

North Bend City Housing Authorities  
Special Board Meeting

M I N U T E S

November 25, 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: None

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

**Others Present:** Rick Wetherell, Mayor, North Bend City; Terence O'Connor, City Administrator, North Bend City and Mike Eberle, Commissioner, North Bend City

1. **Call to Order:** The meeting was called to order 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: October 29, 2014:** Commissioner, Kevin Owens made a motion (Vice-Chair Sutthill, DVM 2<sup>nd</sup>) to accept the minutes from of the North Bend City Housing Authority's Special Board Meeting. The motion carried unanimously.
5. **Resolution No. 734: Approval of AMP Budgets:** Upon a motion by Commissioner, Bruce Martin (Commissioner Kevin Owens 2<sup>nd</sup>) to accept the Resolution approving the AMP Budget for 2015. Commissioner Martin requested clarification, the Budget could be adjusted once HUD releases what the funding for the year will be. E.D. Beman indicated that it could be. The motion carried unanimously.
6. **Resolution No. 735: Approval of Bad Debt Write-Offs:** Commissioner, Bruce Martin made a motion (Vice-Chair, Helen Sutthill, DVM 2<sup>nd</sup>) to accept the Bad Debt Write-Offs for the last fiscal year. The bad debt will be turned over to collections and reported in the system to show that the debt is owed, which affects the ability of the individual to receive housing through other programs. The motion carried unanimously.
7. **Resolution No. 736: Rescission of Resolution No. 731 Consortium Agreement with Coos-Curry Housing Authority:** Commissioner, Kevin Owens made a motion; (Commissioner Bruce Martin 2<sup>nd</sup>) to accept Resolution No. 736 to rescind the Consortium Agreement with Coos-Curry Housing Authority (Resolution No. 731).

Commissioner Owens asked if the Housing Authority had a copy of the original Consortium Agreement done in the 1970s. E.D. Beman indicated that the original agreement is in the Board Resolutions. The trouble is that it is agreeing to the use of joint staff, and what we need is a formalized agreement.

HUD has sent an email outlining the four choices that the Housing Authority has. E.D. Beman suggested that the discussion and acceptance of one of the four choices that HUD is giving be on the,

January 2015, Agenda. The Housing Authorities have been operating as a Consortia, and HUD demands that the Housing Authorities have some kind of a signed formal agreement. The choices being offered are to be a Consortium, Single ACC, Management Agreement, or to separate the Housing Authorities.

Commissioner Owens stated that he is not against the Consortium Agreement, but his question was, if we had an agreement and now it has to change; if the agreement had been presented originally and then listed what HUD is requiring this, this, and this. Commissioner Owens indicated this is where he has issues because of the boilerplate agreement that was in the packet to vote on gives all authority away. There were no choices in the packet – the choices came after the fact. E.D. Beman indicated that they had the option of voting no on the Consortium Agreement as it was presented. Moving on, E.D. Beman, requested that the Board discuss the four choices at the next Board Meeting.

Commissioner Martin, asked if the Board had to wait until then to discuss the choices or if it could be done now? E.D. Beman indicated that because it is not on the agenda that the choices cannot be discussed at this Board Meeting. In order to do another agreement, Coos-Curry will also have to rescind the Consortium Agreement, which cannot be done until their January Board Meeting. There is time to work on the choices.

Vice-Chair Sutthill, DVM would like to discuss the options before they get to the Board Meeting where they will be making the decision. E. D. Beman indicated that the Board could have a Work Session to discuss their options and what the Board envisions. Vice-Chair Sutthill, DVM, wondered if the Coos-Curry Board could be included in the Work Session. E.D. Beman stated he would ask them if they would participate in the Work Session; however, nothing can be decided or agreed to during the Work Session. Commissioner Martin, would like to have a work session with only the North Bend Board first and then have a meeting with Coos-Curry after that initial meeting for discussion of the choices. Commissioner Owens requested HUD requirements for a Consortium be included in the work session so that questions can be asked. In addition, have legal counsel included in the discussion as well.

#### **Vote for rescission of Resolution No 731: Consortium Agreement with CCHA**

Aye: Patty Cook, Chair; Kevin Owens, Commissioner and Bruce Martin, Commissioner

Nay: Helen Sutthill, DVM, Vice-Chair

Motion Passed.

8. **Secretary's Report:** E. D. Beman reported the wireless next door is working. Someone stole one of the repeaters but it is still working. The repeater was hung up high above a door, so it wasn't easy to get to.

The Hamilton Court Residents had their Thanksgiving dinner last Saturday in the Community Room.

Coos-Curry Housing Authority has received an agreement from Jordan Cove for assistance with the rents for the Section 8 Program. In other communities that have experienced this type of construction, their rents have gone up from 25 percent to 100 percent of what their rents had been, which would devastate the Section 8 program and hurt the low income individuals in our area. Jordan Cove has agreed to subsidize Coos-Curry's Section 8 Program with a donation of a million dollars to help mitigate the increased rents. The areas that will be able to take advantage of the funds are North Bend, Coos Bay, Coquille, Myrtle Point and Lakeside, which will be the target areas for Jordan Coves employment force. This is the first time this has been done in the United States.

- A. Financial Report – North Bend City Housing Authority is still doing well. Airport Heights currently has a \$24,000 surplus. Hamilton Court has rolled in some Capital Funds and is at \$100,000; however, some of those funds will be used to pay for sidewalk work. NBCHA still has a reserve of \$163,000.

The court case is still going on. HUD and the plaintiffs chose five Housing Authorities to look at, and has requested all of the paperwork for those Housing Authorities to look at. The Judge said that HUD had to give the plaintiffs the paperwork that they have requested.

Several years ago HUD took back the reserves that Housing Authorities had by not funding NBCHA at fifty percent and didn't give CCHA anything at all; therefore, causing the Housing Authorities to burn down their reserves. Approximately a thousand Housing Authorities are involved in this class action suit to get their reserves back. North Bend City gave NBCHA the funds to be able to participate in the suit. The ACC contract allows HA's to have reserves and does not allow HUD to recapture those reserves.

- B. Operations Report – Vacancies are good. The Housing Authority is expecting a few more vacancies because of the time of year that it is. The Waiting Lists are being worked to make sure that the units stay filled. There are a couple of vacancies at Airport Heights.
- C. Maintenance Report – Airport Heights will be slowly replacing wood fencing with chain link fencing. Last month, one of the residents drove through part of the fencing. The resident's insurance carrier was very quick to write a check for \$9,000 to have the fencing replaced.
- D. Contracts and Projects
- E. Staff/Training

E.D. Beman thanked Commissioner Owens for his service to the Board as this is his last meeting as his term limit has been reached.

9. **Information Items:** None

10. **Executive Session:** The Board of Commissioners may retire to Executive Session at any time upon the motion of any Commissioner, as authorized under ORS 192.660; (a) Employment of Public Officers, Employees and Agents; (b) Discipline of Public Officers and Employees; (e) Real Property Transactions; (h) To Consult with Legal Counsel; or (i) Performance Evaluations of Public Officers and Employees.

11. **Adjournment:** Upon a motion by Commissioner, Kevin Owens (Vice-Chair, Helen Sutthill, DVM 2<sup>nd</sup>) the North Bend City Housing Authority meeting was adjourned at 12:46 p.m.

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Patty Cook, Chair  
North Bend City Housing Authority

ATTEST:

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Ned Beman, Executive Director