

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF LINCOLN COUNTY
February 21, 2023**

The Board of Commissioners of the Housing Authority of Lincoln County met for its regular session at the Conference Room, Oceanspray Family Center, Housing Authority of Lincoln County, 1039 NW Nye Street, Newport. The meeting was called to order at 12:02 pm by Chair Bassingthwaite. Upon roll call the following were:

Present: James Bassingthwaite, Chair
Larry Henson, Commissioner
Mitch Parsons, Commissioner
Karen Rockwell, Executive Director/Secretary (ex-officio)

Absent: Niesa Chastain, Vice-Chair
Shannon Montgomery, Commissioner

Minutes of the January 17, 2023, HALC Board meeting were reviewed. Commissioner Henson made motion to approve the minutes. Second to the motion was made by Commissioner Parsons. Motion carried.

Financial Report

The Board reviewed the January 2023 payment listing for all operating accounts and cash balances for all accounts for the period ending January 31, 2023. Commissioner Parsons made motion to approve the financial reports. Commissioner Henson seconded the motion. Motion carried.

Agency Waiting List/Occupancy Report

The vacancy, unit turnover and waiting list report was distributed and reviewed. A suggestion was made to break out the public housing by property and include the youth and project-based vouchers. This will be modified in a future report.

Executive Director Update

HALC finalized the scope of work and signed the MOU to be the administrative arm of the Homeless Advisory Board/Lincoln County Office of Homelessness. The most recent meeting was held Feb. 8, 2023 at the Oregon Coast Community College in Newport. Over twenty individuals were present in person and via Zoom. The group is in the Strategic Planning portion of their work and is breaking into four workgroups for the next two months to dive deeper into facilitator led conversations.

Wecoma Place is continuing with its site work clearing the land. In the coming weeks a job site sign will be installed on the fence parallel to Hwy 101. HALC will be applying for a tax exemption prior to Feb. 15, 2023 for the project. Two projects are in the initial funding stage – including the Depoe Bay townhomes and a mental health supported housing complex in Lincoln City. Two Local Innovation Fast Track (LIFT) multifamily rental funding pre-applications were submitted to Oregon Housing and Community Services (OHSC) for review in mid-February. If approved, HALC will be invited to submit full applications for a March 30, 2023 deadline. The mental health project is in partnership with Lincoln County Department of Health and Human Services. It is a 24-unit residential apartment building and a county clinic located at 4225 N Hwy 101. This would utilize project-based vouchers.

A motion was made to give the Executive Director the authority to move forward with the Lincoln City mental health complex including funding applications, land acquisition and securing a general contractor. Commissioner Parsons made motion to approve the financial reports. Commissioner Henson seconded the motion. Motion carried.

On Monday, January 23rd, Andrea Bell, Director of Oregon Housing and Community Services had a check-in with the local recovery groups in Lincoln County regarding the 2020 wildfire recovery. She was accompanied by OHCS Deputy Director Caleb Yant and the meeting was hosted by Lincoln County Commissioner Kaety Jacobson in Newport. Chair James Bassingthwaite and Executive Director Karen Rockwell were in attendance.

Communications

There were no formal communications received.

Old Business

Chair Bassingthwaite gave an update on the review of the Ethics Policy, which will be forwarded to the Commissioners at a future meeting for consideration.

Rockwell is researching the current agreements for Payment In Lieu Of Taxes (PILOT) and will forward to the Commissioners at a future meeting.

Rockwell is working on an updated key policy, but it will not be available for review until Spring.

New Business

Innovative Concepts held a meeting on February 14, 2023. The Board received an update on the programs offered through the nonprofit, including Super Readers and the GED testing. The next meeting will be in April.

With no further business to discuss, the meeting was adjourned.

Dated this 21st day of February 2023

James Bassingthwaite, Chair

Karen Rockwell, Executive Director- Secretary/Recorder