



NORTH BEND CITY/COOS-CURRY HOUSING AUTHORITIES

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Managing Agent – Woodland Apartments Preservation Inc / Powers Housing Development Inc

Written Testimony for SB 5531 – Empire District Revitalization Project

Submitted by: Coos-Curry Housing Authority

Date: 5/8/2025

To the Co-Chairs and Members of the Joint Committee on Ways and Means Subcommittee on Capital Construction:

On behalf of the Coos-Curry Housing Authority (CCHA), I write in strong support of the \$32.5 million General Fund Capital Construction request included in SB 5531 for the Empire District Revitalization Project.

The Empire District Revitalization Project represents a \$98.5 million investment in the long-term stability, affordability, and resilience of Coos Bay's Empire District. In partnership with Southern Oregon Coast Regional Housing (SOCRH), The Salvation Army, and DCM Communities, this initiative delivers a full housing continuum—creating permanent shelter options, deeply affordable rentals, and affordable homeownership opportunities—all within one walkable, service-integrated neighborhood.

The \$32.5 million requested through SB 5531 will allow us to:

- Acquire and prepare two key properties in the Empire District for development, including extensive site work on heavily forested land.
- Begin constructing permanently affordable single-family homes under a Community Land Trust (CLT) model, targeted at essential workers and moderate-income families. This is being done to also help us prepare for the Port Project.
- Enable Coos-Curry Housing Authority to acquire the Woodland Apartments site, which we currently manage, and complete the predevelopment work necessary to redevelop the site into 108 modern and deeply affordable housing units—including Permanent Supportive Housing (PSH) and Project-Based Voucher (PBV) units. This would also increase the affordable housing units on the site by 36 units and bring more PSH services into the community.
- Lay the foundation for long-term system change through the SPARC model (Service Providers and Regional Connections), which aligns shelter, housing, and services across rural Oregon communities.

This funding will serve as a catalyst—not only unlocking critical housing production in the Empire District, but also accelerating the buildout of the SPARC (Service Providers and

Regional Connections) Network across the South Coast. The groundwork for SPARC has already been laid through partnerships with local governments, service providers, and housing developers. With this investment, we can move from planning to implementation—transforming SPARC from a promising model into an operational system that delivers real, lasting outcomes. It will help demonstrate how rural communities can align shelter, housing, and services through scalable infrastructure, and establish a blueprint for coordinated housing systems statewide.

This project aligns with the State’s housing, economic development, and equity goals—ensuring that rural communities like ours are prepared for future demand associated with infrastructure investments and job growth, including the expansion of the Port of Coos Bay. We urge your support for this transformational investment in our region.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Matthew Vorderstrasse', with a stylized, flowing script.

Matthew Vorderstrasse, M.A.
Executive Director

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