

Coos-Curry Housing Authority
Regular Board Meeting

M I N U T E S

February 26, 2014
North Bend City / Coos-Curry Housing Authorities Main Office
1700 Monroe St.
North Bend OR 97459

Attendance:

Coos-Curry Board Members: David Tilton, Chair; Mark Low, Commissioner; Joe Cook, Commissioner and Laura Beville, Commissioner

Absent: Bruce Newman, Vice-Chair and David Kitchen, 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, at 4:01 p.m.
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, Joe Cook (Commissioner, Mark Low 2nd) the minutes of the January 22, 2014, passed unanimously with the following changes/corrections: Loose to lose, page 7.
5. Board Member Recruitment: Executive Director, Ned Beman, reported to the Board that he emailed the Commissioners of Coos and Curry Counties regarding the Board Member vacancies on the Housing Authority Board of Commissioners. There are currently two openings in Curry County and one opening in Coos County. Curry County responded that they are ready to select one Board Member and are working on the second one. It would be nice to have a Board Member from Port Orford since we do have housing units there. In Coos County, E.D. Beman spoke with Commissioner Main, who indicated that they should be able to get an appointee to the Housing Authority Board.

Chair Tilton did speak briefly with Dana Webber, the Branch Manager for Sterling Bank, regarding Chris Christoffer having done really well on the Board, but has been term limited. Ms. Webber's only concern about participating on the Board was time constraints. E.D. Beman stated that she can go to the Coos County website and apply for the position on the Housing Authority Board if she is interested. (Note: Sterling Bank has been sold to Banner Bank. They made the announcement last week.)

Commissioner Cook spoke with DeeDee Lofthouse of Sterling Bank. She was inclined to serve on the Board. E.D. Beman indicated that she should go to the Coos County website for an application.

6. Secretary's Report: Since Sterling Bank is going to becoming Banner Bank, the Housing Authority will be sending out a proposal for Banking Services next week. It is a good time to do this because the software that we are using, Banner Bank will not have. One of the reasons that Umpqua Bank bought Sterling Bank is that they wanted the software.

The Housing Authority may only use banks that are approved by the State of Oregon for collateralization. E.D. Beman indicated that there are only seven banks locally that can provide the required services, which are Oregon Pacific Bank, Northwest Credit Union, Wells Fargo, Bank of America, US Bank, Banner Bank and Umpqua Bank. Hopefully, in the next month or so we will have a recommendation.

Chair Tilton wondered where Banner Bank is from. The home office is in Walla Walla, WA.

- A. Financial Report: The Housing Authority is doing okay with what we have.
- B. Operations Report: The Housing Authority is trying to lease up Section 8, but the voucher levels are still declining. Section 8 will be doing orientation briefings next week to keep the number of clients steady. The VASH program is still working hard to get the vouchers filled for Curry County.

Executive Director Beman has had conversations with Jordan Cove regarding the impact to the Housing Authority once construction starts and the market rate for rents goes up. Jordan Cove recommended that E.D. Beman speak with Lake Charles, LA's Housing Authority regarding the impact that construction has had on them. Lake Charles indicated that it has had a negative and permanent impact on them. Another location is in Montana, the Housing Authority has lost fifty percent of its clients due to lack of rental units.

E. D. Beman indicated that he will be talking with Jordan Cove soon and the Congressional Delegation in May regarding the loss of vouchers because Housing Authority clients will not be able to find places to rent. The impact to Coos-Curry Housing Authority is once the construction is over, the vouchers that once were available will not come back because funding is based on the number of vouchers used the year before. E. D. Beman is proactively working on a way to structure the funding (potentially through a subsidy of some sort) that will elevate the anticipated increase in market rents and allow the Housing Authority to still service the same number of clients in housing.

Jordan Cove's construction workers/contractors will be receiving \$100 per day living allowance on top of the guaranteed 70 hours per week wage.

Executive Director Beman will be keeping the Board informed as well as the legislators while working on a resolution to the issue. It is important to keep the 700 or so vouchers that we currently have if possible because once the vouchers are lost – that is where the limit will be set going forward. .

The Housing Authority in Montana's Fair Market Rents were raised by HUD to \$600 for a two bedroom unit. In reality the community is getting \$1,200 to \$1,500 for the same units. This market has been impacted by the construction work in North Dakota.

Chair Tilton stated that this issue is frightening. Commissioner Beville asked if there is anything that can be done by the Board through talking to Representatives so that E. D. Beman is not the only voice they are hearing from. Executive Director Beman indicated that it would help. A letter to elected officials, Jordan Cove and BOOST Oregon would be a good thing.

Consolidation discussions have been brought up by one of the North Bend City Housing

Authority's Commissioners. They have asked what avenues can be taken to reopen the topic of the consolidation of the Housing Authorities. The State Legislature does have avenues of addressing the issue.

Chair Tilton has been giving some thought to this issue as well. The primary concern was losing control or being out voted by the other entities. Chair Tilton wondered if it would be possible to make a change to the way the new Board would be structured by including more members on the Board from North Bend City. E. D. Beman indicated that was not a possibility because the ORS dictates the composition of the new Board when consolidating Housing Authorities.

Chair Tilton indicated that he had the occasion to speak with a North Bend City Council Member, and did not get the feeling that the door is completely closed to consolidation. It would go a long way in completing the deal if the North Bend City Housing Authority Board is able to come to a unanimous vote to consolidate.

Executive Director Beman indicated that the largest issue with the Nay vote from the North Bend City Council was that two of the Housing Authority Commissioners went to the Council meeting and requested that they not consolidate the Housing Authorities. Even though, one of the Commissioners said that there was no fault in any of the reasons to complete the consolidation.

C. Maintenance Report: None

D. Contracts and Projects: None

E. Staff/Training: None

7. Informational Items: None

8. Executive Session: None

9. Adjournment: Upon a motion by Commissioner, Laura Beville; (Commissioner, Mark Low, 2nd), the Coos-Curry Housing Authority meeting was adjourned at 4:27 P.M.

David Tilton, Chair
Coos-Curry Housing Authority

ATTEST:

Ned Beman, Executive Director