

Coos-Curry Housing Authority
Regular Board Meeting

M I N U T E S

October 22, 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; David Tilton, Commissioner; Laura Beville, Commissioner, and Kathleen Bunten, Commissioner

Absent: Karen Gilmartin, 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, Bruce Newman, at 4:05 p.m.
2. Oath of Office – Kathleen Bunten: Kathleen “Kitty” Bunten took the oath of office for the Coos-Curry Housing Authority Board of Commissioners. She is the Executive Director for the Gold Beach Chamber of Commerce and has a background in affordable housing.
3. Establishment of a Quorum: A quorum for the Coos-Curry Housing Authority was established.
4. Residents and Citizens to be Heard: None.
5. Approval of Minutes: Vice-Chair, Mark Low (Commissioner, Laura Beville 2nd) made a motion to accept the minutes of the September 24, 2014, Board Meeting as presented. The motion passed unanimously with no discussion.
6. Resolution No. 609: Authorization to Attain an Exception to the Payment Standard and an Allowance for a Private Partnership to Fund Increased HAP Payments: Executive Director Beman explained that this is a two-step process for being able to accept the funding from Jordan Cove, which includes a Payment Standard exception and a Private Partnership to fund increases to the HAP payments. This is in preparation of the expected 25-50 percent increase in rental pricing over Fair Market Rents during the Jordan Cove construction period. The Housing Authority also has to have a waiver from HUD to use the private funds towards HAP payments. This resolution is asking permission from the Board to attain these two waivers.

A motion to approve Resolution No. 609 for the Housing Authority to attain the two waivers from HUD for Exception to the Payment Standard and an Allowance for a Private Partnership to Fund Increased HAP Payments was made by Commissioner Cook (Commissioner Bunten 2nd).

Commissioner Tilton requested clarification that the side payment is only for the Jordan Cove Funds. E.D. Beman indicated that the Jordan Cove money is for part of the HUD payments. The waiver is required because HUD has never had a public/private partnership like this before. Commissioner Tilton indicated that his concerns are alleviated.

The motion passed unanimously.

7. Resolution No. 610: Payment Agreement for Consortium between Coos-Curry Housing Authority and North Bend City Housing Authority: Executive Director Beman explained to the Board that in the Consortium Agreement both parties agreed to have Coos-Curry handle the financing for the agencies. HUD is requiring a Payment Agreement between the Lead Agency, Coos-Curry Housing Authority, and the other Agency involved in the Consortium, North Bend City Housing Authority. This agreement is being presented to CCHA this week and NBCHA next week.

A motion to approve Resolution No. 610 of the Payment Agreement between the Consortium members was made by Commissioner Tilton (Vice-Chair Low 2nd).

Commissioner Tilton asked if the NBCHA is going to be okay with the Payment Agreement, and having Coos-Curry as the Lead Agency. E.D. Beman stated that the NBCHA unanimously approved the Consortium Agreement in June, which also states how the finances will work; therefore, does not expect any problems with the Payment Agreement. The motion passed unanimously.

8. Secretary's Report:

- a. Finance: The P&L shows a loss because of the vacancies over the last month so the contract costs were up. An adjustment will be made with Capital Funds to bring the loss back in the black. The costs were not isolated to one community.

E.D. Beman spoke with Council on the Fair Housing issue, which is still unresolved.

HUD and the Attorneys for the Housing Authority group choose three agencies of different sizes to pull all the information from regarding the detriment of taking all of the reserves from the Housing Authorities. Our Agency was not one of the three. Original, HUD wanted all of the information from the 1500 agencies participating in the lawsuit, and the court said that they would pick one from each size of agencies.

- b. Operations: The Section 8 program is where it needs to be budget-wise. The program is at its limits, and is no longer leasing up. There are a couple vouchers pending. The program will be reviewed in a couple of months to determine if the program is still at its limits.

As of October 1, the Housing Authority has 12 more VASH vouchers. In addition, they have requested that we apply for the second round for 7 more VASH vouchers. This will give the HA a total of 44 VASH vouchers to be divided proportionally between Coos and Curry Counties.

- c. Maintenance:

- d. Staff Training:

9. Information Items: None

10. Executive Session: None

11. Adjournment: Upon a motion by Commissioner, David Tilton (Vice-Chair, Mark Low 2nd) the Coos-Curry Housing Authority meeting was adjourned at 4:20 P.M.

Bruce Newman, Chair
Coos-Curry Housing Authority

ATTEST:

Ned Beman, Executive Director