

Coos-Curry Housing Authority
Regular Board Meeting

M I N U T E S

March 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; Bruce Newman, Vice-Chair (via Phone); Joe Cook, Commissioner (via Phone); David Kitchen, Commissioner (via Phone); Mark Low, Commissioner and Laura Beville, Commissioner (via Phone)

Absent: None.

Staff: Ned Beman, Executive Director; Cheryl Slagle, Deputy Executive Director; Karen Dubisar, Accountant and Denise Russell, Assistant to Executive Director.

Others Present: Kathy Erickson for Congressman DeFazio and Anna-Marie Slate

1. Call to Order: The meeting was called to order by Chair, David Tilton, at 4:16 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: The Minutes for the February 26, 2014, Board Meeting will be resubmitted for approval at the next Board meeting on April 23, 2014.
5. Approval of the Annual Plan: Upon a motion by Vice-Chair Newman (Commissioner Kitchen 2nd) to Approve the Annual Plan. The Annual Plan was approved unanimously.
6. Secretary's Report: Executive Director Beman reported that he made a trip back to Washington, D.C. to meet with the Executive Director of Lake Charles, LA's Housing Authority. Lake Charles Housing Authority is going through the same economic boom that we are going to be going through with Jordan Cove. Jordan Cove is a \$4 Billion dollar project in contrast with Lake Charles' at \$67 Billion dollar project. Both Housing Authorities have the same issues regarding the effect of an economic boom on elderly and disable Section 8 clients.

They had a meeting with the Director of the Voucher program, Michael Dennis, in the HUD office to discuss the proactive options that the Housing Authority has to lessen the effect of the Jordan Cove project. While the economic boom that is going on in the country around the oil & gas industry is a good thing, the concern is that the Section 8 program will be decimated. (Example: Odessa, TX had 1100 units and currently has 700. The expectation is that they will continue to lose units. In addition, a Housing Authority in Montana has lost 50 percent of their vouchers.)

Executive Director Beman will be meeting with Jordan Cove next week to continue the discussion of how best to minimize the impact to Coos-Curry's Section 8 program. HUD did state that if we can mitigate the impact through the year, then the Housing Authority will get the

increase in the funding at the yearend snapshot for the following year. Jordan Cove is indicating that they are willing to consider the options with the Housing Authority. The Section 8 program will be capped at whatever there is at the time the Jordan Cove project starts and then trying to keep the Voucher program leased up at that number.

Some people say that the rental markets will not increase at all, while others are expecting 25 to 50 percent increase in rents. That amount of rent increase will be outside of the payment standards the Housing Authority can afford to pay.

Another project that E.D. Beman is working on is a GED program with SWOCC. A lot of the residents do not have a GED or High School diploma, and are having increased difficulty in attaining work. Unfortunately, in the Section 8 Program there is no provision to fund this program. E.D. Beman is looking into using local funds to include the Section 8 clients in this program.

The GED program will require that the individuals enrolled will need a laptop to take the course. Upon successful completion of the course and take the test they will be able to keep the laptop. The laptop will cost approximately \$200 and the testing is \$150. The goal is to provide the clients with the chance to take advantage of some of the jobs that will be available when the Jordan Cove project starts.

Jordan Cove has received its Export Permit, they are waiting on the final FERC permit and one state permit. The peak of construction will have 2000 workers in the area. The project will be starting next summer/fall.

The planning that E. D. Beman is working on with HUD, Jordan Cove, and Legislators is a program that will fill the gap between the Housing Authority's Market Rents and the actual rents. The public/private partnership will need to fit within HUD regulations.

A. Financial Report: The Capital Funds have been moved over into Operations. That is why the Housing Authority is making money. This money will slowly be drawn back down as expenses.

There is \$22,000 in local funds. The current reserve balance is \$129,000. There is still money in the Capital Funds.

Section 8 is doing okay financially. The HA is still working on leasing up the voucher program. Currently, 3 percent of those that apply actually make it all the way through the process. The most common disqualification is either criminal or they are over income that make them ineligible. Other issues include individuals that go through the process and do not attend the briefing or they will get a voucher and then never follow through with the lease up. Administrative funding is not received unless a unit is leased.

Criminal history goes back five years. For those that have a clean record or have corrected the issues on the record for the previous five years (unless a sex offender or manufacturing illegal substances while in federal housing) are usually eligible for assistance.

Commissioner Kitchen asked if Curry County is equalizing in the VASH Voucher program. Ned indicated that they are. The program is being kept leased up.

B. Operations Report: North Bend City Housing Authority is still working on consolidation of the two Housing Authorities. There are three options to complete this function: 1) Work with North Bend City Council to move forward; 2) State Legislative change or 3) Dissolve the North Bend City Housing Authority. E.D. Beman will keep Coos-Curry Housing Authority informed on the progress of this project.

C. Maintenance Report: There will be fencing being completed this year.

D. Contracts and Projects: The flooring contract is going back to the second lowest bidder, Knutson's because the other contractor is unable to meet the timeframe that the work needs to be completed in. Knutson's is honoring the bid pricing that they submitted. The original contractor has been paid for the work that they completed.

E. Staff/Training: None

7. Informational Items: None

8. Executive Session: None

9. Adjournment: Upon a motion by Commissioner, David Kitchen; (Commissioner, Mark Low, 2nd), the Coos-Curry Housing Authority meeting was adjourned at 4:45 P.M.

David Tilton, Chair
Coos-Curry Housing Authority

ATTEST:

Ned Beman, Executive Director