuum of Care

This project is not a standalone effort—it is a strategic expansion of the regional shelter and housing continuum. The Belloni Ranch transitional shelter will serve as a key spoke within the Service Providers and Regional Connections (SPARC) Network, a developing system of care uniting shelter, housing, and service providers across the South Coast.

The shelter will also link directly to the permanent housing pipeline by aligning with the Housing Authority's- North Bend Family Housing Phase I, which broke ground in April 2025 and will deliver 105 units of deeply affordable housing, including 20 Permanent Supportive Housing (PSH) units. The

proximity and service relationships between the two sites create a coordinated service nexus, providing clear, supported pathways from crisis to stability.

Collectively, these efforts demonstrate how these EO funds can be leveraged not just for beds—but for systems change.

Project Objectives

- **Acquire the Belloni Ranch Shelter Campus** by May 30, 2025
- **Open 10 units for transitional housing** by June 30, 2025
- **Develop an additional 4 units onsite** by September 30, 2025
- **Integrate services with Coos Health & Wellness, DHS Child Welfare, and the SLOT outreach program**
- **Support youth exiting foster care, young parents reuniting with children, and unsheltered families**

Capital Budget Summary

Item	Estimated Cost
Site Acquisition	\$750,000
Renovations / Facility Upgrades	\$175,000
New Construction (4 units)	\$320,000
Site Clean-up & Landscaping	\$25,000
Furnishings and Supplies	\$30,000
Architect/Engineering	\$40,000
Contingency (10%)	\$134,000
Total Capital Budget	\$1,474,000

EO 23-02 (HB5019) Funds Requested: \$750,000.00

CIHA/OHCS (BAFI-NATO) Funds Requested: \$678,236.00

HB4123 (Coordinated Homeless Response Pilot): \$45,764

Operational Integration

AYA currently operates:

- **8 emergency shelter units**
- **16 supportive transitional units**
- **64 subsidized rental assistance households**

The Belloni site will add:

- 10-12 immediate transitional shelter beds
- Additional units by Fall 2025
- Onsite staffing, case management, and wrap-around services in collaboration with Coos Health & Wellness

This expansion will bring AYA's transitional and shelter bed inventory to **38 units**, with continued partnership across the Coos County youth services network.

Timeline

Date	Milestone	Outcome
May 30, 2025	Site Acquisition Complete	Site control secured
June 30, 2025	Initial 10-14 Units Occupied	Clients housed and site activated
Sept 30, 2025	Additional Rehab Completed	Full project activation (24 total units)

Project Agreement

The project will operate under a subrecipient agreement in collaboration with the City of Coos Bay (fiscal agent for HB5019 funds), AYA, and the Coos Local Planning Group. AYA will be the owner and operator the site, with wrap around supportive services

Reimbursement Timeline

Funding requests will be submitted via OPUS in:

- **May 2025** (acquisition & soft costs)
 - **July 2025** (renovations & occupancy)
 - **September 2025** (finish construction & final costs)
-

Conclusion

The proposed AYA Belloni Transitional Shelter represents more than just a physical expansion of beds—it is a critical investment in the future of youth and families in Coos County, and a clear demonstration of how Executive Order (EO) 23-02 funding can catalyze systems change in rural Oregon.

By acquiring and activating the Belloni Ranch site, this project will bring never-before-existing transitional shelter beds into HMIS, address urgent needs among teen mothers, youth aging out of foster care, and families in crisis, and expand a trauma-informed, housing-focused continuum of care that is already transforming lives on the South Coast.

With site control achievable within weeks, existing zoning clearance, and deep integration into the emerging SPARC Network and North Bend Family Housing service nexus, this project is both shovel-ready and system-ready. It reflects the very purpose of EO 23-02—to meet urgent shelter needs, quickly and thoughtfully, while laying the foundation for long-term housing stability.

AYA's decades-long commitment to vulnerable youth, paired with the strength of local partnerships and a readiness to act, make this project a low-risk, high-impact use of state resources. Most importantly, it offers hope and stability to those who need it most—young people and families who are working to rebuild their lives.

We respectfully submit this proposal as a regional solution, built with compassion, readiness, and vision.

Sheri Edwards Pacific Properties

541-404-6297

sheri@pacificpropertyteam.com



Agent Full Residential 4/14/2025 12:41 PM
\$750,000 10 bd | 3 / 0 ba | 5503 sqft
62754 KARL RD Coos Bay, OR 97420
Unit #: Condo Loc:
Status: **Active** DOM: 313
List Date: 6/5/2024 Acres: 7.76
Year Built: 1976 Approximately MLS#: 24522286
XST/Dir: Shingle House to Karl Rd to Address on Left

ShowHrs:
Occ: Tenant
Show: Appointment Only, Text Seller's Agent, Text Co-Seller's Agent
LB/Loc/Cmb: NA
Offer/Nego: Call Seller's Agent
AG: Jenny Forbes
AG Ph: [541-297-5481](tel:541-297-5481)
AG Cell/Text: [541-297-5481](tel:541-297-5481)
CoAgent: Sheri Edwards
CoPh: [541-404-6297](tel:541-404-6297)

Private: PROPERTY OWNED BY COOS COUNTY AND WILL HAVE NEW TAX ASSESSMENT Property is zoned RR-2 Buyer to do all due diligence on available uses for the property.

Last Updated: 6/5/2024 4:11:20 PM

Public: Dormitory Style building once structured to be housing for Juveniles. The property is a 7.76 acre compound with expansive yards, trees and privacy, raised beds, basket ball court and seasonal creek. Located just minutes to Coos Bay offering 10 Bedrooms and 3 Bathrooms and several office spaces the building is designed with a great room for gatherings a commercial kitchen two separate wings offering 4 bedrooms and 1 bathroom in each wing and the third wing is separated and has 2 bedrooms a bathroom an office and a sitting area. The basement area allows for an extra indoor recreational room and mechanical storage room. This would make a great facility for assisted living, Homeless or transitional shelter check with planning on approved uses. Call Today

Last Updated: 6/5/2024 4:20:19 PM

Property Details:

Property Type: Detached	Legal: 26S13W11-DB TL	Lot/Land Lease/Rent	PDF Doc(s): 1
County: Coos	200,500,1500,1600TAX ID'S	Payment: /	Open House:
Nhood/Bldg:	5070400,5090300,5073600,	Lot/Land Lease: No	Upcoming Open House:
Area: 260	5093700	Lot Size: 1 to 2.99 Acres	Broker Tour:
Zoning: RR-2	Tax	Lot Dimensions:	Upcoming Broker Tour:
Elementary: Eastside	ID: 5073600 5093700 50903	Lot Desc: Gentle Sloping,	
Middle: Millicoma	00	Level, Sloped	
High: Marshfield	Warranty:	View: Trees/Woods	
Internet: Yes	Seller Disc: Exempt	Waterfront: Creek, Seasonal	
Address: Yes	Other Disc:	Body Water:	
No Blog: No	List Type: Exclusive Right to	CC&R:	
No AVM: No	Sell	55+ w/Affidavit Y/N: No	
	Limited Representation: No		
	Style: 1 Story, Ranch		
	Opportunity Zone:		
	Short Term Rental Allowed:		
	Floor #:		

Residence Information:

Upper SQFT: 0	Fireplaces: /	Roof: Composition	Foundation: Concrete
Main SQFT: 4770	Green Cert:	Parking: Driveway	Perimeter
Lower SQFT: 733	Energy Eff. Report:	Garage: 0 / , ,	Basement: Finished, Partial
Total SQFT: 5503	Exterior: T-111 Siding	RV Description: RV Parking	Basement
Total Up/Main: 4770			Road Surface: Gravel, Paved
Additional SQFT:			Unreinforced Masonry
Levels: 2			Building:
SFSrc: 4770			

Approximate Room Sizes and Descriptions:

Great: M
 Kitchen: M
 Dining: M
 Family: M
 Bedroom 5: M
 Primary Bedroom: M
 2nd Bedroom: M
 3rd Bedroom: M
 Bedroom 4: M
 Bedroom 6: M

Baths - Full/Part Upper Level: 3/0 Main Level: 0/0 Lower Level: 0/0 Total Baths: 3/0

Features and Utilities:

Kitchen: Built-in Dishwasher, Free-Standing Range, Free-Standing Refrigerator, Range Hood

Interior: Laminate Flooring, Wall to Wall Carpet

Exterior: Patio, Porch

Accessibility:

Security:

Internet:

Windows:

Cool: Heat Pump

Heat: Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Septic Tank

Hot Water: Electricity

Financial:

Property Tax/Yr:\$1.00 2023

Spcl Asmt Balance:

Tax Deferral: Yes,

Short Sale:No

HOA:No

Dues:

\$ Pre-Approv:No

Escrow Pref:

Other Dues:

3rd Party:No

Terms:Cash, Conventional

Bank Owned/Real Estate

Assumable Interest Rate:

Owned:No

Assumable Remaining Months Ending:

Rent, If Rented:\$0

Assoc. Am:

Broker/Agent Data:

Agent: Jenny Forbes **Agent Lic:** 200604239 **Agent Ph:** [541-297-5481](tel:541-297-5481) **Agent Cell:** [541-297-5481](tel:541-297-5481) **SAID:** FORBESJE

Email(s) Agent: jenny@pacificpropertyteam.com

CoAgent: Sheri Edwards **CoSAID:** SHERI

CoBRCD: 2PAC03

CoPh: [541-404-6297](tel:541-404-6297)

CoAgent Email: sheri@pacificpropertyteam.com

Office: Pacific

Office Lic: 201235153

Office Ph: [541-347-5263](tel:541-347-5263)

Agent Ext:

Fax:

Properties

BRCD: 2PAC04

Owner Perm. Resid: Yes

FIRPTA: No

Owner(s): COOS COUNTY

Tenant/Other:

Contact1:

Tran: 1/6/2025

Exp:

Contact2:

Poss: Subject To Tenant Rights

Comparable Information:

Original Price: \$750,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

