

North Bend City Housing Authorities
Regular Board Meeting

M I N U T E S

January 27, 2015
North Bend City Housing Authorities Main Office
1700 Monroe St, North Bend, OR 97459

Attendance:

North Bend Board Members: Patty Cook, Chair (via Phone) and Helen Sutthill, DVM, Vice-Chair

Absent: Bruce Martin, Commissioner

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

Others Present: Terence O'Connor, City Administrator, 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: November 25, 2014: Vice-Chair Sutthill, DVM made a motion (Chair Cook 2nd) to accept the minutes from of the North Bend City Housing Authority's Regular Board Meeting. The motion carried unanimously.
5. Resolution No. 737: Appreciation of Service – Kevin Owens: Upon a motion by Vice-Chair Sutthill, DVM (Chair Cook 2nd) to accept the Resolution approving the appreciation of service for Commissioner Kevin Owens. The motion carried unanimously.
6. Discussion of HUD's Four Options and Possible Action: Executive Director Beman requested some direction from the Board of Commissioners on the four options that HUD is giving the Housing Authority. Chair Cook indicated that there are a couple of options that may work of the four offered. The first option (1a.) Transfer Coos-Curry's Public Housing to North Bend City Housing Authority as part of a consortium agreement or (3) to consolidate under one ACC. Under option 1A, Chair Cook's only concern is there still going to be double reporting. E.D. Beman indicated if it can be structured as a single AMP there will only be one reporting for FDS submissions, PHAS, REAC, etc. However, Coos-Curry Housing Authority would still be the lead agency. Some research would need to be completed to determine if it is possible for the North Bend City Housing Authority to approve the contracts for Public Housing and all capital improvement projects. NBCHA would then need to make the recommendations to the CCHA for capital funds and budgeting. Chair Cook stated that even though the double reporting has been eliminated, which was her original objective, there will be more reporting between the Boards for the Housing Authorities. E.D. Beman agreed that there would be more reporting

between the two Boards.

Vice-Chair Sutthill, DVM, requested clarification if there would still be three AMPs. E.D. clarified that there are currently three budgets that have to be worked with. One HA has one AMP while the other has two. If the Public Housing AMPs are merged into one under the consortium agreement there would only be one budget. This would help with the NBCHA financial issues. CCHA is healthier financially.

Chair Cook request clarification on the differences between options 1A and 3's benefits. 1A would not provide any of the benefits that would be attainable through option 3 by merging the two Housing Authorities into one for more funding options and expanded services to the residents. E.D. Beman indicated that is correct, there are more options for resident services when you can include all 1000 residents as one over the 160 units, if NBCHA expands the Public Housing units. Also, NBCHA would have more of a voice through a consolidation than through a consortium agreement because under the consortium there are business items that the Lead Agency's Board would have to approve.

Chair Cook is attending a PHADA conference, and it is apparent that funding will continue to be cut. She stated that it is in the best interest of the Agencies to merge into one. E.D. Beman agreed that the NBCHA still needs to talk about these issues. There hopefully will be two new Board Members tonight, which will provide for a full Board that can provide a voice on the options, and will be more palatable to North Bend City than two.

E.D. stated that he would meet with the two new Board Members to provide the background information to them so that a decision can be made at the next Board meeting. HUD is looking at the Housing Authorities, and it is better if the Housing Authorities can provide HUD with a solution rather than HUD giving us one.

These options will be kept on the Agenda for next month. The Board meeting can start a little earlier for those that need to get back to work.

Chair Cook told the Board that she had a good discussion with Bruce Newman, Chair for the Coos-Curry Housing Authority Board. Coos-Curry has no issues with merging the two Housing Authorities into one and all of the benefits that can be attained by doing so. No one on the Coos-Curry Board has issues with NBCHA.

E.D. Beman asked Chair Cook if she spoke to Chair Newman about moving all the Public Housing units into one AMP under a consortium agreement. She indicated that Coos-Curry does not have an issue with this option either. However, everything that she is learning at this convention, it would be best to have one Agency. She hopes that all parties can see the benefits to that, rather than a perceived loss of control.

7. Secretary's Report:

- A. Financial Report –E.D. Beman reported that there is net income in operating expenses of \$54,000. The Housing Authority is doing okay. There are still Capital Funds that still have not been moved. The Housing Authority is supposed to build up their reserves. It may not be in the interest of the HA to build up the reserves if HUD were to take them back again.

E.D. Beman will send out the response letter to General Council to the Board on the packets that were sent in response to their request. The reasons stated in the response to why the HA is substandard financial is because HUD took the reserves, and Federal funding levels continue to drop.

- B. Operations Report – Hamilton Court has two vacancies. Airport Heights has one vacancy. There was some fence repair work at AH. The fence repair will be continued on an as needed basis. The Wi-Fi is working at HC.

Chair Cook commended the Executive Director on doing a wonderful job. The detail that is provided in the Board Packets is very good. At the conference there are stories that Boards are not receiving near the information in their Board Packets.

C. Maintenance Report

D. Contracts and Projects

E. Staff/Training

- 8. **Information Items:** None

9. **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; (c) Real Property Transactions; (h) To Consult with Legal Counsel; or (i) Performance Evaluations of Public Officers and Employees.

10. **Adjournment:** Upon a motion by Chair, Patty Cook (Vice-Chair, Helen Sutthill, DVM 2nd) the North Bend City Housing Authority meeting was adjourned at 12:50 p.m.

Helen Sutthill, DVM, Vice-Chair
North Bend City Housing Authority

ATTEST:

Ned Beman, Executive Director