

**THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF LINCOLN COUNTY**

March 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 12:01 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 February 21, 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 February 2023 payment listing for all operating accounts. Executive Director Rockwell distributed the financial statements for January and February 2023. The current statements are in a non-user friendly format and Rockwell will be working to make them more clear for the next meeting.

Agency Waiting List/Occupancy Report

The vacancy, unit turnover and waiting list report was distributed and reviewed. The next report will include a break out of public housing by property and include the youth and project-based vouchers.

Executive Director Update

Executive Director Rockwell was appointed to the newly formed **Housing Production Advisory Council** with the State of Oregon. The Council is charged with developing an action plan to meet the Governor's new construction targets. The Council will be meeting the last four Friday afternoons in March, and then switch to monthly meetings with workgroups assignments.

The **Lincoln County Homeless Advisory Board** is continuing on its strategic plan process with the assistance of the consulting group Morant McLeod. The Advisory Board meetings monthly, with the March meeting taking place at the Depoe Bay City Hall. It has also formed four additional workgroups that are meeting more frequently and focusing on different areas including outreach to the community, data collection, service provider mapping, and more. In addition, Morant McLeod is performing one on one interviews and pulling together focus groups of those with lived experience of homelessness.

Development Updates

Upon conclusion of a competitive bid process, a contractor has been selected for two of HALC's upcoming developments. The O'Brien Company (<https://obrien-co.com/>) is a Portland based construction and design group that will be the general contractor for Lighthouse Village and the Depoe Bay Townhomes.

Lighthouse Village is a mental health project in partnership with Lincoln County Department of Health and Human Services. It is a 28-unit residential apartment building with a new County Clinic. It is located at 4225 N Hwy 101. HALC is seeking \$4.1 million from OHCS. This would be the final step in securing the necessary financing, as the additional funds have already been secured through the Oregon Department of Health and Lincoln City Health and Human Services. This project will utilize eight (8) project-based vouchers. HALC is requesting \$1.75 million from OHCS for the Depoe Bay Townhomes. This would be one of the final financing pieces necessary for the project. HALC has also finalizing the Intergovernmental Agreement (IGA)

with OHCS – Disaster Recovery for the recently awarded \$2.65 million. This project is anticipated to utilize three (3) project-based vouchers. In partnership with co-developer Kemper and Associates, HALC is submitting funding applications to the State of Oregon for Local Innovation Fast Track (LIFT) multi-family rental program. The applications are due at the end of March and require a Board approved resolution to submit.

Commissioner Henson made motion to approve a Resolution #1107 authorizing the submission of funding application to Oregon Housing and Community Services for the Depoe Bay Townhomes. A second to the motion was made by Commissioner Parsons. Motion carried.

Commissioner Henson made motion to approve a Resolution #1108 authorizing the submission of funding application to Oregon Housing and Community Services for Lighthouse Village in Lincoln City. A second to the motion was made by Commissioner Parsons. Motion carried.

Things are progressing at Wecoma Place in Lincoln City, but behind schedule due to weather and water issues. The general contractor also had to do quite a bit more excavation than originally planned due to a thicker than expected layer of organic material overburden. The footing foundation forms for the courtyard wall are ready and cement should have been poured. The wall needs to be complete before they start the building foundation, once the building foundation is in place, they will no longer have access to the courtyard area with heavy equipment.

Communications

There were no formal communications received.

Old Business

Rockwell distributed a handout with a list of common housing acronyms.

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

No updates on the Payment In Lieu Of Taxes (PILOT) or the key policy.

New Business

No new business.

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

Dated this 21st day of March 2023

James Bassingthwaite, Chair

Karen Rockwell, Executive Director- Secretary/Recorder

RESOLUTION #1108

RESOLUTION AUTHORIZING SUBMISSION OF FUNDING APPLICATION
TO OHCS FOR LIGHTHOUSE VILLAGE

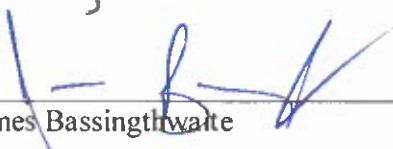
The Housing Authority of Lincoln County, acting through its Board of Commissioners, at its regularly scheduled meeting, with a quorum present, did after due deliberation, authorize Executive Director Karen Rockwell to apply to Oregon Housing and Community Services for funding for 28 units of affordable housing in a project to be known as the Lighthouse Village. The person(s) named on the Authorization and Acceptance Form are duly authorized to encumber, by this action, the Board of Directors accepts the responsibilities and requirements of any tax credit and/or grant or loan programs applied for in this application for this project. The site is located at 4225 N Hwy 101 in Lincoln City, Oregon.

DATED this 21st Day of March, 2023.

HOUSING AUTHORITY OF LINCOLN COUNTY

Motion was made by: Mitch Parsons

Motion was seconded by: Larry Henson

Signature of Board Chair: 
James Bassingthwaite

RESOLUTION #1107

RESOLUTION AUTHORIZING SUBMISSION OF FUNDING APPLICATION
TO OHCS FOR THE DEPOE BAY TOWNHOMES

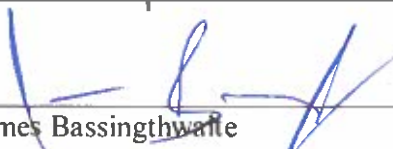
The Housing Authority of Lincoln County, acting through its Board of Commissioners, at its regularly scheduled meeting, with a quorum present, did after due deliberation, authorize Executive Director Karen Rockwell to apply to Oregon Housing and Community Services for funding for 12 units of affordable housing in a project to be known as the Depoe Bay Townhomes. The person(s) named on the Authorization and Acceptance Form are duly authorized to encumber, by this action, the Board of Directors accepts the responsibilities and requirements of any tax credit and/or grant or loan programs applied for in this application for this project. The site is located at the 900 Block SW Hwy 101 in Depoe Bay, Oregon.

DATED this 21st Day of March, 2023.

HOUSING AUTHORITY OF LINCOLN COUNTY

Motion was made by: Mitch Parsons

Motion was seconded by: Larry Henson

Signature of Board Chair: 
James Bassingthwaite