

Coquille Indian Housing Authority
2025-2027 OHCS Tribal Housing Grant Fund
Tribal Housing Plan Discussion

February 26, 2026

Introduction

- The Tribal Housing Grant Fund (THGF) was created by the Oregon State Legislature in 2025 to provide state general funds directly to Oregon tribes to support housing for low- to moderate-income families. The program is administered by Oregon Housing and Community Services (OHCS).
- Development of the THGF began in 2022. OHCS collaborated with tribes and HUD NWONAP to align the program with existing Indian housing structures. Final guidance was published February 5, 2026, and grant agreements were distributed February 10, 2026.
- State programs are authorized and funded on a biennial basis. The initial THGF appropriation for the 2025–2027 biennium is \$10 million, with projected funding of \$5 million per biennium moving forward.
- Funds are allocated using the BAFI-NATO formula — \$700,000 base plus a prorated amount based on enrollment. Coquille’s award for the 2025-2027 biennium is \$845,754.
- Eligible activities span across the OHCS homeless, rental, and homeownership divisions. Administration costs are capped at 15% for TDHEs and NICRA for Tribes.
- Annual reporting is required at the end of the State’s fiscal year, which is July 1-June 30.

Eligible Activities

- Homelessness response and prevention programs – shelter, transitional, homelessness prevention, housing-focused activities
- Affordable rental housing – operations, preservation, support services, rental assistance
- Homeownership programs – down payment assistance, mortgage assistance, home repairs
- Land acquisition, infrastructure, development, rehabilitation and conversion of emergency shelter/transitional, affordable rental and homeownership projects
- Operations and maintenance of existing affordable housing sites, shelter, and transitional housing projects
- Financial assistance and support services for households that qualify (rental assistance, housing payments, case management)
- Capacity building
- Administrative costs

Income Limits

- None for homelessness activities
- 120% of AMI for rental and homeownership activities

Comparison of 120% AMI to 80% NMI
 Coos County, Oregon

Income Level	Household Size							
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
120% AMI	\$69,800	\$79,800	\$89,750	\$99,700	\$107,700	\$115,700	\$123,650	\$131,650
80% NMI	\$58,352	\$66,688	\$75,024	\$83,360	\$90,029	\$96,698	\$103,366	\$110,035

Program Classifications

- Capacity Building
- Emergency Shelter and Transitional Housing Operations and Maintenance
- Financial Assistance Programs
- Services Only Programs
- Rental/Homebuyer Housing Operations, Facilities, and Site Maintenance
- Capital Development: Acquisition, Preservation, Conversion, and Rehabilitation

Planning Considerations

- Gaps in current capacity, operations, programming, funding, planning, and development
- Waiting lists and other documented need
- Strategic plan initiatives
- Data disclosure requirements (data sovereignty)
- Administrative burden

Proposed Plan

- Seeks to balance immediate and long-term needs, fund activities not supported by current sources, and avoid data disclosure and recording requirements
- Builds capacity to support homeownership programs, project accounting and administration, and future development
- Replaces four maintenance vehicles – one 20-year old van, two 27-year old vans, and one 32-year old truck
- Adds a play structure to the playground
- Rehabilitates one 1-bedroom apartment to Sec. 504 accessibility standards

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Activities and Budget Summary**

Capacity Building

Consultants

Technical Assistance

Policy development and revision \$ 17,500.00

Pre-Development Planning

Tv-ma'-xwe Court and Dala'liiya Court 100,000.00

Staffing

Housing Programs Specialist - G5S5 salary and benefits 78,890.90

Project Accountant - G11S5 salary and benefits 142,500.00

Rental/Homebuyer Housing Operations, Facilities, and Site Maintenance

Operations

Purchase of work vehicles

Maintenance vans - 3 @ \$65,000 195,000.00

Maintenance truck 65,000.00

Capital Development

Infrastructure

Playground climbing structure 35,000.00

Rehabilitation

Accessibility modifications for 1-bedroom apartment 85,000.00

Administration (15%) 126,863.10

Total \$845,754.00

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Next Steps

- Review and execute THGF grant agreement
- Prepare Tribal Housing Plan (THP) document
- Present THP to Board for approval
- Submit THP to OHCS for approval
- Funds will be advanced to CIHA after THP is approved by OHCS
- Deadline to expend is June 30, 2027