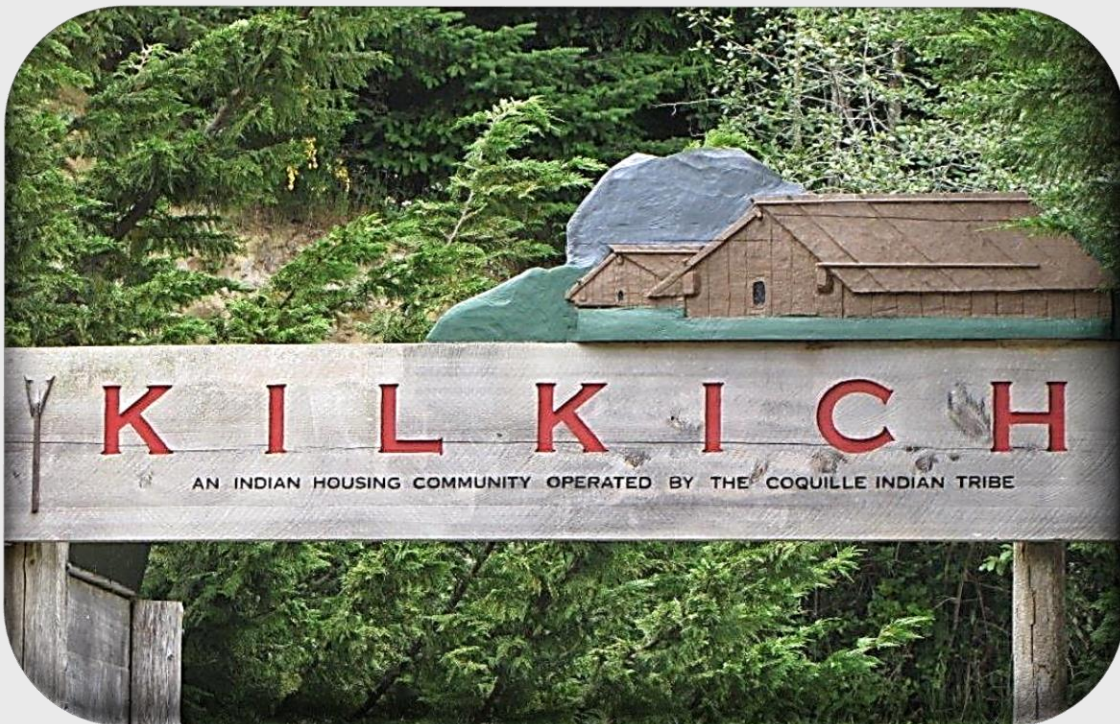


## Coquille Indian Housing Authority

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# STRATEGIC PLAN

## FY 2018 – FY 2022

**COQUILLE INDIAN HOUSING AUTHORITY**  
**FY 2018 – FY 2022 STRATEGIC PLAN**

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*To the extent resources are available, our goals are to:*

**◆ GOAL 1. Provide rental opportunities to qualified Coquille Tribal members, employees, and interns, other Native Americans, and Alaska Natives.**

- ◆ Objective 1.1: Continue to operate income-indexed Low Rent Program units on Tribal Lands for qualified low- to moderate-income Tribal members and other Native Americans and Alaska Natives.
- ◆ Objective 1.2: Create a Market Rate Rental Program on Tribal Lands to serve qualified Tribal members, employees, and interns of all income levels.
- ◆ Objective 1.3: Acquire or develop market rate rental units on Tribal Lands.
- ◆ Objective 1.4: Designate an area within the Kilkich community for development of tiny homes.
- ◆ Objective 1.5: Support Tribal designation of a location on Tribal Lands for development of income-indexed rental units to serve the independent living needs of Coquille Tribal elders and persons with disabilities.
- ◆ Objective 1.6: Support Tribal designation of a location on Tribal Lands for development of income-indexed rental units to serve the transitional housing needs of Coquille Tribal members.
- ◆ Objective 1.7: Support Tribal designation of an area within the Kilkich cranberry bogs for future development of mixed income housing units.
- ◆ Objective 1.8: Continue to operate income-indexed tenant-based rental assistance within the U.S. for low- to moderate-income Tribal members.
- ◆ Objective 1.9: Continue to operate income-indexed tenant-based rental assistance within the Tribe's federally-designated service area for low- to moderate-income Native Americans and Alaska Natives.
- ◆ Objective 1.10: Support appropriation of Tribal funds to expand income-indexed tenant-based rental assistance within the U.S. for low- to moderate-income Tribal members.
- ◆ Objective 1.11: Support appropriation of Tribal funds for tenant-based rental assistance for low- to moderate-income Tribal employees and interns to rent market rate rental units on Tribal Lands.

**COQUILLE INDIAN HOUSING AUTHORITY**  
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*To the extent resources are available, our goals are to:*

**◆ GOAL 2. Provide homeownership opportunities to qualified Coquille Tribal members.**

- ◆ Objective 2.1: Continue to operate the low-income Home Grant and Occupancy homebuyer program on Tribal Lands for qualified Tribal members.  
Program on Tribal Lands for qualified Tribal members of all income levels to construct private homes.
- ◆ Objective 2.2: Continue to facilitate conversion in place from the Low Rent Program to the Home Grant and Occupancy homebuyer program on Tribal Lands for qualified low-income Tribal members.
- ◆ Objective 2.3: Create a First Time Homebuyer Assistance Program within the U.S. for qualified low-income Tribal members
- ◆ Objective 2.4: Support allocation of Tribal funds for a First Time Homebuyer Assistance Program within the U.S. for qualified low-income Tribal members.
- ◆ Objective 2.5: Continue to operate the Private Residential Leasing
- ◆ Objective 2.6: Support Tribal development of housing lots on Tribal Lands for lease to qualified Tribal members of all income levels to construct private homes.
- ◆ Objective 2.7: Promote awareness and utilization of the Section 184 Indian Housing Loan Guarantee Program and VA Native American Direct Loan Program by Tribal members and other Native Americans and Alaska Natives of all income levels.
- ◆ Objective 2.8: Support the establishment of Tribal banking relationships conditioned on the availability of the Section 184 program, homeownership preparation classes, and other services for Native American and Alaska Native homebuyers.

**COQUILLE INDIAN HOUSING AUTHORITY  
FY 2018 – FY 2022 STRATEGIC PLAN**

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*To the extent resources are available, our goals are to:*

**◆ GOAL 3. Maintain, modernize, and rehabilitate housing units and facilities owned or operated by CIHA.**

- ◆ Objective 3.1: Inspect housing units and facilities regularly to determine maintenance, modernization, and rehabilitation needs.
- ◆ Objective 3.2: Evaluate methods and associated cost to soundproof four-plex units.
- ◆ Objective 3.3: Perform routine and periodic maintenance as scheduled.
- ◆ Objective 3.4: Perform periodic maintenance on CIHA office.
- ◆ Objective 3.5: Perform emergency and non-routine maintenance as needed.
- ◆ Objective 3.6: Prepare units for re-occupancy in a timely manner.
- ◆ Objective 3.7. Provide accessibility features and reasonable accommodation for persons with disabilities as required or financially feasible.
- ◆ Objective 3.8. Modernize and rehabilitate units and facilities as needed.

**COQUILLE INDIAN HOUSING AUTHORITY**  
**FY 2018 – FY 2022 STRATEGIC PLAN**

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*To the extent resources are available, our goals are to:*

**◆ GOAL 4. Create a safe, secure, and attractive community and environment.**

- ◆ Objective 4.1: Maintain and improve parks, playgrounds, landscaping, roads, sidewalks, signs, and other common areas and features.
- ◆ Objective 4.2: Repair and reseal roads, parking lots, and other paved areas.
- ◆ Objective 4.3: Design, estimate cost, and seek funding to construct a roof over the Kilkich playground and basketball court.
- ◆ Objective 4.4: Design, estimate cost, and seek funding to create a Rain Garden adjacent to the Health Center.
- ◆ Objective 4.5: Develop temporary market rate rental spaces for storage of recreational items by non-HUD households within the Kilkich community.
- ◆ Objective 4.6: Support Tribal development of a secure storage lot and facility for the use of Tribal members and other residents of Tribal Lands.
- ◆ Objective 4.7: Provide for the safety and security of housing residents, staff, visitors, units, facilities, and common areas.
- ◆ Objective 4.8: Provide rental space to public safety agencies at reduced rates to encourage location of those services within the Kilkich community.
- ◆ Objective 4.9: Expand electronic surveillance of the Kilkich community.
- ◆ Objective 4.10: Participate in Tribal emergency preparedness and disaster mitigation planning efforts to promote the safety of the housing community.

**COQUILLE INDIAN HOUSING AUTHORITY**  
**FY 2018 – FY 2022 STRATEGIC PLAN**

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*To the extent resources are available, our goals are to:*

**◆ GOAL 5. Facilitate access to services that support the self-sufficiency, wellbeing, and success of those participating or seeking to participate in housing programs.**

- ◆ Objective 5.1. Support the location of Tribal services that promote self-sufficiency, wellbeing, and individual success within easy access of the Kilkich housing community.
- ◆ Objective 5.2. Provide rental space to Tribal programs and community partners that directly promote the self-sufficiency, wellbeing, and success of Kilkich residents.
- ◆ Objective 5.3. Design, estimate cost, and seek funding for construction of an activities center for use by adult members of the Kilkich community and Tribal elders.
- ◆ Objective 5.4. Provide support for Kilkich Residents Association meetings and activities that build capacity within the organization and foster a sense of community identity, mutual respect, and individual responsibility for community success.
- ◆ Objective 5.5. Provide compliance and performance incentives to Kilkich residents.
- ◆ Objective 5.6. Maintain partnerships with Tribal and other community social and support service providers and make referrals as necessary.
- ◆ Objective 5.7. Encourage practices and living habits that reduce maintenance costs, improve housekeeping, and promote household health and safety.
- ◆ Objective 5.8. Counsel current and prospective homebuyers on maintenance and financial responsibilities.

**COQUILLE INDIAN HOUSING AUTHORITY**  
**FY 2018 – FY 2022 STRATEGIC PLAN**

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*To the extent resources are available, our goals are to:*

◆ **GOAL 6. Operate and administer efficient and effective housing programs.**

- ◆ Objective 6.1. Develop and operate programs and properties that are financially sustainable, environmentally responsible, cost effective, and responsive to Tribal needs.
- ◆ Objective 6.2. Manage properties to be safe, well-maintained, efficient to operate, good neighbors, attractive, and places where people want to live.
- ◆ Objective 6.3. Provide a workplace that attracts, develops, and retains motivated and talented employees and Board members.
- ◆ Objective 6.4. Conduct an annual self-monitoring assessment and financial audit to ensure fiscal responsibility and compliance with applicable law, regulations, standards, and other requirements.
- ◆ Objective 6.5. Strengthen policies, procedures, and practices for the operation and administration of housing programs.
- ◆ Objective 6.6. Seek funding opportunities to support Tribal housing goals.
- ◆ Objective 6.7. Support appropriation of Tribal funds to establish a Housing Trust Fund.
- ◆ Objective 6.8. Participate in the development and enforcement of ordinances and policies governing issues that impact the housing community.
- ◆ Objective 6.9. Provide for Tribal preference in housing, employment, purchasing, and contracting.



## Our Mission

is to provide access to decent, safe, and affordable housing opportunities for low-income American Indians and Alaska Natives within the Tribe's federally-designated service area and Coquille Tribal members of all income levels within the U.S.



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