



# HOMES FOR GOOD BOARD OF COMMISSIONERS MEETING Wednesday, February 28<sup>th</sup>, 2024

## Table Of Contents

(Click On Each Agenda Item to Navigate to That Section)

**AGENDA**..... Page 2

**EXECUTIVE DIRECTOR REPORT**..... Page 4

**QUARTERY EXCELLENCE AWARDS**..... Page 5

**01/24/2024 MINUTES**..... Page 10

**DISCUSSION**..... Page 19  
February 15<sup>th</sup> Board Work Session Feedback Next Steps

**ORDER 24-28-02-01H**..... Page 20  
In the Matter of Accepting a Bid & Awarding Contract #24-C-0008 for the Parkview Terrace Window Replacement Project

**ORDER 24-28-02-02H**..... Page 27  
In the Matter of Approving the Formation of a Limited Partnership (LP) and Limited Liability Corporation (LLC) for Ollie Court at 1520 W. 13<sup>th</sup> Avenue in Eugene, Oregon

**PRESENTATION**..... Page 34  
Public Housing Authority Annual Plan & Five-Year Plan Overview

# AGENDA

Homes for Good Housing Agency

## BOARD OF COMMISSIONERS

### Location of the meeting:

Homes for Good Administrative Building  
100 W 13<sup>th</sup> Avenue  
Eugene, OR 97401



Zoom

This meeting will be conducted in person with the option to join via public video call and conference line (see details below).

---

### Wednesday, February 28<sup>th</sup>, 2024, at 1:30pm

The February 28<sup>th</sup>, 2024, Homes for Good Board of Commissioners meeting will be held at the Homes for Good Administrative Building. It will also be available via a public video call with dial-in capacity. The public has the option to participate in person or by joining via video call or conference line.

### Join Zoom Meeting:

<https://us02web.zoom.us/j/88069630164>

#### 1. PUBLIC COMMENTS

Maximum time 30 minutes: Speakers will be taken in the order in which they sign up and will be limited to 3-minutes per public comments. If the number wishing to testify exceeds 10 speakers, then additional speakers may be allowed if the chair determines that time permits or may be taken at a later time.

**PLEASE NOTE:** *The Homes for Good Board of Commissioners is a policy advisory body to Homes for Good and is not designated to resolve issues in public meetings. The Board will not discuss or make decisions immediately on any issue presented.*

#### 2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)

#### 3. ADJUSTMENTS TO THE AGENDA

#### 4. COMMISSIONERS' BUSINESS

## **5. EMERGENCY BUSINESS**

## **6. EXECUTIVE SESSION**

None

## **7. ADMINISTRATION**

- A. Executive Director Report
- B. Quarterly Employee Excellence Awards

## **8. CONSENT AGENDA**

- A. Approval of 01/24/2024 Board Meeting Minutes

## **9. DISCUSSION**

February 15<sup>th</sup> Board Work Session Feedback Next Steps  
(Jacob Fox, Executive Director) (Estimated 30 minutes)

## **10. ORDER 24-28-02-01H**

In the Matter of Accepting Bid and Awarding Contract #24-C-0008 for the Parkview Terrace Window Replacement Project  
(Kurt Von Der Ehe, CAP Projects Manager) (Estimated 15 minutes)

## **11. ORDER 24-28-02-02H**

In the Matter of Approving the Formation of a Limited Partnership (LP) and Limited Liability Corporation (LLC) for Ollie Court at 1520 W. 13<sup>th</sup> Avenue in Eugene, Oregon  
(Matt Salazar, Interim Project Development Manager) (Estimated 15 minutes)

## **12. PRESENTATION**

Public Housing Authority Annual Plan & Five-Year Plan Overview  
(Beth Ochs, Rent Assistance Division Director) (Estimated 30 minutes)

## **13. OTHER BUSINESS**

Adjourn.

---

As many of you know our Real Estate Development Department has two key positions vacant; Real Estate Development Director and Project Development Manager. Victoria Smithweiland is our interim Real Estate Development Director and Matt Salazar is our interim Project Development Manager. I'm grateful that they both were willing to step up into these positions to help guide the Real Estate Development Department staff and activities while we gear up to recruit for both of these positions. We released the recruitment for the Real Estate Development Director on 2/21 and are asking our Board members to forward this recruitment to anyone in your networks that may be a quality candidate for this key leadership position at Homes for Good.

I want to give a shout out and thanks and appreciation to the non-Leadership Team managers here at Homes for Good. Over the past year this group of leaders has been meeting together to support each other in their roles and in their professional growth as individuals and a group. Also, we have met jointly a number of times to discuss how we can support each other in deeper ways, and we have had fun competing in team building activities and getting to know each other better. I want to let the Board members know that without the talent and dedication of the members of the management team we would not be able to function and continue to grow as an organization.

We are actively engaged in the Fiscal Year (FY) 23 organizational audit process and the Calendar Year 23 Audit process for our Low-Income Housing Tax Credit (LIHTC) apartment communities. We are significantly ahead of where we were last year in submitting necessary financial documentation to our LIHTC auditors. We are in the process of submitting required financial and program compliance documentation to our organizational auditor. We have encountered a rejection of our unaudited financials from HUD. We don't consider the rejection material in nature and are in the process of resubmitting our unaudited financials to HUD by their deadline of 2/23. We are still working towards the goal of completing our FY 23 organizational audit by the State of Oregon deadline of 3/30.



The Eugene Area Chamber of Commerce has identified the need to dramatically increase housing production as a strategy to address homelessness in our community as well as a strategy to stabilize lower middle class Lane County citizens who are struggling with higher rents than they can afford. Kirk, Larissa, Chloe, and I have been actively involved in the Eugene Area Chamber of Commerce's effort in identifying increased housing production as a top goal. As a result of this engagement, I volunteered to lead a group that we are calling the Building Home Action Team to develop a plan to dramatically increase housing production in Lane County. On average in Lane County the total number of housing units that are built every year is around 1000. This number includes the spectrum of housing from the affordable housing we build, to high end homes and everything in between including housing that targets University of Oregon students. We hired Betsy Hunter, who was our Real Estate Development Director when I started in 2013, to co-lead this effort with me. The action team membership includes a number of real estate development experts and public sector employees from local jurisdictions like the City of Eugene and the City of Cottage Grove. The action team is currently focused on how much it would cost to purchase land, improve infrastructure, and build 2000-2500 units per year. The Oregon State Legislature is deliberating this month on whether or not to approve an additional \$500,000,000 that would be focused on housing production statewide. The goal of the action team is to secure as much of this funding as possible and jump start efforts here in Lane County to dramatically increase housing production. I will keep you all posted on our progress. In the meantime I need help from you all to send the message to your personal and professional networks that we need to dramatically increase housing production here in Lane County.







# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 02/28/2024

**AGENDA TITLE:** Presenting the Quarterly Excellence Award Winners to the Board

**DEPARTMENT:** Executive

**CONTACT :** Jasmine Leary Mixon

**EXT:** 2-2501

**PRESENTER:** Nat Dybens + Kurt Von Der Ehe

**EXT:**

**ESTIMATED TIME :** 10 minutes

- ORDER/RESOLUTION
- PUBLIC HEARING/ORDINANCE
- DISCUSSION OR PRESENTATION (NO ACTION)
- APPOINTMENTS
- REPORT
- PUBLIC COMMENT ANTICIPATED

**Approval Signature**

**EXECUTIVE DIRECTOR:**

A handwritten signature in black ink, appearing to be "JL", is written over a horizontal line.

**DATE:** 02.21.2024

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



# EXCELLENCE AWARD

---

JANUARY 2024



← WELCOME



# EXCELLENCE AWARD

JANUARY 2024

WHEN EMERGENCIES ARISE, ITS JARED WHO TAKES THE CALL. ANY TIME THERE IS ANY TYPE OF URGENT MATTER JARED IS EAGER TO ASSIST IN GETTING THE PROBLEM SOLVED AS QUICKLY AND NON-INTRUSIVELY AS POSSIBLE. IF A UNIT HAS A FIRE, A PLUMBING ISSUE OR DRAIN LINE BREAK, JARED'S EXPERTISE IN PROCURING HELP IN THESE AREAS MAKES FOR A QUICK RESOLUTION. THANK YOU, JARED, FOR YOUR DEDICATION TO ASSISTING OTHERS AND GETTING OUR TENANTS HOMES BACK ONLINE.

-KURT VON DER EHE  
CAP PROJECT MANAGER



# EXCELLENCE AWARD

---

JANUARY 2024



# EXCELLENCE AWARD

JANUARY 2024

SELENA HAS TRULY EXCEEDED EXPECTATIONS IN HER EXPANDED ROLE WITHIN OUR OA TEAM. HER DEDICATION TO MENTORING HAS BEEN INVALUABLE, PARTICULARLY HER EFFORTS IN GUIDING AND SUPPORTING OUR NEW BILINGUAL OAS. SHE ALSO HAS BEEN CROSS-TRAINING IN RTA PREP AND IS INVOLVED IN OTHER PROJECTS AND HAS HELPED IN COVERAGE FOR TASKS WHEN THERE'S PLANNED TM. THE IMPACT SHE HAS MADE IS IMMEASURABLE, AND SHE CONTINUES TO INSPIRE AND MOTIVATE OUR ENTIRE TEAM.

AS SELENA'S SUPERVISOR, I AM IMMENSELY APPRECIATIVE OF THE SIGNIFICANT VALUE SHE BRINGS TO OUR TEAM. WITH HER DILIGENT MENTORSHIP OF MORE STAFF THAN EVER, INCLUDING OUR BILINGUAL COLLEAGUES, SHE HAS ALLOWED ME TO DEDICATE MORE TIME TO OUR CRITICAL SOFTWARE CONVERSION. HER EXCEPTIONAL BILINGUAL COMMUNICATION SKILLS AND REMARKABLE GROWTH IN LEADERSHIP MAKE HER AN INVALUABLE ROLE MODEL. SELENA'S CONTRIBUTIONS HAVE NOT ONLY GREATLY IMPACTED OUR TEAM BUT HAVE ALSO PERSONALLY ASSISTED ME IN MANAGING IMPORTANT PROJECTS. I CANNOT EXPRESS ENOUGH GRATITUDE FOR HER OUTSTANDING DEDICATION AND SUPPORT. KUDOS TO SELENA!

-NAT DYBENS  
RENT ASSISTANCE SUPERVISOR

# MINUTES

**Homes for Good Housing Agency**

**BOARD OF COMMISSIONERS**

---

**Wednesday, January 24<sup>th</sup>, 2024, at 1:30 p.m.**

Homes for Good conducted the January 24<sup>th</sup>, 2024, meeting in person at the Homes for Good administrative building and via a public video call with dial-in capacity. The public was able to join the call, give public comment, and listen to the call.

## **CALL TO ORDER**

Board Members Present:

**Heather Buch**

**Michelle Thurston**

**Kirk Strohman**

**Chloe Chapman**

**Larissa Ennis**

**Joel Iboa**

**Destinee Thompson**

**Justin Sandoval**

Board Members Excused:

**Pat Farr**

**QUORUM MET**



## 1. APPOINTMENT OF BOARD CHAIR & VICE CHAIR

*In accordance with the Homes for Good Bylaws Article II Section 2, "The Chairperson of the Agency shall be elected annually by majority vote of the Agency Board at its first meeting in January." Additionally, in accordance with Article II Section 3 of the Homes for Good Bylaws, " The Vice Chairperson of the Agency shall be elected annually by the majority vote of the Agency Board at its first meeting in January."*

### Overview

Historically one of the Lane County Commissioners would serve as vice-chair on the Homes for Good Board. With the governance change this is no longer a requirement outlined in the bylaws. Therefore, anyone on the Homes for Good Board can sit at the chair or vice-chair on the Homes for Good Board.

### Discussion Themes

- Develop and define the roles of the Homes for Good board members especially chair and vice-chair in a future board meeting
- Succession of vice-chair to chair
- Utilize the experience and presence of other board members to maintain consistent communication between amongst board members and guide board chair and vice chair

### Vote Tabulations for Board Chair – Michelle Thurston

Motion: **Kirk Strohman**

Second: **Chloe Tirabasso**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Destinee Thompson**

Abstain: *None*

Excused: **Pat Farr**

### Vote Tabulations for Board Vice-Chair – Larissa Ennis

Motion: **Kirk Strohman**

Second: **Chloe Tirabasso**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Destinee Thompson**

Abstain: *None*

Excused: **Pat Farr**

**The 2024 Appointment of Chair and Vice-Chair was approved [8/0/1]**

## 2. PUBLIC COMMENT

*None*

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

*None*

#### **4. ADJUSTMENTS TO THE AGENDA**

The Quarterly Excellence Award winners will be presented at the February board meeting.

#### **5. COMMISSIONERS' BUSINESS**

*None*

#### **6. EMERGENCY BUSINESS**

*None*

#### **7. EXECUTIVE SESSION**

*None*

#### **8. ADMINISTRATION**

##### A. Executive Director Report

**Jacob Fox** discussed the response to inclement weather at public housing, multi-family housing and third party managed properties. Essential staff were able to work at the Permanent Supportive Housing (PSH) properties and on-site maintenance staff were able to provide support for urgent needs and disperse ice melt for the properties. Welfare checks were completed in Cottage Grove and there was extensive tree damage across the Homes for Good portfolio.

As part of the effort to stabilize PSH properties, Homes for Good submitted a proposal to Trillium CCO with the intent to utilize the funds to support operating cost coverages. Trillium has awarded Homes for Good \$1,038,000.

Homes for Good attended the January 9<sup>th</sup> Lane County Board of Commissioners meeting to seek approval for the appointment of Destinee Thompson to the Homes for Good Board and to extend Joel Iboa's term to four additional years. The Lane County Board approved these motions.

##### **Discussion Themes**

- Use of insurance to cover damages
- Purchasing of emergency supplies for residents
- Lane County response to emergency management
- Emergency Preparedness Advisory Council
- Commissioner Thurston expressed appreciation for Homes for Good's response to the inclement weather crisis in Lane County
- Networking at the State level for climate resiliency and resource development

## 9. CONSENT AGENDA

### A. Approval of 12/20/2023 Board Meeting Minutes

#### **Vote Tabulations**

Motion: **Heather Buch**

Second: **Kirk Strohman**

Discussion: *Kirk Strohman's name edited for spelling. Adjust the Executive Director report for Bridges on Broadway funding to be \$1,000,000 versus \$750,000 quoted.*

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Destinee Thompson**

Abstain: *None*

Excused: **Pat Farr**

**The 01/24/2024 Consent Agenda was approved [8/0/1]**

---

---

---

---

**10. ORDER 24-24-01-01H: In the Matter of Approving Contract 24-C-0021 (Construction Management/General Contractor Services) for Bridges on Broadway Project Located at: 599 E. Broadway in Eugene, Oregon**

*Project Developer, Spencer McCoy Presenting*

**Overview**

Homes for Good is seeking approval to award Meili Construction with the Construction Management/General Contractor (CM/GC) contract for the Bridges on Broadway Permanent Supportive Housing (PSH) community. Bridges on Broadway is at the same location as the former Red Lion Hotel. It is need of renovation to provide 57 studio apartment units to individuals at risk of homelessness and/or chronically homeless.

The conceptual renovation has been designed in partnership with Pinnacle Architecture and Meili will execute the plan. The project design and service delivery with be utilizing a trauma informed lens.

**Discussion Themes**

- Construction timeline
- Alternative shelters for individuals that don't qualify for the centralized waitlist
- Success of turnkey projects
- Difference between Bridges on Broadway and The Commons on MLK
- Third party property managements vs. self-management

**Vote Tabulations**

Motion: **Heather Buch**

Second: **Larissa Ennis**

Discussion: None

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Destinee Thompson**

Abstain: *None*

Excused: **Pat Farr**

**ORDER 24-24-01-01H was approved [8/0/1]**

---

---

---

---

**11. ORDER 24-24-01-02H: In the Matter of Approving Authorizing the Formation of a Limited Liability Company for Bridges on Broadway Project Located at: 599 E. Broadway in Eugene, Oregon**

*Project Developer, Spencer McCoy Presenting*

**Overview**

Homes for Good is seeking approval to form an LLC for Bridges on Broadway per the recommendation of legal counsel to pursue this ownership structure for liability protections.

Bridges on Broadway will be a Permanent Supportive Housing (PSH) development with the focus of housing the at risk and/or chronically homeless. It is the site of the former Red Lion Hotel and was previously utilized in partnership with Lane County to provide housing for individuals experiencing homelessness, at risk of homelessness or displaced by wildfires.

**Discussion Themes**

None

**Vote Tabulations**

Motion: **Chloe Chapman**

Second: **Kirk Strohman**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Destinee Thompson**

Abstain: *None*

Excused: **Pat Farr**

**ORDER 24-24-01-02H was approved [8/0/1]**

---

---

---

---

## **12. ORDER 24-24-01-03H: In the Matter of Authorizing the Financing and Development of Bridges on Broadway Located at: 599 E. Broadway in Eugene, Oregon**

*Project Developer, Spencer McCoy Presenting*

### **Overview**

Homes for Good has secured several funding sources for the financing of the development of the Bridges on Broadway project. Approval will grant Homes for Good authorization to negotiate, execute, and deliver on behalf of the Agency.

Bridges on Broadway will be a Permanent Supportive Housing (PSH) development with the focus of housing the at risk and/or chronically homeless. It is the site of the former Red Lion Hotel and was previously utilized in partnership with Lane County to provide housing for individuals experiencing homelessness, at risk of homelessness or displaced by wildfires.

### **Discussion Themes**

- Utilizing the finance subcommittee to review finance structures of upcoming projects
- Estimated total project costs
- Deferred developer fee
- Review of funding sources for Bridges on Broadway with the Board

### **Vote Tabulations**

Motion: **Heather Buch**

Second: **Chloe Chapman**

Discussion: Approval contingent on the finance subcommittee review of the Bridges on Broadway proforma and bring any concerns to the larger board.

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Destinee Thompson**

Abstain: *None*

Excused: **Pat Farr**

**ORDER 24-24-01-03H was approved [8/0/1]**

---

---



---

---

### **13. ORDER 24-24-01-04H: In the Matter of the Joint Board of Commissioners and Local Contract Review Board Amending State Public Contracting Rules for Homes for Good Housing Agency**

*Executive Support Coordinator, Jasmine Leary Mixon Presenting*

#### **Overview**

The State made revisions to the State Public Procurement Policy. Homes for Good's legal council reviews the changes to policy and drafts a suggested new procurement policy for the Agency. The changes include:

- Small/Direct Award Threshold – Increased from \$10,000 to \$25,000
- Intermediate Threshold – Increased from \$150,000 to \$250,000  
*\*\*Not including public improvement contracts*
- Expanding preference from service-disabled veteran preference to any qualifying veteran that owns 51% of the business and is part of the day-to-day business operations
- Can offer 5% preference to certified B-corps

Additionally, the Agency has adjusted approval limits and purchase card limits for employees. The bank gives the Agency a blanket purchase card limit, which in turn is dispersed amongst employees on their individual Agency purchasing cards. Limits have been adjusted to fulfill the differing purchase needs of employees. It is important to note that the authority limits and purchase card limits are tied to a position, not the employee filling the position.

#### **Discussion Themes**

*None*

#### **Vote Tabulations**

Motion: **Larissa Ennis**

Second: **Justin Sandoval**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Destinee Thompson**

Abstain: *None*

Excused: **Pat Farr**

**ORDER 24-24-01-04H was approved [8/0/1]**

---

---

---

---

#### **14. PRESENTATION: Presenting the Resident Survey Results to the Board**

*Supportive Housing Director, Wakan Alferes & Rent Assistance Manager, Nat Dybens Presenting*

##### **Overview**

**[see presentation]**

##### **Discussion Themes**

- Finding opportunities for work to be done within the Agency versus outsourcing in contracts
- Use of Homes for Good maintenance for plumbing needs
- Intentional questions for feedback specific to properties
- Efforts to get all resident feedback

**No action needed.**

---

---

#### **15. PRESENTATION: The 6-Month Progress Report on the Strategic Equity Plan**

*Equity Strategy Team Presenting*

##### **Overview**

**[see presentation]**

##### **Discussion Themes**

None

**No action needed.**

---

---

#### **16. OTHER BUSINESS**

*None*

**Meeting adjourned at 4:00 p.m.**

***Minutes Taken By: Jasmine Leary Mixon***



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 02/28/2024

**AGENDA TITLE:** February 15th Board Work Session Feedback Next Steps

**DEPARTMENT:** Executive

**CONTACT :** Jacob Fox

**EXT:** 2527

**PRESENTER:** Jacob Fox

**EXT:** 2527

**ESTIMATED TIME :** 30 minutes

- ORDER/RESOLUTION
- PUBLIC HEARING/ORDINANCE
- DISCUSSION OR PRESENTATION (NO ACTION)
- APPOINTMENTS
- REPORT
- PUBLIC COMMENT ANTICIPATED

**Approval Signature**

**EXECUTIVE DIRECTOR:**

A handwritten signature in black ink, appearing to be "J. Fox", is written over a horizontal line.

**DATE:** 02.21.2024

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 02/28/2024

**AGENDA TITLE:** In the Matter of Accepting a Bid and Awarding Contract #24-C-0008 for the Parkview Terrace Window Replacement Project.

**DEPARTMENT:** Supportive Housing Division

**CONTACT :** Kurt von der Ehe

**EXT:** 2568

**PRESENTER:** Kurt von der Ehe

**EXT:**

**ESTIMATED TIME :** 15 minutes

- ORDER/RESOLUTION**
- PUBLIC HEARING/ORDINANCE**
- DISCUSSION OR PRESENTATION (NO ACTION)**
- APPOINTMENTS**
- REPORT**
- PUBLIC COMMENT ANTICIPATED**

**Approval Signature**

**EXECUTIVE DIRECTOR:**

A handwritten signature in black ink, appearing to be "Kurt von der Ehe", written over a horizontal line.

**DATE:** 02.21.2024

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



## **HOMES FOR GOOD MEMORANDUM**

### **REFERENCE DOCUMENT**

**TO: Homes for Good Board of Commissioners**

**FROM: Kurt von der Ehe, Capital Projects Manager**

**TITLE: In the Matter of Accepting a Bid and Awarding Contract #24-C-0008  
Parkview Terrace Window Replacement**

**DATE: February 28, 2024**

---

#### **MOTION:**

It is moved that GBC Construction be awarded contract #24-C-0008 Parkview Terrace Window Replacement project and that an order to this effect be signed, and an agreement be executed in accordance with bid documents.

#### **DISCUSSION:**

##### **A. Issue**

Parkview Terrace, located in Eugene, Oregon, is a four-story, 150-unit apartment complex comprised of 1 and 2-bedroom units serving seniors and people with disabilities.

Upgrading the windows of the building from single-pane to double-pane increases energy efficiency and will improve the quality of life for residents as the increased U-value will keep temperatures more regulated during seasonal shifts.

The Agency followed the required procurement process for projects estimated to be over \$100,000. The Request for Bids was published in The Register-Guard on December 31, 2023, and January 7, 2024, published on the Homes for Good website, and sent to various plan centers and specific contractors targeted for this type of work. The Agency received three (3) bids. The bids received were substantially higher than the independent cost estimate, which required that we use the deductive alternate and phase the project work to stay within our budget. Using this methodology, we will be able to complete one of the two buildings in this phase. To enter into a contract for this work, we need to obtain Board approval as it is over the purchasing threshold.



## **B. Background**

A formal bid process with a bid package was issued by the Agency for the required work. Three (3) bids were obtained, and two (2) of the three (3) bids were responsive and responsible. The lowest responsive bidder reviewed their bid and confirmed their costs. The public bidding process was employed; the lowest bid has no irregularities and is responsive and responsible. The prices are considered competitive. We recommend the award of the contract to GBC Construction.

The total amount of this bid is for deductive alternate #1 in the amount \$1,376,900.00. This will cover work for Phase One at the southwest building. GBC Construction will provide performance and payment bonds for this contract.

## **C. Analysis**

The goal of this board order passing is to sign a Construction contract with GBC Construction and issue a Notice to Proceed with work after negotiation a project start date. All expenses related to the procurement, execution and maintenance of this contract have been budgeted and accounted for by the Capital Projects Team utilizing the FY 22 & 23 Capital Fund grant.

## **D. Furtherance of the Strategic Equity Plan**

Pillars 1 and 3 of the Homes for Good Strategic Equity Plan (SEP) were followed. The Certification Office for Business Inclusion & Diversity (COBID) site was referred to for local minority-owned, women-owned and/or emerging small businesses (MWESB). No local firms with the qualifications needed were found. GBC Construction is not a Section 3 Business Concern nor a MWESB-certified business. The architectural firm retained for the project is a WBE.

## **E. Alternatives & Other Options**

If the Homes for Good Board of Commissioners has alternative suggestions in lieu of awarding the Construction contract GBC Construction, Homes for Good will respond accordingly.

Should the Homes for Good Board of Commissioners determine this contract cannot be approved, the Homes for Good staff would need to re-solicit the contract opportunity. This will extend the award of a contract for at least 2-3 months and require more administrative costs and jeopardize the financial obligation deadline for the Capital Fund grant.





## **F. Timing & Implementation**

If the Homes for Good Board of Commissioners approve the board order, Homes for Good will send a Construction contract for GBC Construction to review. Once all contractual items are received (Payment & Performance Bonds & Certificates of Insurance), Homes for Good and GBC Construction will sign and enter into a Construction contract. A Notice to Proceed will be issued to GBC Construction when a mutually agreeable schedule is established.

This work is weather-dependent, and it is expected that work will commence in Spring of 2024. The final completion date will be no later than March 30, 2025.

## **G. Recommendation**

It is recommended that the Board of Commissioners approve the contract award of 24-C-0008 Parkview Terrace Window Replacement to GBC Construction.

## **H. Follow Up**

Follow-up from the Homes for Good Board of Commissioners will not be needed for this board order.

## **I. Attachments**

EXHIBIT A – BID RESULTS



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



Homes. People. Partnerships. Good. [www.homesforgood.org](http://www.homesforgood.org)

## BID RESULTS

PROJECT NUMBER: 24-C-0008

PROJECT NAME: Parkview Terrace Window Replacement

QUOTES DUE: February 8, 2024, by 2 PM

1. Essex General Construction	Non-Responsive
2. GBC Construction	\$2,970,900.00
3. Ordell Construction	\$3,672,735.49

CONTRACT ADMINISTRATOR: *Teresa Hashagen* *02/13/2024*

Teresa Hashagen

DATE

HOMES FOR GOOD HOUSING AGENCY  
**BID RESULTS RECORD**

CONTRACT #24-C-0008

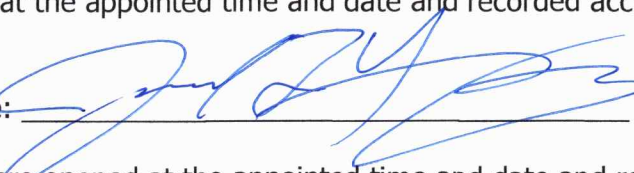
BID OPENING: 2 PM Thursday, February 8, 2024

PROJECT/CONTRACT TITLE: PARKVIEW TERRACE WINDOW REPLACEMENT

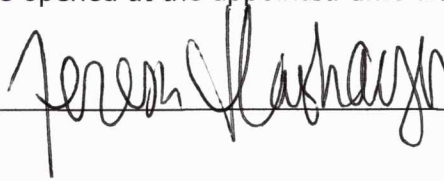
CONTRACTOR-BIDDER>>>	Essex General Const.	GBC Const.	ordell Const				
BID FORM, complete, signed And if required, notarized	✓	✓	✓				
INDEPENDENT CONTRACTOR CERTIFICATION	✓	✓	✓				
CERTIFICATE OF INFORMALITIES AND IRREGULARITIES	✓	✓	✓				
NON-COLLUSIVE AFFIDAVIT	✓	✓	✓				
SECTION 3 CERTIFICATION	✓	✓	✓				
FIRST TIER SUBCONTRACTOR FORM							
REPRESENTATIONS & CERTIFICATIONS complete & signed	✓	✓	✓				
ADDENDUM ONE	✓	✓	✓				
ADDENDUM TWO	✓	✓	✓				
ADDENDUM THREE	✓	✓	✓				
BID BOND (5%)	✓	✓	✓				
<b>TOTAL BASE BID</b>	\$2,578,695 <sup>00</sup>	\$2,970,900 <sup>00</sup>	\$3,672,736 <sup>00</sup> 49				
RESPONSIBLE BID (Y or N)							
RANKING OF BIDS							

\* A check-off in the column indicates when form is received and acceptable

**Bid Recorder Certification:** The above bids were opened at the appointed time and date and recorded accurately. This a true and accurate record of the bids:

Signature:  Date 2/8/24

**Contract Administrator Certification:** The above bids were opened at the appointed time and date and recorded accurately. This a true and accurate record of the bids:

Signature:  Date 2/8/24

IN THE BOARD OF COMMISSIONERS OF THE  
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 24-28-02-01H

In the Matter of Accepting a Bid and  
Awarding Contract #24-C-0008 Parkview  
Terrace Window Replacement

WHEREAS, a Request for Bids of the Parkview Terrace Window Replacement was published in The Register-Guard on December 31, 2023, and January 7, 2024; published on the Homes for Good website; and sent to various plan centers and specific contractors; and

WHEREAS, at a duly publicized time and place on February 8, 2024, Teresa Hashagen of Homes for Good Housing Agency, opened bids on the following project: 24-C-0008 Parkview Terrace Window Replacement; and

WHEREAS, GBC Construction is the apparent low bidder for this project; and

WHEREAS, the bid submitted by GBC Construction has no irregularities and is responsive and responsible; and

WHEREAS, Capital Funds are available to finance the project; and

WHEREAS, the Executive Director recommends award of the contract to GBC Construction;

NOW IT IS THEREFORE ORDERED THAT: that the Executive Director or Deputy Director is authorized to enter into a Construction Contract with GBC Construction for the Parkview Window Replacement in the amount of \$1,376,900.00. The contractor shall present a valid signed contract with payment and performance securities in accordance with bid and contract requirements and shall satisfactorily complete all work within the specified contract time.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024

---

Chair, Homes for Good Board of Commissioners

---

Secretary, Homes for Good Board of Commissioners



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 02/28/2024

**AGENDA TITLE:** In the Matter of Approving the Formation of a Limited Partnership (LP) and Limited Liability Corporation (LLC) for Ollie Court at 1520 W. 13th Ave in Eugene, OR.

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Matt Salazar

**EXT:** 682-2528

**PRESENTER:** Matt Salazar

**EXT:** 682-2528

**ESTIMATED TIME :** 15 minutes

- ORDER/RESOLUTION**
- PUBLIC HEARING/ORDINANCE**
- DISCUSSION OR PRESENTATION (NO ACTION)**
- APPOINTMENTS**
- REPORT**
- PUBLIC COMMENT ANTICIPATED**

**Approval Signature**

**EXECUTIVE DIRECTOR:**

A handwritten signature in black ink, appearing to be "MS", is written over a horizontal line.

**DATE:** 02.21.2024

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



## **HOMES FOR GOOD MEMORANDUM**

**TO:** Homes for Good Board of Commissioners  
**FROM:** Matt Salazar, Project Developer  
**TITLE:** In the Matter of Approving the Formation of a Limited Partnership (LP) and Limited Liability Corporation (LLC) for Ollie Court at 1520 W. 13<sup>th</sup> Ave in Eugene, OR.  
**DATE:** February 28, 2023

---

### **MOTION:**

It is moved that Homes for Good Board of Commissioners authorize the Executive Director or Designee to execute the necessary documents to form the Limited Partnership (LP) and Limited Liability Company (LLC) that will own and manage Ollie Court a low-income housing community in Eugene, Oregon.

### **DISCUSSION:**

#### **A. Issue**

Homes for Good Housing Agency is developing a new 81-unit multifamily housing community and early learning center on a 3.05-acre parcel of land located in the Jefferson Westside neighborhood of Eugene, Oregon. Staff is working with finance partners to towards a financial closing in the summer of 2024. The formation of the Limited Partnership (LP) Limited Liability Corporation (LLC) is necessary to allow transfer of ownership to occur at that time.

#### **B. Background**

The site, formerly known as the Naval Reserve site, was made available by the city of Eugene through the HOME Request for Proposals (RFP) in September 2022 for the development of affordable housing. In November 2022, Homes for Good submitted a proposal which was approved by the Eugene-Springfield HOME Consortium Governing Board in February 2023. Homes for Good is developing 81 units of housing onsite with a ground floor commercial space designed to be an early learning center. Two four-story buildings will consist of a mix of one-, two-, and three-bedroom units with common space for residents in each building as well as green space, playgrounds, and parking. The target populations is households earning 50% Area Median Income or less.





Funds will come from a variety of sources: 4% Low Income Housing Tax Credits (LIHTC), Oregon Housing and Community Services (OHCS) Local Innovation and Fast Track (LIFT) funds, City of Eugene HOME funds and Permit Fee Assistance, SDC Waivers, EWEB Energy Incentives, Oregon Lottery Bond funds, and other public and private sources. Project-Based Vouchers have been awarded as a rental subsidy for all units except one manager unit.

Board approval is requested at this time because we need to establish the entity names to move forward with due diligence such as securing builders risk insurance, appraisal, etc.

A Limited Partnership (LP) for the ownership partnership and Limited Liability Company (LLC) for the managing member, will be formed to facilitate the transfer of ownership from Homes for Good Housing Agency to the Ownership LP at financial closing. The organizational chart showing the ownership structure is attached as (Attachment A: Organizational Chart). Legal counsel will create the LP and LLC and work with the investor partner in finalizing documents related to the ownership structure. The ownership of the land and all assets will be transferred from Homes for Good to the Ownership LP at finance closing. The investor partner will exit this Ownership LP after 15 years. The terms of the exit will be included in the partnership agreement. Board approval is requested to create the above listed legal entities for this project.

### **C. Analysis**

This Board Order would:

1. Authorize formation of the Owner LP and Creation of Accounts

The Owner LP will consist of U.S. Bancorp Community Development Corporation as Investor will be admitted to Ownership LP as majority member (99.99%). The remaining 0.01% of the LP will be comprised of the General Partner which will be the LLC consisting of Homes for Good as 100% of that entity. Bank accounts for the ownership LP will be created prior to finance closing and all future LP funds will be handled through those accounts.

2. Authorize Formation of the General Partner LLC

A General Partner LLC will be formed. Homes for Good Housing Agency will be the sole member of the General Partner LLC.

3. Authorized representatives

Authorized representatives are needed to act on behalf of the Limited Partnership and Limited Liability Corporation and are identified in the attached order to be:

Jacob Fox, Executive Director, or his assignee or successor

Ela Kubok, Deputy Director, or her assignee or successor

Eileen Lahey, Finance Director, or her assignee or successor



#### **D. Furtherance of the Strategic Equity Plan**

The construction of Ollie Court helps implement the Homes for Good strategic equity plan in the following ways:

- Providing additional opportunities for contracting with MWESB contractors and Section 3 (Low-income) workers.

Approval of the attached order will allow Homes for Good to execute necessary documents and achieve these outcomes.

#### **E. Alternatives & Other Options**

If the board does not approve the order, staff would consult with legal counsel to find other options for ownership structure. This could cause a delay in the financial closing. Various ownership structures can be used but legal counsel has recommended use of the Limited Partnership as the ownership entity for this specific community.

#### **F. Timing & Implementation**

Upon approval of the Order, the LP and LLC will be formed, and the documents will be executed as required.

#### **G. Recommendation**

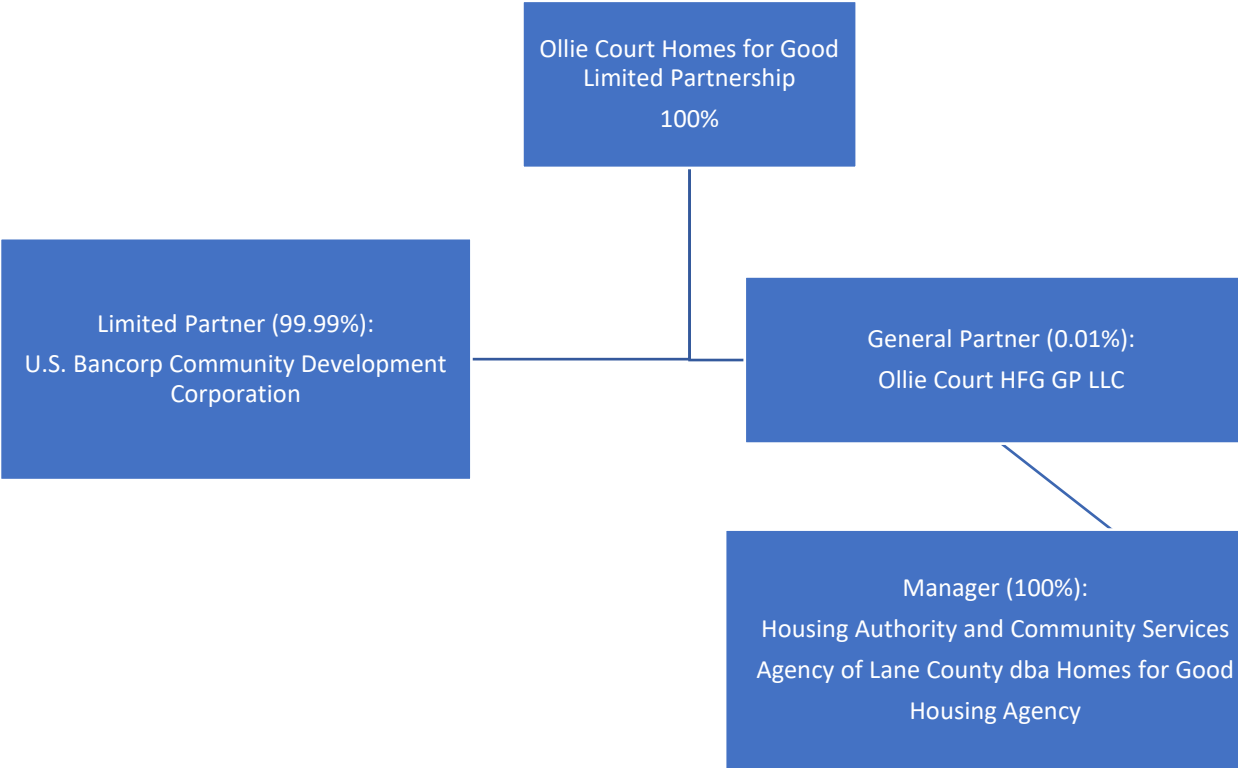
It is recommended that the Board of Commissioners approve the attached board order to execute all documents necessary to form necessary legal entities.

#### **H. Follow Up**

Future board action is required to accept financing for Ollie Court and regular updates will be provided to the board.

#### **I. Attachments**

Attachment A: Organizational Chart



IN THE BOARD OF COMMISSIONERS OF THE  
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 24-28-02-02H

In the Matter of Approving the Formation of a Limited Partnership (LP) and Limited Liability Corporation (LLC) for Ollie Court at 1520 W. 13<sup>th</sup> Ave in Eugene, OR.

WHEREAS, Housing and Community Services Agency of Lane County doing business as Homes for Good Housing Agency (the "Authority") is a public body corporate and politic, exercising public and essential governmental functions, and having all the powers necessary or convenient to carry out and effectuate the purposes of the ORS 456.055 to 456.235 (the "Housing Authorities Law"); and

WHEREAS, a purpose of the Authority under the Housing Authorities Law is to construct, acquire, manage, and operate affordable housing for persons of lower income; and

WHEREAS, the Authority is authorized by ORS 456.120 to form, finance, and have a nonstock interest in, and to manage or operate, partnerships, nonprofit corporations and limited liability companies in order to further the purposes of the Authority; and

WHEREAS, the Authority finds it to be in the best interests of the Authority to authorize the formation of a limited partnership (the "Owner LP") with the investor member as the majority partner with the Authority or its wholly owned affiliate as the general partner of the Owner Entity to own, develop and operate a low-income housing community at 1520 W. 13<sup>th</sup> Avenue in Eugene, OR; and

WHEREAS, the Authority finds it to be in the best interests of the Authority to authorize the formation of a limited liability company to serve as the general partner of the Owner LP (the "General Partner LLC").

**NOW, THEREFORE, THE AUTHORITY IN ITS OWN CAPACITY AND AS THE SOLE MEMBER OF THE OWNER LLC, ADOPTS THE FOLLOWING RESOLUTIONS:**

**1. Authorize Formation of the Owner LP and Creation of Accounts.**

BE IT RESOLVED that the Authority, in its own capacity, is hereby authorized to execute and deliver such documents as may be necessary for the formation of the Owner LP including but not limited to the following:

- a) Certificate of Limited Partnership to be filed with the Secretary of State of the State of Oregon; and
- b) Partnership Agreement; and

c) Such documents necessary or convenient to establish in the Owner LP such as checking savings and other accounts at such state or federally chartered banks as any Authorized Representative, as that term is defined in these Resolutions, may determine (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document).

**2. Authorize Formation of the General Partner LLC and Creation of Accounts.**

BE IT RESOLVED that the Authority, in its own capacity, is hereby authorized to execute and deliver such documents as may be necessary for the formation of the Managing Member LLC including but not limited to the following:

- a) Articles of Organization to be filed with the Secretary of State of the State of Oregon; and
- b) An Operating Agreement if necessary, with the Authority as the sole member or, at the election of the Authorized Representative; and
- c) Such documents necessary or convenient to establish in the Managing Member LLC such as checking savings and other accounts at such state or federally chartered banks as any Authorized Representative, as that term is defined in these Resolutions, may determine (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document).

**3. Authorized Representatives.**

BE IT RESOLVED that the following identified persons shall be the Authorized Representatives as that term is used in these Resolutions and are each individually authorized, empowered and directed to perform the actions authorized herein on behalf of the Authority whether acting on behalf of the Authority, Owner LP or General Partner LLC.

Jacob Fox, Executive Director, or his assignee or successor  
Eileen Lahey, Finance Director, or her assignee or successor  
Ela Kubok, Deputy Director, or her assignee or successor

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Chair, Homes for Good Board of Commissioners

\_\_\_\_\_  
Secretary, Homes for Good Board of Commissioners



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 02/28/2024

**AGENDA TITLE:** Public Housing Annual Plan and Five-Year Plan Overview

**DEPARTMENT:** Rent Assistance Division

**CONTACT :** Beth Ochs

**EXT:** 2547

**PRESENTER:** Beth Ohcs

**EXT:**

**ESTIMATED TIME :** 30 minutes

- ORDER/RESOLUTION
- PUBLIC HEARING/ORDINANCE
- DISCUSSION OR PRESENTATION (NO ACTION)
- APPOINTMENTS
- REPORT
- PUBLIC COMMENT ANTICIPATED

**Approval Signature**

**EXECUTIVE DIRECTOR:**

A handwritten signature in black ink, appearing to be "JAF", is written over a horizontal line.

**DATE:** 02.21.2024

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



# **ANNUAL/5 YEAR PLAN OVERVIEW**

Spring 2024 Presentation

# What is a PHA Plan?

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals.

There are two parts to the PHA Plan:

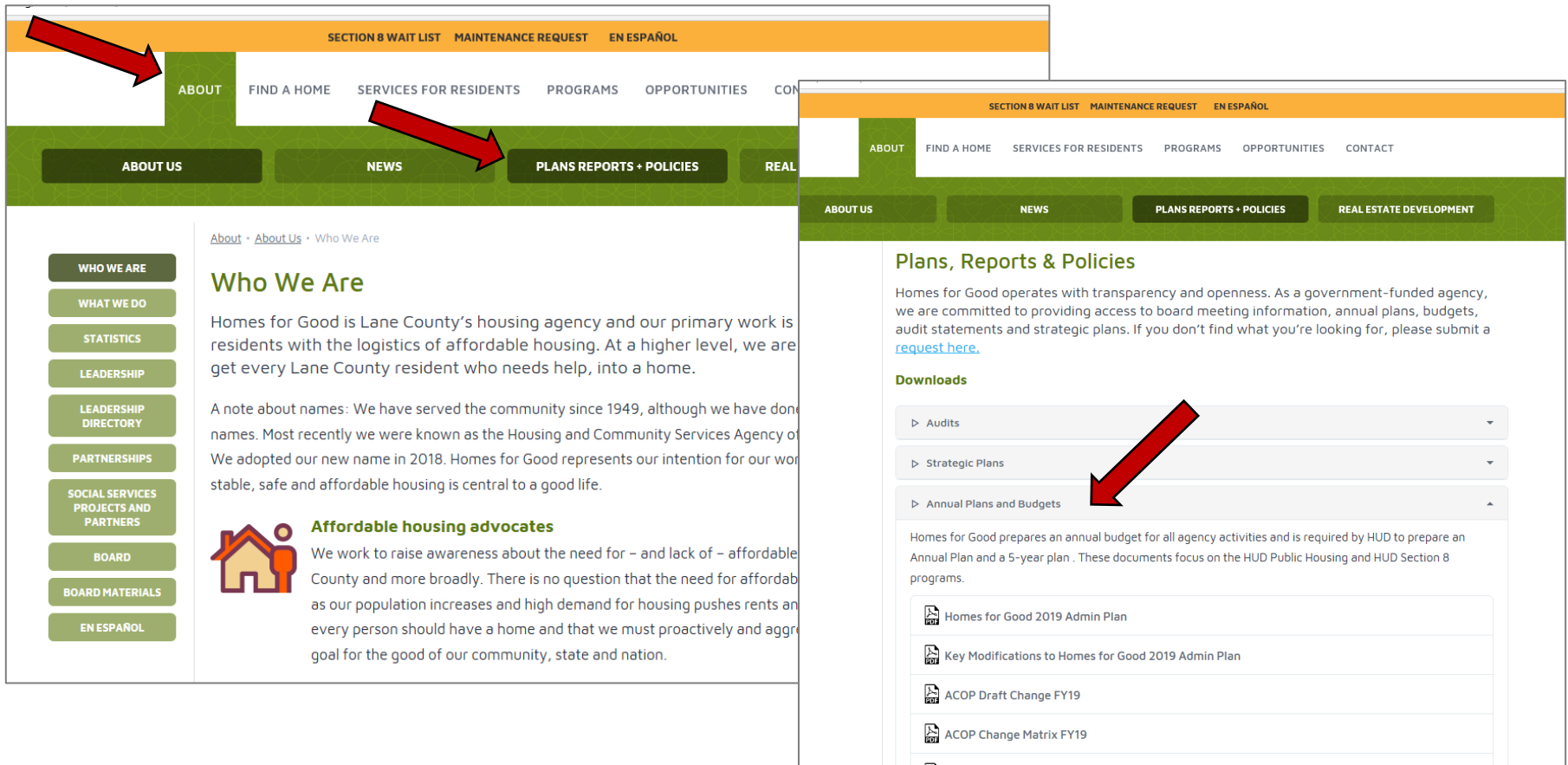
- 1) The **5-Year Plan** is submitted to HUD once every five years. It describes the PHA **mission**, long-range **goals & objectives**, and approach to **managing programs** and **providing services** for the upcoming year.
- 2) The **Annual Plan** is submitted to HUD every year. It **updates goals & objectives** in the 5-Year Plan, describes **changes & new activities**, and summarizes **changes to program policies**.



# Where do I find our PHA Plans?

Visit **homesforgood.org** & then click **About** at the top of the page.

Choose **Plans Reports & Policies** & then click to expand **Annual Plans and Budgets**.



The image shows two overlapping screenshots of the Homes for Good website. The top screenshot shows the main navigation menu with a red arrow pointing to the 'ABOUT' link. The bottom screenshot shows the 'PLANS REPORTS + POLICIES' dropdown menu with a red arrow pointing to the 'Annual Plans and Budgets' option. Below this, a list of downloadable documents is shown, including 'Homes for Good 2019 Admin Plan', 'Key Modifications to Homes for Good 2019 Admin Plan', 'ACOP Draft Change FY19', and 'ACOP Change Matrix FY19'. A red arrow points to the 'Annual Plans and Budgets' dropdown menu.

Printed copies are also available for review in each of the Homes for Good offices.

# Homes for Good Housing Programs



Public Housing	Project Based Vouchers	Tenant Based Vouchers	HUD/OHCS Oversight
<p><b>Admissions and Continued Occupancy Policy (ACOP)</b></p> <p>Maplewood Meadows (PH)                      Parkview Terrace (PH)                      McKenzie Village (PH)                      Riverview Terrace (PH)                      Laurelwood Homes (PH)                      Cresview Villa (PH)                      Veneta Villa (PH)                      Lindeborg Place (PH)                      Pengra Court (PH)</p>	<p><b>Administrative (Admin) Plan</b></p> <p>Sarang (PBV)                      Hayden Bridge Landing (PBV)                      Sheldon Village (some PBV)                      Richardson Bridge (some PBV)                      Market District Commons (some PBV)                      The Commons on MLK (PBV - CE)                      The Nel (PBV - CE)                      The Keystone (PBV - CE)</p>	<p><b>Housing Choice Voucher (HCV - Section 8)</b></p> <p>Foster Youth Initiative Vouchers                      Veteran's Affairs Supportive Housing (VASH)                      Emergency Housing Vouchers</p>	<p><b>HUD/OHCS Oversight</b>                      4350.1 Regulatory Guidance                      Tenant Selection Plan</p> <p><b>HUD Multifamily</b></p> <p>Village Oaks (PBRA)                      Fourteen Pines (PBRA)                      Abbie Lane (PBRA)</p> <p><b>No Regulatory Guidance</b>                      Tenant Selection Plan</p> <p><b>Homes for Good Managed Sites</b></p> <p>Firwood                      Legion Cottages</p>

All Shades Are Subsidized Housing – Resident pays 30% of adjusted gross income towards rent



# Why does the PHA Plan matter to me?

The major components of the PHA Plan include policies and procedures for each of the major HUD programs:

**Public Housing** – Admissions and Continued Occupancy Plan (ACOP)

**Tenant Based Voucher Programs** – Administrative Plan (Admin Plan)

**Changes are made to the ACOP & Admin Plan each year.**

**As a Moving to Work agency, Homes for Good must also submit an MTW Supplement with its Annual Plan each year (new in 2023).**

**The Resident Advisory Board (RAB) plays an important role in reviewing and providing feedback on potential changes.**

# ACOP



## **Guiding document for the Public Housing Program. Includes:**

- Overview of Housing Authority organization and structure
- Overview and history of Public Housing Program
- Fair housing and nondiscrimination policies
- Policies for persons with disabilities and persons with limited English proficiency
- Overview of eligibility (Criteria, definitions, denial of assistance etc)
- Applications, waiting list and tenant selection plans
- Income and rent determinations, adjusted income, calculating rent etc.
- Verification of family information, income and eligibility
- Leasing and inspections
- Annual and interim reexaminations
- Pet and animal policies
- Community Service requirements
- Transfer policy
- Lease terminations
- Grievance and appeals
- Program administration and record keeping

# Admin Plan



## Guiding document for the Section 8 Program. Includes:

- Overview of Housing Authority organization and structure
- Overview of Housing Choice Voucher Program (Section 8)
- Fair Housing and Reasonable Accommodation policy
- Limited English Proficiency plan
- Eligibility policies (family composition, income criteria, screening etc)
- Application, waiting list and tenant selection policies (process, preferences etc.)
- Briefings and voucher issuance process information (Family obligations, income and assistance calculations, voucher term etc)
- Verification requirements (Consent forms, legal identify, family status etc)
- Housing Quality Standards and Rent Reasonableness Determinations (Inspection process, HAP contract, Methodology etc)
- Leasing policies (Eligible units, tenancy addendums, etc)
- Portability and moving with your voucher (Role of previous PHA and new PHA, etc)
- Annual and interim re-examinations (Annual verification, income and subsidy calc etc)
- Termination of assistance and tenancy (Mandatory termination, grievance hearings etc)
- Program administration policies (Setting standards, informal reviews, record keeping etc)
- Project Based Voucher (PBV) and Rental Assistance Demonstration (RAD) programs

# What are our goals for policy review?

## **Align policies to with our Strategic Equity Plan**

- ❖ Listen to our communities
- ❖ Tell the human story
- ❖ Pathways to self-sufficiency
- ❖ Lead and grow ethically

## **Reduce barriers to eligibility and program success**

## **Understand and reduce the impact of program rules on participants**

## **Align program policies to simplify participant experiences & procedures across programs**

# How do I read policy documents?

## PART II: POLICIES RELATED TO PERSONS WITH DISABILITIES

### 2-II.A. OVERVIEW

One type of disability discrimination prohibited by the Fair Housing Act is the refusal to make reasonable accommodation in rules, policies, practices, or services when such accommodation may be necessary to afford a person with a disability the equal opportunity to use and enjoy a program or dwelling under the program.

The PHA must ensure that persons with disabilities have full access to the PHA's programs and services. This responsibility begins with the first inquiry of an interested family and continues through every programmatic area of the public housing program [24 CFR 8].

The PHA must provide a notice to each tenant that the tenant may, at any time during the tenancy, request reasonable accommodation of a handicap of a household member, including reasonable accommodation so that the tenant can meet lease requirements or other requirements of tenancy [24 CFR 966.7(b)].

#### PHA Policy

The PHA will ask all applicants and resident families if they require any type of accommodations, in writing, on the intake application, reexamination documents, and notices of adverse action by the PHA, by including the following language:

“If you or anyone in your family is a person with disabilities, and you require a specific accommodation in order to fully utilize our programs and services, please contact the housing authority.”

A specific position and phone number will be provided as the contact person for requests for accommodation for persons with disabilities.

**Each section includes:**

- **HUD regulation**
- **PHA Policy**

*PHA can revise policy, but needs to comply with relevant regulations*

# Moving to Work Supplement



- ❖ In 2022, Homes for Good applied for and received Moving to Work (MTW) status from HUD
- ❖ In 2023, Homes for Good submitted its 1<sup>st</sup> MTW Supplement as part of the Annual Plan process







# MTW Program Overview (cont.)

---

What  
is  
MTW?

Moving to Work (MTW) is a HUD program created by Congress in 1996 and authorized the 31 original MTW agencies

---

1996 – 2000: 31 MTW agencies

2003 – 2012: + 6 MTW agencies

2021 – 2022: + 87 MTW agencies

**124 Total MTW agencies**

---

MTW gives housing authorities the ability to waive certain policies, design local programs, and spend HUD money more flexibly

---

# When does this process begin and end?



Jan - **Annual Plan First Look**

Feb - **Annual Plan Orientation & Policy Review Topics**

Mar – **ACOP, MTW & Admin Plan Matrix Review**

Homes for Good teams will review and make suggested changes to both sets of these policies. We will then present these changes to you so that you can provide feedback.

Apr - **Annual Plan "Small Book" Sharing**

Homes for Good teams will take your March feedback and review our proposed policy changes again. When we are done, all HUD plan materials are assembled into a "Small Book" of changes and required forms.

We will then present what we decided so that you can provide feedback again. Any feedback you provide on the "Small Book" will be included as an attachment in the final Annual Plan that we submit to HUD.

A Public Comment Period and Public Hearing will be available for the "Small Book" prior to the June Board meeting where we will request that the Board approve our proposed PHA Annual Plan.

Our PHA Annual Plan is due to HUD by July 18, 2024.

# **We need your input:**

**Which policies would you  
like to see us review during  
this process?**

Thank You!



**Homes. People. Partnerships. Good.**