

Coos-Curry Housing Authority  
Public Hearing  
Regarding 5-Year Annual Plan

M I N U T E S

February 27, 2013  
North Bend City/Coos-Curry Housing Authorities  
Main Office Building  
1700 Monroe Street  
North Bend, OR 97459

Attendance:

Board Members: Susan Brown, President (Via Phone); David Tilton, Commissioner; Joe Cook, Commissioner; David Kitchen, Commissioner (Via Phone); and Chris Christopher, Commissioner (Via Phone).

Absent: Bruce Newman, Commissioner.

Staff: Ned Beman, Executive Director; Denise Russell, Assistant to Executive Director.

Others Present: None.

1. Call to Order: After establishing a quorum, the meeting was called to order by Commissioner Tice at 4:00 p.m.

2. Presentation of 5-Year Annual Plan: Notification to the Residents was done for this year's Resident Meeting by postcard, not the usual letter. The Resident participation in the Annual Meeting was considerably larger at 70 persons in attendance than past years' 0 to 5 participants. All the participants were from the Section 8 program. The main discussion was on future funding, and what is going to happen if HAB funding gets cut, which is being considered. What our plan states is that the criteria for removal from the voucher system on loss of funding is: a. single, non-elderly and non-disabled of which our program has 41 individual, and the total savings to the Housing Authority would be \$16,000 per month; b) families; and c) elderly disabled. We can't predict the ramifications because we don't know what the funding is going to be. This is the biggest concern the Residents have.

Ned indicated that he emailed the congressional staff because most of the Residents that came are disabled elderly. It is a shame that funding for housing, healthcare, and mental health will all be affected by sequestration.

Ned stated that the plan does not promise anyone anything. He does have in the plan that the Housing Authority will look for other sources of assistance. Currently, Ned is looking at RAD and continuing to streamline operations. A significant deviation from the plan is anything outside of regulations. This means that the Housing Authority would not have to do 45-Day Notice for most any notice.

In the 5-Year Annual Plan all the funding is in operations to provide for maintenance items. Modernization has not been done in several years. By including items in Maintenance the Housing Authority is able to pay HUD wages and not Davis Bacon, and it also makes the paperwork easier. The flexibility is greater while working through the sequestration process.

3. **Public Comments:** There were no public comments.
4. **Adjourn:** Upon a motion by Commissioner Christopher (2<sup>nd</sup> Commissioner Kitchen), the meeting was adjourned at 4: 07 p.m.

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Susan Brown, President  
Coos-Curry Housing Authority

ATTEST:

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Ned Beman  
Executive Director