

Coos-Curry Housing Authority
Regular Board Meeting

M I N U T E S

September 24, 2014
North Bend City / Coos-Curry Housing Authorities Main Office
1700 Monroe St.
North Bend OR 97459

Attendance:

Coos- Curry Board Members: Bruce Newman, Chair; Mark Low, Vice-Chair; Joe Cook, Commissioner and Karen Gilmartin, Commissioner.

Absent: David Tilton, Commissioner and Laura Beville, Commissioner

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

Others Present: None.

1. Call to Order: The meeting was called to order by Chair, Bruce Newman, at 4:00 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: Vice-Chair, Mark Low (Commissioner, Joe Cook 2nd) made a motion to accept the minutes of the July 23, 2014, Board Meeting with the word "bearing" corrected and the minutes of the August 7, 2014 Special Board Meeting as submitted. The motion passed unanimously with no discussion.
5. Jordan Cove Discussion: Executive Director, Beman reported that the Jordan Cove Agreement has been signed. It is a letter of commitment between the Jordan Cove Energy Project, L.P./Veresen, Inc. and the Housing Authority to give one million dollars to the Section 8 Program. This collaboration has been worked on for approximately a year.

The next part to be completed are two waivers to submit to HUD for the exception to the Payment Standard and an allowance for a Private Partnership to fund increased HAP Payments. E.D. Beman met with the Directors of Voucher Finance, Voucher Policy, and Voucher Program to discuss the waivers.

The waiver for Exception to the Payment Standard will allow the Housing Authority to pay more than what the Fair Market Rent is for the community because rents are going to go up. The other waiver will allow for an exception to be made to the rules that will allow outside payments to be used toward or in conjunction with the Section 8 Program. HUD is willing to work with the Housing Authority on this waiver because HUD will not have to use their emergency funds to supplement the increased rent. If the million dollars is depleted prior to the project being completed, Jordan Cove has agreed to consider providing more funding with proper documentation of the need.

HUD would like to use this waiver as a template for future economic impact projects throughout the country. A couple of national groups requested that the process be written down to provide guidance for other Housing Authorities facing similar impacts.

The waivers will be brought to the Board next month for approval before sending them to HUD. The waiver will be sent to the Field Office and then on to Head Quarters. The new Director in the Field Office used to be the Director of Policy at Head Quarters, and is very familiar with waivers and policy.

E.D. Beman met with Senator Merkley, Senator Wyden and Congressman DiFazio's offices the day prior to Jordan Cove meeting with them. E.D. Beman shared with the Senators and Congressman the Letter of Commitment. They are interested in this funding concept.

Chair Newman stated, all of the meetings went well. There is a tremendous amount of interest in this process because it is the first time that a public/private type partnership has been done in which the private entity is realizing they are having an impact on the community and a willingness to help mitigate the impact. Chair Newman believes that this will become a test case and model for other projects, which have impacts for smaller or isolated communities and will displace people from housing.

Commissioner Cook congratulated E.D. Beman on the work for this project. He believes that it is a really good example to set, and it will help other communities.

6. Secretary's Report: E.D. Beman spoke with Shauna Sorrels, Director of Public Housing Programs, and Kevin East, Housing Program Specialist, while in Washington, D.C. about the Consortia and the waiver for single reporting. They would like a proposal on how the single reporting would work. This would also be a test model for HUD. The proposal will include full fungibility of funds, single reporting and one AMP. All three properties would be one entity to HUD. This means that there is only one budget, one inspection, and one reporting while the Housing Authorities will remain separate.

The proposal will be submitted to both Boards next month before submission to the Field Office.

Next month there will be a new Board Member from Curry County, Kathleen "Kitty" Buntin, from Gold Beach. Kitty does have Board and housing experience.

- a. Finance: Congress has passed a continuing resolution for next year.
- b. Operations: All the programs are doing well. The Section 8 lease up is close to one month's reserve limits.

The Housing Authority is thinking about opening an office in Gold Beach for Section 8 and Port Orford clients, once we have an opening in staffing with the Housing Authority. It is possible that we may rent or borrow an office space for a full time person in Curry County for a better presence there.

The Housing Authority should be getting an announcement soon regarding 12 additional VASH Vouchers increasing our vouchers from 25 to 37. It is also possible that the VA may be getting a funding cut for supportive services.

- c. Maintenance:
- d. Staff Training:

7. Information Items: None
8. Executive Session: None
9. Adjournment: Upon a motion by Vice-Chair, Mark Low (Commissioner, Joe Cook 2nd) the Coos-Curry Housing Authority meeting was adjourned at 4:16 P.M.

Bruce Newman, Chair
Coos-Curry Housing Authority

ATTEST:

Ned Beman, Executive Director