

Minutes

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Location of the meeting:

Board of County Commissioners Conference Room, Public Service Building, 125 East 8th Avenue, Eugene, OR, 97401

Phone: 541.682.2506

The meeting location is wheelchair-accessible. Anyone needing special accommodations (deaf, people with hearing loss, language translation, chemical sensitivity needs, and large print copies of agenda), please make your request at least 48 hours prior to the meeting.

Wednesday, December 19th, 2018

(2:30 p.m.) (Board of County Commissioners Conference Room)

PUBLIC HEARING (HOMES FOR GOOD ANNUAL AGENCY PLAN)

Public Comment on Proposed Significant Amendment to the Annual Agency Plan for Fiscal Year effective October 1, 2018 (Changes to the Public Housing Admissions and Continued Policy – ACOP)

No Public Comment

1. #PUBLIC COMMENTS

(Expected maximum time 10 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.)

No Public Comment

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

None

3. ADJUSTMENTS TO THE AGENDA

None

4. COMMISSIONERS' BUSINESS

Pat Farr not in attendance, excused

5. EMERGENCY BUSINESS

None

6. ADMINISTRATION

A. Approval of Minutes: 12/19/2018

Motion to approve minutes: Sid Leiken

Motion seconded: Gary Williams

Motion approved 6/0 with Pat Farr being excused

B. Homes for Good Staff Recognition & Introductions to the Board

Jacob Fox: Introduces Homes for Good staff who were awarded Staff Excellence Awards from the third and fourth quarter.

Jacob Fox: Introduces Excellence Awards Winner March Hashagen to the board.

Jacob: Marc is running a ductless heat pump conversion at 14 Pines. Marc juggles both contractors and residents. The residents in the community really appreciate Marc's work.

Steve Jole: Marc is very organized and it was a huge job pulling it off.

Marc Hashagen: I have enjoyed my 9 years at Homes for Good and helping people. Public Housing is very important. These projects are challenging but I have thoroughly enjoyed my time here.

Beth Ochs: Introduces Travis Baker, Rent Liaison. He was the first person to hold this position. He bridges the gap between landlords and tenants to improve the experience of residents. He provides community outreach and education. He participates with the Rental Owners Association. Through his work, we increased our inspection test rate and increased our success rate by 43% when our goal was 5%.

Jacob: Travis is building a lot of goodwill with our landlords. We have over 700 landlords. I am so grateful we could put this position together. I have observed Travis's customer service and he is really good at deescalating situations as well.

Travis: I really enjoy working at Homes for Good for our innovations. We are going to see things grow more and more as we see Homes for Good grow.

Jacob: Introduces Employee of the Year Matthew (Matty) Arena

Dave Akins: Matty has worked on Riverview Terrace by 24 units a day. Matt took the reins on that project around REAC prep, and the roof project (safety, training). I also wanted to share I have no problem with him filling in for me in my absence. He is very thorough in his approach and willingness to step out of the box and taking on new projects. Matty started as a painter. We work on many projects. Matty is always willing to learn new trade skills. What I am most impressed with is his compassion with coworkers and tenants and always being able to look at the positives in difficult situations. He has encouraged me to look at things differently.

Steve Jole: Matty volunteered for a new opportunity to be an energy inspector. It was an intense 2-week program that Matty completed.

Matty: I have worked at Homes for Good for 9 years. My life at Homes for Good has been great for the last few years. I am blessed to have the opportunity for the in-house training. Most of my 8 years I have been fixing things and now I am enjoying having the opportunity to help people get heat and energy upgrades.

C. Executive Director Report

- **Jacob Fox:** We have been working on the planning for the new admin building. We have been working on cost, where teams will be located, etc. We will update the board more in the coming months. We are also working on streamlining our process for better customer service. I was briefed by Governor Brown about housing funding. We have seen progress with the response to the back log of Environmental Reviews they have to complete for our projects.

- We also received recognition from the IT Apprenticeship Program with Lane Workforce Partnership.
- We had a wonderful holiday celebration. A highlight was Matty winning the Employee of the Year.
- Over the next 6 months will be building a new strategic plan. A large part of that plan will be working on equity and inclusion.

Char Reavis: I had a question about the new building. Do you have an idea of the design at this time?

Jacob: Right now, we are working on test fits and mapping where the staff will be on the floorplan

Char: Has staff been okay about the proposed changes in seating?

Jacob: There were concerns about the open office environment, but we have worked with staff to provide them more knowledge about what it would be like via tours through other open office environments, meetings, etc. I believe we are moving this process through as thoughtful as we can.

D. **Order/18-19-12-01H** – In the Matter of Authorizing the Executive Director to Apply for 4% Low Income Housing Tax Credits and Lottery Backed Bonds for Preservation for the RAD phase II projects. (Spencer McCoy, Project Developer)

Spencer McCoy: Last month we asked for permission for apply for Home Funds. This order is for permission to apply for the 4% and OCHS is opening a new opportunity for a 4% GAAP NOFA. These are for both the Taney and S67th site.

Sid Leiken: With the recent interest rate increase would that affect this funding?

Spencer: The 4% tax credits would be affected.

Sid: I just wanted to know how these changes may affect this.

Spencer: We have built in some conservative assumptions for the tax rate.

Motion to approve: Sid Leiken

Motion seconded: Michelle Thurston

Motion approved unanimously 6/0 with Pat Farr being excused

E. **ORDER 18-19-12-02H** – In the Matter of Authorizing the Execution of a Ground and Building Rooftop Lease Agreement with Verizon Wireless for the Purposes of Installation, Operation and Maintenance of Communications Equipment (Jacob Fox, Executive Director)

Jacob Fox: One of the things we have been working on is the financial health of the public housing portfolio. We are working to grow resident services and the revenue from this project could help support this program growth. This could offer resources to buy food, provide medical services for those living in the building, etc. Late last year, HUD guidance came out regarding this type of project. This order will get us in compliance with new HUD guidelines for this type of project.

Michele Thurston: Are residents aware there is going to be a cell tower?

Jacob: Yes, we will be informing the residents on this project.

Michelle: Do you expect dissention?

Jacob: Yes

Gary Williams: I think this is a great idea. I have had experience in this area. This is a great area for growing and income stream.

Jacob: We understand the concern. The way it is being built, there isn't any danger for this project.

Michelle: Is Homes for Good prepared for the push back and conspiracy theories regarding the cell tower.

Jacob: The benefits will far outweigh the criticism of this project.

Char Reavis: I suggest some sort of discussion in RAB with some examples of projects such as these being safe.

Pete Sorensen: It would be helpful to have data to support the types of towers there are to give clearer evidence of what actually is being installed regarding impact of radiation as there are many types of towers. I would encourage us to look at what the EU is saying about the regulation about cell phone towers to minimize any possible impact to concerns about health.

Jay Bozievich: There will be some people that there will be no convincing that this is safe. This is an emotional issue for some no matter how much science is behind it. Clearly explaining this project is going to be a benefit to the residents and to do some research on the different types of neighborhoods that cell towers are located.

Pete: Scientists and data from scientists would be helpful. I assume that this project will be in compliance with regulatory agencies. If we can say that we are in compliance with other regulatory agencies in areas that we are not beholden to as an extra step to prove safety and an additional level of safety to present to residents.

Michelle: When will this take place.

Jacob: It will be in 2019. A specific date hasn't been determined.

Char: Maybe we can have a meeting in their community room.

Jacob: I will speak with Wakan and discuss this further.

Motion to approve: Sid Leiken

Motion seconded: Michelle Thurston

Motion approved unanimously 6/0 with Pat Farr being excused

F. **ORDER 18-19-12-03H**— In the Matter of Authorizing a Loan from Homes for Good Housing Agency to MD Commons LLC (Steve Ochs, Real Estate Development Director)

Steve Ochs: We are getting close to closing this project. This last step came up with closing the finance. Because of the cost of financing, we currently have a note to close this portion. This includes the first-floor commercial space and parking spaces. It turned out the appraisal of the commercial space, Wells Fargo found it exceeded the limits. Now the condo will not be formed until the building

is up, then Obie will pay. There is currently a \$300K gap that needs closing. Homes for Good will be receiving \$600K in reimbursables and we will loan \$300k of that back for the gap. Then we will get the \$300K loan back after the project is complete.

Jacob: This is the most complex affordable housing project in Lane County with the mixed commercial space included. The Obie team has been steadfast during this whole process. This is the banks just mitigating risk.

Sid: This is typical with working with financial institutions since the market crash. This project transformative and we should all be very proud of it. This project will probably do a lot for the downtown area for decades to come. I just want to say, "great job."

Jay: This is going to be the new norm, mixed-used buildings. I know this is tough, but we will see it more often. This is what makes for a livelier street scape with mixed use spaces.

Pete: 100 years ago, the economics of the property worked with residential space above businesses. What we are seeing is increasing awareness with the cost of transportation, police services, public utilities, energy services, more compact communities work better. Communities that do this more are further ahead financially. This is a great thing. I think this will be more of a trend and going to be a positive project.

Michelle: I appreciate how you have been able to explain this process throughout.

Motion to approve: Jay Bozievich

Motion seconded: Michelle Thurston

Motion approved unanimously 6/0 with Pat Farr being excused

7. Adjourn

Please note this is a short excerpt of the proceedings, a full recording of the meeting is available upon request by emailing amccoy@homesforgood.org