

Coos-Curry Housing Authority
Regular Board Meeting

M I N U T E S

September 25, 2013

North Bend City/ Coos-Curry Housing Authorities Main Office
1700 Monroe St.
North Bend OR 97459 /

Attendance:

Coos- Curry Board Members: David Tilton, Chair; Bruce Newman, Vice-Chair; Chris Christoffer, Commissioner; and Mark Low, Commissioner.

Absent: David Kitchen, Commissioner; Joe Cook, Commissioner and Laura Beville, Commissioner.

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

Others Present: None

1. Call to Order: The meeting was called to order by Chair David Tilton.
2. Establishment of a Quorum: A quorum for the Coos-Curry Housing Authority was established.
3. Residents and Citizens to be Heard: None.
4. Approval of Minutes: Upon a motion by Commissioner, Chris Christoffer (Commissioner, Mark Low 2nd) the minutes of the August 28, 2013, passed unanimously.
5. Combining Housing Authorities Update: Ned reported that the North Bend City Housing Authority placed the resolutions on the agenda for yesterday's meeting at the request of a Board Member. They passed the Resolutions to create a new Regional Housing Authority and dissolve the NBCHA in a two to one vote. Note: one of the Board Members was absent for the meeting.

The next step will be a presentation from Ned to the Coos County Commissioners on Tuesday, the Curry County Commissioners on Wednesday, and the North Bend City Council on the following Wednesday to request each of these entities to Create a new Regional Housing Authority and dissolve the two existing Housing Authorities. Ned does not expect any resistance in either of the County meetings. Part of the County/City resolution will be the selection of the new Board of Commissioners for the new Regional Housing Authority. The terms will be staggered with 1, 2, and a 3 year terms initially, and all consecutive terms for 4 years to keep the turnover in the Board of Commissioners to a reasonable number. The new Regional Housing Authority will choose the Section 8 and Public Housing Resident Commissioners. Ned hopes to keep the existing Board Members on the new Board of Commissioners as follows:

Suggested Board Makeup			
Term Length (Yr)	Coos County	Curry County	North Bend City
1	David Tilton	David Kitchen	Marie Martin
2	Joe Cook	Bruce Newman	Kevin Owens
3	Laura Beville	Unknown	Patty Cook

Once the resolutions pass Coos County, Curry County and North Bend City, then Ned will contact the new appointees to see if the fourth Tuesday of every month at 4:00 p.m. works for them to meet. The new Board will meet just to get organized so that the forms can be submitted to HUD. HUD will have 180-days to get the paperwork approved and return an ACC number for the new Regional Housing Authority. At which point the two existing Housing Authorities will be dissolved.

6. **Washington D.C. Legislative Forum Presented by Chair, David Tilton:** Chair Tilton reported that the Legislative Forum this year was quite a bit different than the last one he attended in 2009 because of what has happened in the last four years. Both Ned and he visited with the staff of our Congressional Delegates: Senator Merkley, Senator Wyden, and Congressman DeFazio. Dave noted that he was especially impressed with the quality of Senator Merkley's staff.

Three Congress people spoke; one is a gentleman that is on the T.V. quite frequently, Congressman Keith Ellison (D-MN), and a Congresswoman out of Ohio.

Ned noted that the important item is likely to be a Continuing Resolution for another year, unless the House of Representatives side changes their stance, which will result in 75 percent of what we received this year.

The RAD program numbers do not match what they are guaranteeing at 95 percent of 2012 funding levels. Jonathan Dorst asked Ned for some talking points to talk with HUD about. There will be some Housing Authorities that will be winners, losers and bruised by the proposal. Chair Tilton noted that the best we can hope for is that they do not get any worse than they already are between now and the mid-term elections, and that we will be able to maintain for the next fourteen months.

7. **Secretary's Report:** Ned thanked Commissioner Christoffer for his services to the Coos-Curry Housing Authority. Chris has been a good advocate for housing.

Commissioner Christoffer took a moment to say that it has been a pleasure to serve. One of the highlights was having the opportunity to hire Executive Director Beman. Commissioner Christoffer looks forward to the Housing Authority's future.

- A. **Financial Report:** The Budget is still operating at a loss, and the Housing Authority is using reserves to pay for the loss. The Capital Funds have been moved into the Operating Fund. A lot of the contracts will be using Capitals Funds in the future.

The reserves may have to be used the first part of October if the Government is shutdown to fill in the gap until they come back to work.

Paperwork is being completed so that the Housing Authority can draw down 2012 grant monies (Capital Funds). HUD is waiting for either an environmental review or a letter from the County that states there will be no changes to environmental uses.

Section 8 Program is leasing up as much as possible to keep the numbers up for the snapshot on December 31, 2013, to capture Admin Fees. It is unclear how much will be cut out of the Housing Choice Voucher program through sequestration this year. Last year was the first year that funding was cut from this program. Commissioner Newman

wondered why the operating expense is lower on this program. Ned noted that it is because of the reorganization. The department is as lean as it can be.

Chair Tilton requested clarification on the difference between the Housing Choice Voucher and the Mainstream Programs. Ned indicated that Mainstream is for the disabled. Mainstream is a separate funding stream.

- B. Operations Report:** The vacancies are good in Public Housing. The Section 8 program has been calling in Top of the List Applicants in with a 30 percent response. Of those that have received vouchers, about 98 percent are housed.

Ned will be meeting with the Public Relations person for Jordan Cove tomorrow. If JC comes in, there is going to be a short-term situation in the Coos Bay/North Bend rental market. In talking with the property managers there is a 20-30 percent spike in rent anticipated while two thousand construction workers are here. JC will be doing man camps and trying to alleviate the strain as much as possible.

Proactive steps are being taken on the issue of higher rents and the affect on the Housing Authority's ability to provide assistance. One of the ideas to handle this issue is a stopgap measure of receiving subsidies to make up the difference in funding. There are legal issues that need to be addressed to make sure that any additional funding is within the law.

- C. Maintenance Report:** Maintenance has been doing a little more contract work that includes fencing and flooring. The old wood fences are being replaced with a chain link fence with privacy slats as they fall apart.

D. Contracts and Projects: None

E. Staff/Training: None

8. **Informational Items:** None

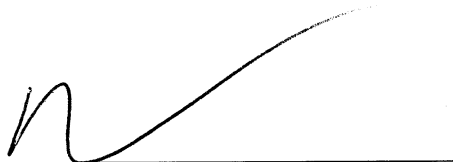
9. **Executive Session:** None

10. **Adjournment:** Upon a motion by Commissioner, Chris Christoffer; (Vice-Chair, Bruce Newman, 2nd), the Coos-Curry Housing Authority meeting was adjourned.



David Tilton, Chair
Coos-Curry Housing Authority

ATTEST:



Ned Beman, Executive Director