

HOUSING AND COMMUNITY SERVICES AGENCY

September 27, 2011

9:00 p.m.

Harris Hall Main Floor

Commissioner Faye Stewart presided with Commissioners Jay Bozievich, Rob Handy, Joe Inman, Sid Leiken, Judith Pothier and Pete Sorenson present. County Administrator Liane Richardson, County Counsel Stephen Vorhes and Recording Secretary Melissa Zimmer were also present.

1. ADJUSTMENTS TO THE AGENDA

None.

2. PUBLIC COMMENTS

Jacqueline King, Eugene, said she lives in Parkview Terrance. She discussed the problems she had in her unit with electricity. She indicated that she will be writing a letter to HACSA asking for reimbursement.

Stewart asked if she made HACSA aware of the problems.

King responded that she wrote a letter about the heater and told them about the electrical problems.

3. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE

Pothier reported that Roosevelt Crossing (traditional housing for ex offenders) received the regional award from NARO. She noted one was for affordable housing and the other was for resident services. She indicated that took place at the regional conference. She noted on October 25 HACSA will receive another award from NARO for excellence in affordable housing. She reported there are only 24 given and there has only been one awarded for Oregon and that went to Lane County. She thought that said a lot about the wonderful care they have for the community and the excellence they try to follow.

Inman announced that his term as commissioner ends in December. He asked Dorothy Cummings to begin the search for a person who would be appointed to replace him.

Handy asked what the procedure was if tenants had issues with their apartments.

Dorothy Cummings, HACSA, explained the process is typically a resident would call in a work order. She said they send someone out to check on the situation and normally any issues are corrected. She added the units are inspected annually. She hadn't heard anything specifically about electrical problems at Parkview Terrace. She said she will follow up on it.

Pothier reported that every year around the annual review time the residences are inspected and a resident has the opportunity to let them know what is wrong. She said that maintenance checks everything during the annual inspection. She stated it is the responsibility of the resident to write down any problems they are having at that time so they can specifically be addressed.

4. **REGULAR BUSINESS**

- a. ORDER 11-9-27-1H/In the Matter of Adopting the 2011/2012 Budget and Making Appropriations.

Huu Dang, HACSA, reported that this is the summary of their budget. He noted the total they expect for FY 2012 is \$30,424,000, He indicated that is about a 2.2 percent decrease from the previous year. He reported they are winding down the ARRA grant. He noted one piece is public housing and that is completely expended. He said the other is the ARRA grant for the weatherization program. He noted there was \$1 million left but it will end in March and that is part of the reduction. With regard to expenditures with Section 8, he reported they have expenditures of \$15,692,000 that is a six percent reduction. He indicated that HUD is facing cuts on both the administrative fee and the funds they used to pay their landlords to service their customers. He said they went from 84 FTE to 81.8 FTE.

MOTION: to approve ORDER 11-9-27-1H.

Leiken MOVED, Pothier SECONDED.

VOTE: 7-0.

- b. ORDER 11-9-27-2H/In the Matter of Approving the Public Housing Operating Budget for the Fiscal Year Ending September 30, 2012.

Dang explained that this budget is part of the agency budget but as required by HUD, they are breaking out the public housing piece. He indicated the main issue with housing is that HUD has cut back on Section 8 and it looks like they are going to cut back on public housing. He said this year they reported they need \$4.96 billion to service housing for the entire country. He indicated that \$3.96 billion was proposed so they expect to recapture the \$1 billion from Housing Authorities that have operated well and put away money. He said they happen to be one of the well run housing authorities. He indicated what is being proposed is they are going to allow them to keep enough money to operate for four months and any amount of money beyond that will be through some other method. He said they will recapture it over the next few years.

MOTION: to approve ORDER 11-9-27-2H.

Pothier MOVED, Inman SECONDED.

VOTE: 7-0.

c. REPORT BACK/Update on Federal Funding Issues.

Larry Abel, HACSA, commented that every day things change. He reported that up until yesterday it looked like Congress might not get a continuing resolution to operate the government past the end of this week and FEMA found \$100 million and they will have a continuing resolution. He reported in November a committee of six Republicans and six Democrats will present more drastic cuts to the discretionary programs, including HACSA. He said the budgets they prepared was by information they had at the time. He thought there will be further cuts and they will have to react as they come. He commented that it is not a bright future they are looking at but he indicated that they have been in similar situations before and they have always maintained the services to their clients.

5. **CONSENT CALENDAR**

7. Approval of Minutes

July 12, 2011, HACSA, 9:00 a.m.

September 14, 2011, HACSA, 9:00 a.m.

MOTION: to approve the Consent Calendar.

Handy MOVED, Pothier SECONDED..

VOTE: 7-0.

6. **EXECUTIVE SESSION as per ORS 192.660**
(Commissioners' Conference Room)

None.

7. **OTHER BUSINESS**

Sorenson said it was brought up that one of the resident commissioners might not be applying for his post. He asked how they would post it.

Cummings said she will send out the announcement and application in all of the resident newsletters that go out to the complexes. She added she will post it and talk with the property managers to ask if they know who was a good selection. She said they will close

it in December and the commissioner would be appointed in January of the first HACSA meeting.

Sorenson asked if the resident commissioners could interview the candidates.

Cummings indicated that she will check the bylaws and get back with Stewart.

There being no further business, Commissioner Stewart adjourned the meeting at 9:40 a.m.

Melissa Zimmer

Recording Secretary