

North Bend City Housing Authorities
Regular Board Meeting

M I N U T E S

July 23, 2013
North Bend City Housing Authorities Main Office
1700 Monroe St.
North Bend OR 97459

Attendance:

North Bend Board Members: Kevin Owens, Chairman; Patty Cook, Vice Chair; Marie Martin, Commissioner; Ron Cleveland, Commissioner. Absent: Holly Tavernier, Commissioner.

Staff: Ned Beman, Executive Director; Cheryl Slagle, Deputy Executive Director; Karen Dubisar, Accountant; 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 Kevin Owens, Chairman 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 Vice Chair, Patty Cook; (Commissioner, Ron Cleveland 2nd) to accept the minutes from June 25, 2013, of the North Bend City Housing Authority's Regular Meeting were approved. The motion carried unanimously.
5. Resolution Number: 719 Creation of a New Housing Authority: Commissioner, Marie Martin (Vice-Chair, Patty Cook 2nd), made a motion to postpone the resolution for another year to look into it to make sure that it is proper for this Housing Authority. Vice-Chair, Patty Cook asked for clarification on waiting the year to see if it is proper. Commissioner Martin explained that this has come about really quick. The Housing Authority has been here for a long time. Why within a month is it necessary to change it; can't we look in to it. Vice Chair, Cook wonders about taking a year to do it. Further, her understanding is that it would save the Housing Authority duplicate reporting and time. Commissioner Martin wondered about it taking a month's time. The Board hasn't had time to digest it. The Executive Director suggested tabling it for two months. Chair, Kevin Owens suggested that the Board of Commissioners should talk with the City of North Bend because the property belongs to them. Executive Director Beman stated that the property doesn't belong to the City of North Bend but to the Housing Authority.

In 2005, the Housing Authority had 27 employees, currently, there are only 15 and the duplication of reporting is only part of it. In addition, the Housing Authority cannot do the Rental Assistance Demonstration, as two Housing Authorities, because Hamilton Court doesn't bring in the income that is required to implement the program. If there was one Housing Authority, what is now Coos-Curry Housing Authority and Airport Heights would be able to prop up Hamilton Court. In addition, there would be a chance to implement a program called Moving-to-Work, which HUD is going to expand for more housing authorities to participate in, and it would allow for some deregulation. North Bend would not be able to participate in the program because it does not have a Section 8 program, a requirement for the Moving-to-Work program.

Combining the two Housing Authorities gives us a lot more flexibility than either Housing Authority has now. Commissioner Martin stated that the Board has not had a chance to discuss this change at all and requested taking some time. Ned indicated taking some time was fine, but wondered if a year was really needed. In response to Commissioner Martin's statement that the North Bend City Housing Authority is doing fine, Ned indicated that yes the Housing Authority has been doing fine, however, going forward with the funding cuts that have happened and those that will be happening - the reporting is killing the staff.

Neither Housing Authority has enough funds to do anything major, if the Capital Funds could be combined there would be enough money to do something. Ultimately, it is coming down to a lack of funding. The savings by combining the Housing Authority is approximately \$70,000. Vice-Chair Cook stated her understanding is that the consolidation of the Housing Authorities would save time, money and make the Housing Authority stronger. Ned agreed that it would.

Commissioner Martin finds it difficult to think that three people from Curry County and Coos County, someone other than North Bend, is going to have control of the North Bend City Housing Authority - our housing. Ned responded that it would be equal representation with three people each from Coos County, Curry County and North Bend City. The reality is that the representation from North Bend City Housing Authority would be a total of five representatives because the two Resident Commissioners are from North Bend City, one from Airport Heights (sitting on the North Bend City Housing Authority Board of Commissioners) and one from Coos-Curry Housing Authority representing the Section 8 program that lives in the North Bend Hotel, conversely, Coos and Curry County Board Commissioners would only have three a piece. Commissioner Martin doesn't know if the other Board is worried about it or not, however, she is concerned about it.

Vice-Chair Cook wondered if it was difficult because of the emotional aspect to it or if she does not understand how it will affect everything. Commissioner Martin indicated that it was both of the above for her. Vice-Chair Cook stated that people should be comfortable with this decision, and wondered what could be done to alleviate her concerns, such as meeting with the Coos-Curry Housing Authority Board of Commissioners and talking to the North Bend City Council. Commissioner Martin indicated that meeting with the North Bend City Council would be good. Vice-Chair Cook asked for clarification on what control the North Bend City Council has over the Housing Authority. Chair Owens stated that the Board Members are appointed by the North Bend City Council. Ned indicated that if the Board of Commissioner's

approve the resolutions, it will still have to go through the North Bend City Council for approval. The same process is true for the Coos-Curry Housing Authority – both resolutions (to dissolve and create a new Housing Authority) would have to go before the Board of Commissioners of each County for approval. The resolutions before the Board today are just the first step toward creating one Housing Authority for the region. Chair Owens clarified that Commissioner Martin is asking to take some time to study the effects. Each Housing Authority has an Annual Plan, the Physical Needs Assessment, Capital Fund, Annual Budget, PHAS, Audits, REAC, Annual Inspections, HUD Monitoring, Contracts, duplicate bank accounts and waiting lists. All of that is staff time.

Commissioner Cleveland could see that the delay of a couple of months would be good for evaluations and assessment of the issue, but did not think that a year's time frame is necessary because it is just making it harder for the transition of combining the two Housing Authorities. A few months should provide enough time to determine if it is a good solution for the North Bend City Housing Authority, talk to the City Council and potentially have a meeting with the Coos-Curry Housing Authority Board of Commissioners instead of stretching it out.

Chairman Owens asked for a vote or amendment on the motion on the floor. Commissioner Martin asked the Board if amending the motion from one year to six months if that would be satisfactory. Commissioners Cook and Cleveland felt that six months is too long, it should not take more than two or three months to make the determination. Commissioner Martin pointed out that it can take time to get a joint Board of Commissioners meeting scheduled. Commissioner Cook wondered if Commissioner Martin felt like it would fall apart because of the amount of time that it takes to communicate with the Coos-Curry Housing Authority's Board of Commissioners. Chairman Owens noted that the Residents should be thought about and included in this decision. Chairman Owens stated that he was going to be a no vote at this time on the Resolution because he is going to do what is best for the residents of North Bend and doesn't really care about what Coos-Curry does. Chairman Owens stated that he lives in North Bend and is on the North Bend Board and will do what is best for North Bend, and wants to make sure that our people; the people that we said that we are going to take care of, the people in North Bend are equally represented and taken care of. If there are three people in Coos-Curry that go to Brookings, they do not care about North Bend, I do not care about Brookings. In the big picture, do I care? Yes of course I do care about the housing, but has to think about where I am now, I live in North Bend and am on the North Bend Housing and I have an obligation to the people that live in North Bend. That is my job and your job – you live in North Bend and are on the Board. We need to go to the City Council and get their blessing. Coos-Curry Housing Authority needs to go to the two County Commissions and get their blessing. The two County Commissions need to sit and talk, that is not going to happen in two months. Banks can't even do it in two months. I would not even do it in my own business. Chairman Owens is not saying he is for or against it, but once it is done it is very hard to undo it. We think about the Residents; the employees are Ned's deal. I have to think about the Residents of North Bend and what is best for them because when things happen, you get consumed; ask Empire and Eastside what happened. Nothing – when they got consumed they get very little service. Chairman Owens indicated that it is not emotional because he was not born here, I don't have a tie to it. I have lived here for 25 years and owe it to the City of North Bend and this is where I make my home, and I have an obligation to the people that live here (he pointed next door) and Airport Heights. We need to think about it.

Maybe the timeframe is the problem; maybe we should just get all the parts together and do it - if it takes a month, two months or a year. Let's do all the parts to it and get it done.

Commissioner Cook asked who is going to be responsible for getting the meeting with the Boards. Chairman Owens believes that NBCHA Board can do it together – there is no secret and everyone is doing the same thing. Half of Coos-Curry won't be here. Commissioner Cook asked if it could be done as a phone conference. Chairman Owens said that was fine.

Action Items: North Bend City Housing Authority needs to talk with North Bend City Council, Coos –Curry Housing Authority needs to talk with their County Councils.

Ned suggested that instead of amending the motion, perhaps tabling the resolution would be an option. Chairman Owens stated that he doesn't want to kill the resolution. Commissioner Martin asked about when it should be brought back up? Ned suggested the timeframe of three months.

Commissioner Martin withdrew her motion and made a motion (2nd by Commissioner Cook) to table both Resolution No. 719 and 720 for three months. There was no discussion. The Resolutions are tabled for three months.

6. **Resolution Number: 720 Dissolution of North Bend City Housing Authority:** The motion was tabled for three months by motion of Commissioner Martin (2nd by Commissioner Cook.) There was no discussion.

7. **Secretary's Report:**

A. **Financial Report:** NBCHA is losing less money than was budgeted for the current year in both programs. The maintenance costs are lower, but the contract costs are up a little bit. The income is down in Hamilton Court and up in Airport Heights. The reserves are going down a little bit. This was expected because of the funding cuts.

B. **Operations Report:** Hamilton Court has a vacancy that will be filled with a client from Section 8. Airport Heights has one unit that is being turned and a transfer will be taking the unit. We have someone to fill the opening. So NBCHA is full.

C. **Maintenance Report:** None

D. **Contracts and Projects:** None

E. **Staff/Training:** None

8. **Informational Items:**

9. **Executive Session:** None

10. **Adjournment:** Upon a motion by Vice-Chair, Patty Cook; (Commissioner, Ron Cleveland 2nd), the North Bend City Housing Authority meeting was adjourned at 12:55 p.m.

Kevin Owens, Chairman
North Bend City Housing Authority

ATTEST:

Ned Beman, Executive Director