

North Bend City Housing Authorities
Regular Board Meeting

M I N U T E S

June 24, 2014
North Bend City Housing Authorities Main Office
1700 Monroe St.
North Bend OR 97459

Attendance:

North Bend Board Members: Patty Cook, Chair; Helen Sutthill, DVM, Vice-Chair; Kevin Owens, Commissioner and Bruce Martin, Commissioner

Absent: Ron Cleveland, Commissioner

Staff: Ned Beman, Executive Director; Lisa Lucero, Public Housing Manager and Denise Russell, Assistant to Executive Director

Others Present: None

1. Call to Order: The meeting was called to order by Patty Cook, Chair at 12:30 p.m.
2. Establishment of a Quorum: A quorum for North Bend City Housing Authority was established.
3. Residents and Citizens to be Heard: None
4. Approval of Minutes: Upon a motion by Commissioner, Kevin Owens; (Commissioner Bruce Martin 2nd) to accept the minutes from May 13, 2014, of the North Bend City Housing Authority's Special Board Meeting. The motion carried unanimously.
5. Resolution No. 729: COLA: Executive Director, Ned Beman, shared with the Board that HUD has raised the wages for the Maintenance Staff as of July 1, 2014. In the interest of fairness to the other staff, a 2% COLA is being requested for all non-maintenance personnel.

Commissioner Martin (Patty Cook, Chair 2nd) to accept Resolution No. 709 for the COLA increase for all non-maintenance staff. The motion passed unanimously.
6. Discussion of Notice PIH 2014-14 Voluntary Conversion of Public Housing Units to Section 8: It has turned out that the Housing Authority is not eligible to participate in this conversion because our funding through Public Housing is lower than what our Section 8 funding is. Only cost neutral Public Housing is eligible by statute.

It would have allowed the Housing Authority to move to Section 8 Vouchers, and would have eliminated a lot of the reporting to HUD. It would have accomplished the objectives that the Housing Authority is trying to attain by reorganizing.

7. **Discussion of Reorganization of the Housing Authorities:** Chair, Patty Cook, would like to keep talking and educating everyone on the benefits of reorganization of the Housing Authorities.

Commissioner Bruce Martin had a meeting with Chair Patty Cook and Housing Authority Staff to share information; however, they were hoping that the voluntary conversion to Section 8 would work. In light of the fact that it will not, Chair Cook, would like to proceed with the Reorganization.

Commissioner Martin, does not have any additional thoughts regarding the reorganization at this time. His position is not change regarding the reorganization.

Chair Cook does not want this reorganization to die just because of a possible name change. She asked the Board if anyone would be willing to go visit the City of North Bend's Mayor and City Council with her.

Chair Cook, requested that a resolution be included at the next Board Meeting with the three choices on how to move the reorganization forward, and in the meantime, Chair Cook, will meet with the Mayor and City Council.

8. **Secretary's Report:** Executive Director, Ned Beman, reported to the Board that Up & At Em's wants to disband. A meeting will be held in two weeks with the Hamilton Court Residents to discuss reorganizing the function of the group. The group has been struggling lately to move forward, and the intern that worked with them was unable to facilitate a reorganization.

A Resident Council is required at Hamilton Court. It may be that the meetings should be quarterly, and to determine if they want the Housing Authority plan the Agenda. Executive Director Beman does not want to see Hamilton Court lose their social time.

- A. **Financial Report:** Airport Heights and Hamilton Court are in good shape even though they have lost a little money because of funding. Capital Funds are being drawn down for operations.

The 2015 Budget funding will likely be at 81-82% of what Public Housing needs.

Wi-Fi repeaters will be ordered this afternoon.

The litigation that was discussed in Executive Session is on hold.

- B. **Operations Report:** Airport Heights received a 98/100 on the REAC score. The Housing Authority is waiting on the results of the Hamilton Court REAC audit.

Airport Heights has one vacancy that will be filled this week. Hamilton Court is full.

- C. **Maintenance Report:** Hamilton Court had the front door replaced. The external key electronic door has to be a hospital grade door at a cost of \$8,000.

- D. **Contracts and Projects:**

- E. **Staff/Training:** None

9. Informational Items: None
10. Executive Session: None
11. Adjournment: Upon a motion by Vice-Chair, Helen Sutthill, DVM the North Bend City Housing Authority meeting was adjourned at 12:52 p.m.

Patty Cook, Chair
North Bend City Housing Authority

ATTEST:

Ned Beman, Executive Director