



Coquille Indian Housing Authority

FY 2026 Master Projects List

October 30, 2025

| Rank/ Class | Activity | Funding | | Department | Assignment | Notes |
|----------------|---|---------|-------------|-------------|-------------------------------------|--|
| | | Source | Year | | | |
| 1 1 | OHCS BAFI-NATO Homeless Services Grant | OHCS | '22- '26 | Admin Board | AC, RM/BOC, LM/CIT, NR/CoCB, SC/AYA | <p>CIT 21-23 allocation \$736,128. CIT 23-25+EO allocation \$844,268. Deadline to expend 6/30/25. Grant terms not suited to CIT needs. Met with OHCS 8/1/23 to discuss options and technical assistance. Proposed collaboration with the Salvation Army (TSA) preferred by OHCS to other local providers. Met with TA provider 8/14/23. Salvation Army site visit 8/21/23. Initial plan received from TSA 9/14/23. Revised guidance received from OHCS 9/15/23. TA contracts executed 11/9/23. 23-25 grant application due 11/1/23; Board approved 10/26/23; submitted 10/30/23. Draft grant agreement received 2/22/24. Plan approved by TSA HQ received 4/4/24; to OHCS 4/10/24; reviewed with OHCS 4/18/24. CIHA summary of TSA plan to OHCS 4/28/24; approved 5/10/24; to TSA with budget edits 5/31/24; notified TSA approved 7/21/24. Met with CB CM 7/22/24 regarding potential for Coordinated Homeless Response Office (CHRO) to administer OHCS BAFI-NATO funds for TSA project. TSA final to OHCS for grant amendment 8/7/24; progress checks with OHCS 9/11/24, 10/3/24, 11/25/24. Correspondence declining Wave II/EO to OHCS 10/15/24. Wave I grant amendment received 12/26/24; CIHA executed 1/23/25; OHCS executed 2/3/25. Board approved TSA/CHRO subgrant MOA 1/30/25. Met with TSA and City TSA for review process 2/10/25; signed agreement received 3/21/25. To City for signature 3/25/25; signed agreement received 3/28/25. TSA terminated project 4/7/25. OHCS visit and tour 4/9/25. Alternate project proposed by AYA 4/9/25. Toured former Belloni Girls Ranch with AYA, CoCB, NB/CCPHA, and OHCS 4/9/25. AYA proposal to OHCS 4/18/25; approved 5/27/25. Met with Governor to discuss project 6/11/25. Notified performance period extended to 6/30/26 on 6/12/26. Transfer of ownership to AYA confirmed 6/17/25. Draft MOA received from CoCB 6/23/25. OHCS authorized use of interest accrued on advance for AYA project 7/16/25. Met with CoCB and AYA to finalize BAFI-NATO/HB5019 budget 7/22/25. Met with OHCS to review budget 7/24/25; submitted 7/29/25. CIHA Board and staff toured Belloni Girls Ranch with AYA Board and staff 8/14/25. Draft amendment received 8/26/25 did not provide for AYA ownership. AYA tour with Senator Anderson and project partners 9/26/25. Revised amendment received 10/8/25; CIHA executed 10/8/25; OHCS executed 10/8/25. AYA/CoCB subgrant MOA to Board 10/30/25.</p> |

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| 2 | 2 Personnel | IHBG | '25- '26 | Admin | AC, DD, TM, SP | Temporary Housing Programs Specialist hired 12/2/24. Temporary Facilities Maintenance Technician hired 12/9/24. Updated position descriptions, job announcements, and application completed 10/22/25. Advertised on CIHA webpage 10/22/25, MyTribe 10/23/25, and K'wen Weekly 10/27/25. Application period closes 11/3/25. |
| 3 | 3 2025 Self-Monitoring | IHBG | '26 | All | All | Draft FY25 monitoring committee assignments to Board and staff 9/25/25. Proposed dates in October conflicted with other scheduling. Revised dates 11/3-14/25 to Board 10/30/25. |
| 4 | 4 2025 Annual Performance Reports | IHBG | '26 | Admin Accounting | AC, DD, MC | Due 12/29/25. To Board 12/18/25. |
| 5 | 5 Policy | | | | | |
| | • Admissions and Occupancy | IHBG | | Admin Resident Services | AC, TM, DD, EG/HSDW | FY23 SMA recommendations and HOTMA revision. To Board 12/18/25. |
| | • ERAP | IHBG | | Admin Resident Services | AC, TM, DD, EG/HSDW | HOTMA revision. To Board 12/18/25. |
| | • MHAP | IHBG | | Admin Resident Services | AC, TM, DD, EG/HSDW | HOTMA revision. To Board 12/18/25. |
| 6 | 6 OHCS Tribal Housing Grant Fund | OHCS | '23- '25 | Admin | AC | State program similar to NAHASDA IHBG, combining multiple competitive grants and set asides into a single formula grant. Initial tribal housing workgroup meetings began 2/24/23; monthly thereafter. Included in Governor's budget priorities for 25-27 biennium. State legislature approved \$10M budget for program 6/17/25. Initial allocation ~\$850,000. Program guidance and report forms received 10/13/25. Coquille tribal consultation 10/22/25. Final group consultations 10/30/25 and 11/7/25. Initial Tribal Housing Plan (THP) due January 2026. |
| 7 | 7 DLCD Housing Planning Assistance Grant | IHBG | '25 | Admin | AC, DD, BOC, et al | Attended webinar 5/22/25. Application due 8/4/25. Board approved 7/31/25. Submitted to DLCD 8/1/25. Received notice of award 10/2/25. Submitted contractor preferences 10/28/25; awaiting response. TC resolution pending. |
| 8 | 8 Roofing Rehabilitation Project | | | | | Roofing replacement for 57 1937 Housing Act units due to roofing product failure. |
| | • Duplexes | IHBG Non-Program | '25- '26 | Projects | SP, DD, AC | Duplexes most affected. Metal roofing will be used for durability and to support solar panels. Work scheduled to begin in November, subject to contractor availability and weather. |
| | • IHBG-ARP Amendment | IHBG-Comp IHBG Non-Program | '21- '26 | Admin | AC | Discussed amendment to convert duplex construction to roofing rehabilitation with HUD 5/20/25. Eligible activity. Funds sufficient to replace duplex roofs with metal roofing and ~20 single-family units with composite. Reviewed with HUD 7/15/25. IHP amendment and written request in progress. |
| 9 | 9 Environmental Review | | | | | Attended HUD ER trainings 5/30/24, 6/4-6/24, 6/13/24, 8/23/24, 9/17/24, and 7/24/25. New floodplain management and other requirements. |
| | • IHBG-CG - New Construction | IHBG-CG IHBG Non-IHBG | '24- '26 | Admin | AC | 24 CFR 58.35(a) CEST 58.5 converting to exempt. New forms in progress. |

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| | | Source | Year | | | |
| 10 | Kilkich Accessible Housing Project | | | | | |
| | • New Construction | IHBG-CG/ IHBG/ Non-IHBG | '20- '26 | Admin Projects Maintenance | SP, HGE, AC, DD, LM/CIT | Met with Energy Trust to review construction plans and incentives 5/6/21. Potential improvements received 5/18/21. Met with Energy Trust to review alternatives 5/27/21. Revised options received 6/2/21. Extension request and revised implementation plan to address staffing, contractor, and materials availability and prices submitted to HUD 8/4/21; approved 10/25/21. Added second duplex in IHBG-ARP IHP approved 12/16/21. Drawings completed 1/10/22. RFQ documents completed 6/24/22. Application for permits completed 7/5/22. Submitted to CIT for plan review 7/7/22. Plan adjustments submitted as requested. Quotes for utilities in progress; sewer received 8/10/22, water received 8/16/22, electric pending. Lots surveyed 8/12/22. Second extension request and revised implementation plan to address continued staffing, contractor, and materials availability to HUD 9/27/23; approved 12/15/23. Procurement for new A&E completed 5/20/24. Plans and specs to HGE 5/30/24 for corrections and conversion to CAD. Preliminary duplex drawings received 7/17/24. Reviewed with HGE 8/15/24. Revised duplex and single family drafts received 10/9/24 and 10/28/24. Reviewed with HGE 12/18/24. Revised duplex and single family drawings, specs, and budget estimate received 2/20/25. Met to review plan corrections and building sites 3/11/25. SHN topographical survey of duplex area received 3/13/25. Received draft specs and 95% draft plans from HGE 4/30/25. Adjustments to specs to HGE 5/15/25; additional review in progress. Budget format and project manual materials to HGE 6/2/25. Received stamped blueprints 7/2/25. EG/HSDW review pending. |
| | - 498/500 | | | | | |
| | - 2665 | | | | | |
| 11 | 2026 IHBG Formula Funding | IHBG | '25- '26 | Admin | AC | FY25 final allocation was \$2,162,442. FY26 preliminary estimate received 5/30/25. Correction/challenge log shows Coquille FCAS action still pending. FRF due 8/1/25. O-link met 6/17/25. O-link MOA to TC 7/9/25, approved by resolution 7/11/25, and submitted to o-link 7/14/25. FRF submitted to IHBG Formula Center 7/22/25; acknowledged 7/22/25; accepted 8/12/25. |
| 12 | BIA ARP HIP (HARP) | BIA-ARP | '24- '27 | Admin Projects | AC, DD, SP | BIA ARP HIP funds awarded to CIT 3/11/21 \$87,954. Deadline to expend 12/31/26. Board approved subaward 8/31/23; TC approved 9/1/23. Agreement received 10/2/23; CIHA executed 10/6/23; CIT executed 10/10/23. Funds received 10/20/23. Program launched 10/28/24. Published on MyTribe 10/30/24 and in K'wen Weekly 11/4/24. Quarterly reports submitted 2/14/25, 4/23/25, and 8/8/25. Next quarterly report due 11/15/25. Funds fully expended as of 10/30/25. |

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| 13 | Brush Clearing/Vegetation Management | IHBG | '25 | Admin Projects Maintenance | AC, SP | Brush clearing within CIHA lease area behind units around cranberry bogs, adjacent to Tarheel Lane, and adjacent to Fourth Creek Reservoir. Contractor engaged to begin brush clearing after 2024 fire season. Machine cutting began 11/13/24. Coos Forest Protective Association onsite assessment 4/16/25. Work meets recommended standards (50' from back of lawns, removal of ladder fuels, and 14' limbing on mature trees). Hand cutting began 5/27/25. Work paused for fire season 6/6/25. 65% complete. Fire season ended 10/11/25. Work scheduled to resume in December 2025. |
| 14 | Bus and Mailbox Shelters | IHBG | '22-'25 | Maintenance Projects | SP, SF, AO | Two CCAT shelters donated to CIHA to replace mailbox shelters that are leaking. Will fit existing slabs. Parts from old shelters will be used to refurbish a third shelter. Began procurement for sandblasting and painting 6/23/22; completed 7/5/22. Work began 7/11/22; completed 7/28/22. Retaining wall for new bus shelter at 2646 completed 5/27/25. Shelter set in place 5/28/25. Glass panels replaced with plexiglass 5/29/25; ready for use. Mailbox shelter between duplexes and 2602 installed 10/16/25; awaiting one replacement panel. Refurbishment of shelter removed from duplexes/2602 in progress. Refurbished shelter will replace structure across from 2666. |
| 15 | Electronic Billing and Payments | IHBG | | Admin Accounting Resident Services | DD, MC, AC, TM | Began offering paperless billing 7/1/20; 74 of 92 households enrolled as of 10/30/25. Began offering direct deposit to MHAP recipients 7/1/20; 68 of 69 participants enrolled as of 10/30/25. Began exploring options to accept electronic payments 7/1/20. Met with bank reps 9/1/20, 9/23/20, and 7/9/24. Review of services used by local service providers in progress as of 10/30/25. |
| 16 | Financial Wellness Training | IHBG | '25 | Admin | AC, DD, TM | Training for Kilkich residents and others as space permits. Received draft SOW 1/22/25. Finalized SOW and executed contract 3/28/25. Training materials received 5/6/25. Postponed to January 2026 at CIHA's request. Planning in progress. |
| 17 | HUD Monitoring | IHBG | '26 | All | All | Coquille onsite monitoring scheduled week of 7/13/26. |
| 18 | Landscaping | | | | | |
| 19 | • 2025 Front Yard Makeover | IHBG | '25-'26 | Resident Services Projects | TM, SP, DD | Front yard makeover funds for one unit allocated in FY25 IHP. Drawing at Board meeting 9/25/25. Discussed design ideas with resident 10/14/25. |
| 20 | OHA Healthy Homes Grant Program | OHA | '25-'26 | Admin Projects | AC, DD, SP | OHA HHGP funds awarded to CIT 5/20/25 \$237,592. Deadline to expend 7/31/28. Development of subaward agreement in progress. |
| 21 | OHCS HDIP Homeownership Development Grant - First Time Homebuyer Assistance | OHCS | '23-'25 | Admin | AC, DD, TM | Downpayment assistance identified in CIHA FY18-22 Strategic Plan. Program development included in FY20 IHP. Discussed Tribal funding with TC 6/14/19. Tribal funding unavailable due to economic impact of COVID-19 on Tribal general funds. Program development included in FY23 IHP. Submitted OHCS HDIP pre-application 1/17/23. Board authorized application 3/2/23; submitted 3/16/23; funded 6/14/23. Draft grant agreement received from OHCS 6/23/23; |

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| 22 | OHCS HDIP Homeownership Development Grant - First Time Homebuyer Assistance (cont.) | | | | | to EG/HSDW for review 7/6/23. Revised draft received from EG 7/25/23; to OHCS 7/25/23; response received 9/12/23. Submitted additional required documents and information 8/29/23. CIHA executed agreement 9/28/23. OHCS executed agreement 10/2/23. Policy and forms development pending. Deadline to expend 5/31/26; may be extended. |
| 23 | Owens Corning Roofing Settlement | Non-IHBG | '25 | Admin Projects Maintenance | SP, DD, AC, EG/HSDW, LM/CIT | Roofing replaced on 1937 Housing Act units in 2012. Owens Corning Duration shingles with 50-year warranty used. Product failure discovered 3/3/25. 57 units affected. Contacted OC 3/13/25. Claim information submitted 3/24/25. Current warranty level is 80% of purchase cost. Warranty payout may be replacement product or a refund. CIHA inspections 5/3-4/25; reports and priority list received 5/9/25. OC inspection conducted 6/10-11/25. Proof of ownership requested 7/9/25; submitted 7/11/25 and 7/16/25. Informed warranty review advanced to next review step 9/22/25. OC preliminary settlement received 10/8/25; pending legal review. |
| 24 | Policy | | | | | |
| 25 | • First Time Homebuyer Assistance | OHCS IHBG | '25 | Admin Resident Services | AC, EG/HSDW, DD, TM | New policy to provide guidelines for the use of OHCS, IHBG, and Tribal funds for downpayment assistance and related costs. |
| 26 | • Homeowner Assistance Repair Program (HARP) | BIA CIT | '24- '26 | Admin Resident Services Projects | AC, EG/HSDW, DD, SP, TM | Program formally transferred from CIT to CIHA 7/16/21. \$35,000 received 7/26/21. UST HAF and BIA ARP funds will be exhausted prior to accessing Tribal funds. Board approved policy to transition activity from UST HAF to BIA ARP and Tribal funds 7/25/24. Transitioned to CIT occupancy tax funds 10/1/25. Potential CIT subgrant for OHA Healthy Homes funds pending. |
| 27 | Section 504 Accessibility Modifications | IHBG | '25- '26 | Resident Services Projects | TM, SP, SF, DD | One-bedroom LR participant submitted accessibility request 8/4/25 to accommodate wheelchair use; declined ERAP/MHAP pending availability of accessible unit. Received drawings for duplex unit conversion 10/2/25. Fourplex unit walkthrough with architect 10/29/25; drawings in progress. |
| 28 | Solar for Duplexes | Non-IHBG | '25 | Admin Projects Maintenance | AC, SP, SF, LM/CIT | Installation of leased solar panels approved by Board 8/29/24. Will convey to CIHA after 5 years for \$1. Submitted for plan review 10/24/24; permits received 11/18/24. Lease preparation in progress. Energy Trust applications pending 2026 funding. |
| 29 | Signs | | | | | |
| 30 | • Welcome | IHBG | | Admin Projects | SP, AC | Met with contractor 4/20/21. Sign removed 4/12/24; repainted lettering and reinstalled 5/13/24. New design draft received 12/11/24. |
| 31 | USDOE Energy Efficiency and Conservation Block Grant (EECBG) | USDOE | '23- '25 | Admin Projects | DD, SP | CIT allocation \$10,400. CIHA pre-award for electric lawn equipment rebate voucher submitted 9/14/23. Application submitted and acknowledged 5/21/25; awaiting response. |
| 32 | Admin 2026 BOC/TC/Staff Training Event | IHBG Non-IHBG | '26 | Admin | AC, DD | |

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| | | Source | Year | | | |
| 33 | Commissioner Appointments | IHBG | | Admin | AC, BOC | |
| 34 | • Position 1 | | '25 | | | Paul Doyle appointed 4/11/25; term expires 4/30/28. |
| 35 | • Position 2 | | '27 | | | Denise Hunter appointed 4/12/24; term expires 4/30/27. |
| 36 | • Position 3 | | '25 | | | Shawn Chase appointed 4/11/25; term expires 4/30/28. |
| 37 | • Position 4 | | '27 | | | Judy Rocha appointed 4/12/24; term expires 4/30/27. |
| 38 | • Position 5 | | '26 | | | Don Garrett appointed 8/11/23; term expires 4/30/26. |
| 39 | • Position 6 | | '26 | | | Bob More appointed 8/11/23; term expires 4/30/26. |
| 40 | • Position 7 | | '27 | | | Jackie Chambers appointed 4/12/24; term expires 4/30/27. |
| 41 | Contracts and Agreements | | | | | |
| 42 | • County PILOT LCA | IHBG | | Admin | AC, EG/HSDW, BK/CIT | Fee increase requested by CFD 11/25/08; revised agreement approved by Board 1/27/09. May wish to reconsider CIHA agreement with County and/or alternate service providers per FY12 SMA. HUD NWONAP offered to assist 4/24/13. |
| 43 | Emergency Preparedness | IHBG | | | | |
| 44 | • Agency Emergency Response Plan | | | | | |
| 45 | • Agency Evacuation Kit | | | | | |
| 46 | • Staff Training - Incident Command Structure (ICS) | | | | | Online ICS100 for all. Online/classroom ICS200+ depending on assignment. TAB, AC, and LM attended ICS100 1/24/17. |
| 47 | Tribally Determined Wage Rates | IHBG | '24- '25 | Admin Projects | AC, EG/HSDW | Recommended by HUD NWONAP Administrator 3/21/24. Attended HUD webinar 5/21/24. Ordinance development pending. |
| 48 | Landscaping | | | | | |
| 49 | • 2026 Front Yard Makeover | IHBG | '26- '27 | Resident Services Projects | TM, SP, DD | Front yard makeover funds for one unit allocated in FY26 IHP. |
| 50 | • Four-Plexes | | | | | |
| 51 | • Fruit trees | | | | | Placement in community garden and bogs declined. Apple trees planted by CIHA office 12/14/21. |
| 52 | • Rain Garden | | | | | To reduce stormwater run off. Discussed with Mike Vaughn 2/28/13. Site selected between Health Center and 2601. Mike Vaughn engaged 6/10/13 to assist with design work; reviewed draft 6/17/13. Alternate site selection pending. |
| 53 | Signs | IHBG | | Projects | SP, AC | |
| 54 | • Playground | | | | | Colt Signs engaged to build non-smoking area signs 9/24/19. Met to review progress 9/17/20. |
| 55 | • Street Signs | | | | | Colt Signs engaged to repair street signs 9/24/19. Met to review progress 9/17/20. Installed all except duplexes 10/29/20. |

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| 56 | Development | Dala'liiya Court Cottages | IHBG Non-IHBG | | | Mixed income, market rate rentals, and private residential leasing. Zoning ordinance revision required. Area identified for development. Preliminary site plan and design to Board 8/20/20. AC and LM attended infrastructure financing and development training 9/22-24/20. Proposed for CIT ARP funds; not funded. | |
| 57 | | Market Rate Rentals | Non-IHBG | | | Began researching conversion of existing HUD units and evaluation of suitable units in July 2018. FCAS value requested 8/8/18; received 8/22/18. Attended training 9/12-13/18. Discussed with NWONAP 9/12/18 and 9/17/18. Clarified useful life considerations. Updated FCAS value requested 4/8/19; received 4/9/19. Financial analysis, Ch. 130 amendment, IHP program and policy revision/development, accounting requirements, and other tasks pending. | |
| 58 | | North Parcel | Non-IHBG | | | Private residential leasing and market rate rentals. | |
| 59 | | Private Purchase Storage Lot | Non-IHBG | | | Proposed location past Pole Building. | |
| 60 | | Tarheel Private Lots | Non-IHBG | | | Proposed project for CIT ARP funds; not funded. | |
| 61 | | Tv-ma'-xwe Court | IHBG Non-IHBG | | | Mixed income. Area identified for development. AC and LM attended infrastructure financing and development training 9/22-24/20. Preliminary site plan and design to Board 6/17/21. Proposed project for CIT ARP funds; not funded. | |
| 62 | | Policies and Programs | Adverse Action Appeals | IHBG | Admin Resident Services | AC, DD, TM | Revision to improve formatting and flow. |
| 63 | Common Scheme Enforcement | | IHBG Non-IHBG | Admin Resident Services | AC, TM, BOC | Draft correspondence initiating enforcement activity received from EG 3/22-28/19. Policy updates required. Board appointed ad hoc committee 6/6/19. HUD affirmed fines for non-compliance permissible 6/11/19. DH reviewed associated agreements, policies, and ordinances with committee 12/5/19. | |
| 64 | Cybersecurity | | OHCS IHBG | '23- '25 | Admin | AC, DD | Formal policy and insurance increase required by OHCS BAFI-NATO Homeless Services Grant program. Sample policy requested from OHCS 4/12/23 and 5/23/23. Staff completed training 5/8/23. Insurance increased to \$1M effective 6/1/23. |
| 65 | Decks | | IHBG | | Admin Projects | AC, SP | Revision to update specifications. |
| 66 | HomeGO | | IHBG | | Admin Resident Services | AC, TM, DD | Update agreement to expand on insurance, useful life, and conversion in place. |
| 67 | Improvements | | IHBG | | Admin Projects | AC, SP, DD, TM | New policy to accompany improvements request. |
| 68 | Payback Agreements | | IHBG | | Admin Resident Services | AC, TM, DD | Revision to update and add provisions. |
| 69 | Personnel | | IHBG | | Admin | AC, EG/HSDW | Changes to conform to 2 CFR 200. Revisions to add FY23 SMA recommendations. |
| 70 | Pets and Assistance Animals | | IHBG | | Admin Resident Services | AC, TM, DD, EG/HSDW | Board discussed 8/18/11. |

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| 71 | Policies and Programs | Private Residential Leasing (PRL) | Non-IHBG | Admin Resident Services | | "How To Build On Tribal Lands" brochure. | |
| 72 | | Self-Monitoring | IHBG | Admin | AC, SM/CIT | Tribal policy update. | |
| 73 | | Travel | IHBG | Admin | AC, DD | Revision to update and add provisions. | |
| 74 | Property Management | Community Security System | IHBG | Admin | | CITPD working with Tribal IT on additional cameras. Notified CIT grant application not funded 10/3/13. Incremental expansion of system by CIT IT. | |
| 75 | | Four-Plex Soundproofing | IHBG | Projects | | | |
| 76 | | Kilkich HVAC Rehabilitation Project | IHBG Non-IHBG | '23- '26 | Admin Projects | AC, SP, DD | LM cost analysis to Board 9/27/18. Funding requested in CIT OHA CARES grant application submitted 8/31/20 to replace radiant and recirculating heating systems in units with heat pumps. Funds to be expended by 12/30/20. Resolution to Board 9/24/20. Coquille award announced by OHA 10/25/20 insufficient to fund project. CIT confirmed project not funded 10/31/20. |
| 77 | | Roads | | | | | |
| 78 | | • Sealing | BIA | '24- '26 | Admin Projects | SP, MJ/CIT | Sufficient BIA road funds remaining after KTSP per MJ/CIT 5/15/23. Procurement for sealing and striping completed 11/12/24. To CIT for inclusion in BIA roads funding priority list 12/16/24. TC approved 2/21/25. Estimate to correct sidewalk trip hazards to CIT 4/17/25. CIT added to project 4/21/25. Received draft subgrant agreement from CIT 5/7/25; declined 8/12/25. Discussed CIT project implementation and provided procurement materials to Tribal Planner 8/12/25. |
| 79 | • Improvements | IHBG BIA | '24- '25 | Admin Projects | AC, SP | Drainage near 2660. | |
| 80 | Reporting and Outreach | 2025 Audit | IHBG | '26 | Admin Accounting | AC, MC, DD, TM | Due 6/30/26. |
| 81 | | 2026 Self-Monitoring | IHBG | '26- '27 | All | All | |
| 82 | | 2027 IHBG Formula Funding | IHBG | '26- '27 | Admin | AC | |
| 83 | | 2027 IHP | IHBG | '26 | Admin Accounting | AC, MC, DD | Due 7/18/26. |
| 84 | | Tribal Events | | | | | |
| 85 | | • 2026 Winter Gathering | IHBG Non-IHBG | '26 | All | All | Outreach during WG activities. |
| 86 | | • 2026 Tribal Restoration Celebration | IHBG Non-IHBG | '26 | All | All | Outreach during TRC activities. |
| 87 | Complete | 2025 IHP Amendment | IHBG | '25- '26 | Admin Accounting | AC | Amendment recombine maintenance activities separated to comply with BABA. Subsequent guidance issued 11/26/24 determined BABA does not apply to single family housing projects, interpreted as buildings consisting of 1-4 dwelling units. Amendment to simplify FY25 APR reporting. Submitted to HUD 9/4/25. To Tribal Chair for approval 9/5/25; no response. Closed incomplete due to federal government shutdown 10/1/25. |

Anne F. Cook



Coquille Indian Housing Authority

FY 2025 Completed Projects

September 30, 2025

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| | | Source | Year | | | | |
| 1 | 2024 Annual Performance Reports | IHBG | '25 | Admin Accounting | AC, MC, DD | Due 12/29/24. Public notice published on CIHA webpage and in The World 12/3/24. Available online on Tribal website and at local libraries 12/3/24. Presented to TC 12/11/24. Comments due by noon, 12/18/24; none received. Board approved 12/19/24. Submitted to HUD 12/26/24. | |
| | • IHBG | | | | | HUD acknowledged receipt 1/3/25; review completed 1/30/25. | |
| | • IHBG-ARP | | | | | HUD acknowledged receipt 1/6/25; review completed 1/21/25. | |
| | • IHBG-Competitive | | | | | HUD acknowledged receipt 12/30/24; review completed 1/24/25. | |
| | 2 | 2024 Audit | IHBG | '25 | Admin Accounting | AC, MC, DD, TM | Due to Banner Bank 3/31/25. FAC submission due within 30 days of audit report date. Began uploading documents 1/6/25. Fieldwork conducted 2/18-19/25. Board approved 3/27/25. Posted on Board Resources and CIHA webpages 3/27/25. To Banner Bank 3/27/25, CIT 3/28/25, Isler 4/4/25, and HUD 4/23/25. Isler submitted to FAC 4/23/25. |
| | 3 | 2024 Self-Monitoring | IHBG | '25 | All | All | FY24 monitoring committee assignments to Board and staff week 10/24/24. Onsite reviews 10/28/24-11/7/24. To Board 12/19/24. |
| 4 | 2025 Board and Staff Event | IHBG | | Admin | AC, DD, TH, LM/CIT | Onsite financial planning training and individual sessions with fiduciary planner at KCR CB Willow-Beargrass suite 8/19-22/25. | |
| 5 | 2025 IHBG Formula Funding | IHBG | '24-'25 | Admin | AC | FY24 final allocation was \$2,020,140. FY25 preliminary estimate \$1,630,257 received 5/30/24. Correction/challenge log shows Coquille FCAS action still pending. O-link met 6/20/24. O-link MOA to TC 7/18/24; approved by resolution 7/19/24. Informed Klamath TC declined to participate 7/19/24. FRF due 8/1/24. FRF submitted to IHBG Formula Center 7/30/24; acknowledged 7/30/24. Additional info requested, submitted, and accepted 8/9/24. Approved 9/18/24. Final allocation \$2,162,442 published 5/23/25. Funding agreement received and returned 5/23/25. Alternate submission method requested by HUD 5/28/25. Resubmitted via GEMS 6/2/25. Funds released 6/4/25. First LOCCS draw entered 6/12/25. | |
| 6 | 2025 IHP | IHBG | '24-'25 | Admin Accounting | AC, MC, DD | Due 7/18/24. Requested extension 6/6/24 to accommodate TC meeting dates; approved 6/10/24. Revised due date 10/16/24. Board approved 9/25/24. Presented to TC 10/2/24; approved by resolution 10/4/24. Submitted via GEMS 10/11/24. Additional information requested 10/16/24; submitted by email 10/18/24 and in GEMS 10/22/24. Additional information requested 10/31/24; submitted by email and in GEMS 11/4/24. HUD approved 11/12/24. | |

| Rank/ Class | Activity | Funding | | Department | Assignment | Notes |
|----------------|--|---------|-------------|----------------------------------|---------------------------|---|
| | | Source | Year | | | |
| 7 | 2026 IHP | IHBG | '25 | Admin Accounting | AC, MC | Due 7/18/25. Board approved 6/12/25. Presented to TC 7/9/25; approved by resolution 7/11/25. Discussed useful life update with HUD 7/15/25. Edited useful life table and submitted IHP via GEMS 7/15/25. Emailed backup for useful life update to HUD 7/16/25. HUD approved 8/13/25. |
| 8 | AI Integration | IHBG | '24- '25 | Admin | AC, MC, DD | Workflow assessment conducted 7/29-8/1/24. Individual implementation training sessions conducted 9/9-12/24. Follow up group and individual sessions began 10/28/24. Ongoing activity. |
| 9 | Build America, Buy America (BABA) Implementation | IHBG | '24- '25 | Admin Maintenance Projects | AC, DD, LM, SF, SP, MC | Tribal HUD BABA waiver expired 9/30/24. HSDW engaged by NWIHA to prepare and present compliance training 9/18-19/24 in Auburn, WA. Staff responsible for procurement activity and compliance attended. Applies to all infrastructure, including buildings. Affects steel and iron, construction materials, and manufactured products, and includes all items affixed to buildings. "Made in USA" labeled products may not comply. Certifications from vendors/ contractors required. Limited general exemptions for de minimis projects totaling <\$250,000, exigent circumstances (30 days or less), and 5% of total project material costs. Application for waiver must be approved by HUD CFO, AG, and ONAP, and OMB, culminating in publication in Federal Register for 15 days. Staff attended 1.5 hour HUD ONAP BABA training 9/23/24. Staff attended HUD ONAP BABA training 11/7/24. New guidance announced 12/3/24 exempting structures with 1-4 units. Multi-agency waiver published 1/10/25 exempts awards of \$2.5 million or less for 5 years and manufactured products through 9/30/26. Ongoing issue. |
| 10 | CIHA Office Repairs | IHBG | '25 | Projects Maintenance | LM, SP, DD, SF, AO | Water damage to office interior discovered 12/26/24. Contractor and CIHA staff assessed damage, tarped roof, and removed wet drywall 1/2/25. Closed office and staff transitioned to other locations and remote work due to mold 1/6/25. Insurance claim filed 1/7/25; adjuster onsite 1/8/25. Contractor ordered roofing materials 1/8/25. Mold abatement contractor assessed interior damage 1/8/25; began remediation 1/13/25; completed 1/15/25. Began roof repairs 1/15/25; completed 1/23/25. Insurance claim denied 1/22/25. Roof installed Aug. 2023; within 2-year warranty period. Began interior repairs 1/23/25; completed 1/30/25. Reopened office 1/27/25. Invoiced original roofer for warranty repairs 1/30/25. Completed staff relocation to front office 2/10/25. Additional modifications to HPM office completed 2/27/25. |
| 11 | Commissioner Appointments | IHBG | | Admin | AC, BOC | Advertised in K'wen Weekly 3/10/25 and 3/17/25, and on CIHA webpage 3/10-26/25. Closing date 3/26/25. 3 applications received. To Board 3/27/25. To TC 4/8/25. |
| | • Position 1 | | '25 | | | Paul Doyle appointed 4/11/25; term expires 4/30/28. |
| | • Position 3 | | '25 | | | Shawn Chase appointed 4/11/25; term expires 4/30/28. |

| Rank/ Class | Activity | Funding | | Department | Assignment | Notes |
|----------------|---|----------------------------------|-------------|--|-------------|--|
| | | Source | Year | | | |
| 12 | Fire Extinguishers for Units | IHBG | '24- '25 | Admin Maintenance Projects | DD, SP, SF | By exit doors and in kitchens. Completed procurement 1/22/24; receipt complete 3/27/24. Began installing 3/26/24. 64 of 64 units complete as of 7/30/25. |
| 13 | Kilkich Accessible Housing Project | | | | | |
| 14 | • IHBG-Competitive Amendment | IHBG-Comp IHBG Non-Program | '21- '25 | Admin | AC, LM | Extension request and revised implementation plan to address staffing, contractor, and material availability and cost submitted to HUD 8/4/21; approved 10/25/21. Second extension submitted 9/27/23; acknowledged receipt 9/28/23; approved 12/15/23. Third extension submitted 11/14/24; acknowledged 11/14/24. Additional information and revisions requested 12/3/24, 12/6/24, 1/2/25, 2/13/25, 2/20/25, and 3/5/25. NWONAP and ONAP HQ review completed and approved 4/4/25. Deadline to expend 12/31/26. |
| | Landscaping | | | | | |
| 15 | • 2024 Front Yard Makeover | IHBG | '24- '25 | Admin Resident Services Projects | TM, SP, DD | Front yard makeover funds for one unit allocated in FY24 IHP. Drawing at Board meeting 8/22/24. Met with resident to begin design 9/16/24. Final design and cost estimate received 10/21/24. Began installation 1/27/25; completed 1/29/25. |
| 16 | ODOE Community Heat Pump Deployment Program | ODOE | '23- '26 | Admin Resident Services Projects | AC, DD, SP | Heat pump incentive program for Tribal member owner-occupied homes in Oregon. CIT allocation \$128,739. Board approved 1/25/24. Application submitted 1/26/24. ODOE notice of intent to award received 3/26/24. Draft grant agreement received 5/2/24; signed 6/10/24; fully executed agreement received 6/20/24. Program launched 8/1/24. 29 qualified applications received; 15 installations completed, 14 on waiting list referred to other resources. Fully expended as of 6/30/25. Final report submitted 8/28/25. |
| | Policy | | | | | |
| 18 | • Financial Management | IHBG | '25 | Admin | AC, EG/HSDW | Revision for 2 CFR 200 updates, BABA compliance, and KRA debit card use. Discussed with EG/HSDW 1/27/25. To EG 4/23/25; received 5/5/25. Board approved 5/29/25. |
| 19 | • MHAP | IHBG | '25 | Admin Resident Services | AC, TM | Revision to make housekeeping changes and index subsidy rates to FMR. Board approved 10/24/24. |
| 20 | • Procurement | IHBG | '25 | Admin | AC, EG/HSDW | Revision for 2 CFR 200 updates, BABA compliance, and to minimize administrative burden. Discussed with EG/HSDW 1/27/25. To EG 2/21/25; received 3/20/25. Board approved 3/27/25. |
| | Tribal Events | | | | | |
| 21 | • 2025 Winter Gathering | IHBG Non-IHBG | '25 | All | All | Outreach during MWG activities 1/10/25. |
| 22 | • 2025 Tribal Restoration Celebration | IHBG Non-IHBG | '25 | All | All | Information for Tribal Chair's report submitted 5/14/25. Conducted outreach at information carnival 6:00 p.m.-8:00 p.m., 6/26/25. 208 raffle tickets distributed. |

| Rank/ Class | Activity | Funding | | Department | Assignment | Notes | |
|----------------|----------|---|----------|------------|----------------|----------------|--|
| | | Source | Year | | | | |
| 23 | Complete | USDOE Tribal Home Electrification & Appliance Rebates | USDOE | '23-'25 | Admin Projects | AC, LM, DD, SP | CIT allocation \$392,764. Program comment period ended 9/15/23. Assistance capped at \$14,000 for various eligible upgrades. Full rebate for LI; half for MI. Applications accepted through 5/31/25. Closed incomplete to accommodate higher priority activities. Same or similar assistance available from other sources. |
| 24 | | Warehouse Solar IRS Elective Pay | IHBG-ARP | '23-'25 | Admin Projects | LM, SP, AC | Met with tax advisor 8/9/23. Final IRS elective pay refund amount \$121,295. Return filed 7/11/24. Payment received 10/29/24. |

Gene F. Cook