

## MINUTES

Homes for Good Housing Agency



## BOARD OF COMMISSIONERS

### Location of the meeting:

Board of County Commissioners Conference Room, Public Service Building, 125 East 8<sup>th</sup> 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.

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**Wednesday, November 28<sup>th</sup>, 2018**

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

### **PUBLIC HEARING (CM/GC)**

This public hearing is being held regarding the Joint Order of the Board of Commissioners and Local Contract Review Board Exempting the Construction of the RAD Phase II projects and the Housing First project from Competitive Bidding Requirements and Directing the Use of the CMGC Alternative Contracting Method.

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**

Item G: Order 18-28-11-05H will be moved to the first order for discussion.

### **4. COMMISSIONERS' BUSINESS**

Pat Farr is excused from the meeting at 2:59pm

### **5. EMERGENCY BUSINESS**

None

## 6. EXECUTIVE SESSION I – estimated time 15 minutes

“On November 28<sup>th</sup>, 2018, the Homes for Good Board will hold an executive session pursuant to ORS 192.660(2)(e), to conduct deliberations with persons designated by the Homes for Good Board of Commissioners to negotiate real property transactions

## 7. ADMINISTRATION

### A. Approval of Minutes: 10/17/2018

Motion to approve Minutes: Sid Leiken

Motion seconded: Michelle Thurston

Motion approved 6/0 with Commissioner Gary Williams being excused

### B. Executive Director Report (estimated time 15 minutes)

#### **Jacob Fox:**

- Across the nation affordable housing providers are working more intentionally with healthcare systems. Char has been a leader in thinking about how these two systems can work more closely together. So, we are starting to see more partnerships between Homes for Good and Lane County by convening the healthcare system leaders including Trillium, Peace Health, Pacific Source, and Kaiser. I just wanted to make sure you knew of the growing partnerships that will create more health system connections onsite with our affordable housing.
- Next, I wanted to update the board on the Housing First project with a healthcare lens. As you know Trillium has already committed half million dollars to this project. We will also hear in December whether Kaiser and Peace Health will support the project. We have asked for \$750,000 from both of those systems. Lastly, Nora Cronin who is here today has been working with Pacific Source on a request for funding that will go to this project as well.
- Related to healthcare, I am on the Sacred Heart/Peace Health Community Health Board and we had a retreat in Bend where boards from the metro area and Florence were all in attendance. The top priority for all three boards was around affordable housing and healthcare connections. There is some real synergy there that I believe is going to improve the lives of people with low incomes.
- Lastly, I am involved in a work group that is meeting for 3 hours tonight. The workgroup is planning to make some proposals to Eugene City Council around a variety of different possible changes to code and also a new funding structure that can support an expansion of affordable housing with what has been called, “missing middle housing.” There is a growing concern that there will not be enough units on the ground in place to address this middle housing issue for the community. The group is made up of community leaders,

private sector developers, and individuals with positions in affordable housing with jobs like mine.

**Pete Sorensen:** What could make a dent in the affordable housing picture, specifically what could make these ADU's more economical for people to build or is that the reason they are not being built? Is there any emphasis on rehabilitation of current affordable housing i.e. taking "bad housing" and transforming it to "good housing" through rehabs instead of new builds to put more housing back in the community?

**Jacob Fox:** In my opinion there just needs to be more funding that is available for affordable housing whether that is done through construction excise tax or levy. There just needs to be more funds available. In my email exchanges with Pete, he thinks we can bring in someone with expertise in voter approved affordable housing sources of funding. I feel that would be educational for the board. I will work with Pete and Char to determine who that might be.

Jacob Fox: In Homes for Good updates, we developed a group, "Future Focus League" which works on process improvement and improving customer service for the community we serve. Previously, people coming to Homes for Good without appointment as a walk-in situation would not come out to assist them because staff was too busy. Currently, through staffing changes, we are rebooting customer service and walk-ins will not be turned away and the culture of better customer service is underway in all divisions within the agency.

**G-Order/18-28-11-05H** – In the Matter Authorizing the Executive Director or Executive Director's designee to execute the sale of Lot 7 of the Oregon BILDS subdivision on Hope Loop

**Steve Ochs:** We have had a great partnership with Habitat for Humanity in the past and out on Hope Loop where the Oregon BILDS staff has been building housing. In the past we have sold lots to Oregon BILDS. There is an additional lot off the pan handle and we would like to transfer this lot to Oregon BILDS to build additional housing. Kelly Devore, ED Habitat is here to talk about the lot they are requesting from Homes for Good.

**Kelly Devore:** We as an organization have been through a lot of transition. We are about to finish house number 72 and have a dedication coming up. We have a future home buyer, a single veteran and lot 7 was the one for us and we appreciate Homes for Good for transferring this lot to us. We are ready to plan the build for this house for him which will be a 2-bedroom home. Then we will be working on lot 9 and then a project in Springfield.

**Steve Ochs:** We hope to find more opportunities to work with Oregon BILDS and Habitat.

**Kelly Devore:** We are a small piece in the housing puzzle, but we are excited to always be a part of the conversation even though we are a small slice of the piece.

**Pete Sorensen:** Can you take a moment to give us a big picture view of what local officials can do different than they do now in this area of housing.

**Kelly Devore:** I am so new but a few things I have observed; opportunities to look for efficiencies. A high priority is often placed for multi-family housing. I would like to see making more lots available for home ownership. We would like to do more small renovations and build a home repair program. We also would like more opportunities partnerships for more lots and land to build homes for home ownership.

**Steve Ochs:** I would like to point out that they have also had a name change to Habitat for Humanity of Central Lane.

Motion to approve: Jay Bozievich

Motion seconded: Sid Leiken

Motion approved 5/0 with Commissioner Gary Williams and Pat Farr being excused

**C-Order/18-28-11-01H** – In the Matter of the Joint Order of the Board of Commissioners and Local Contract Review Board Exempting the Construction of the RAD Phase II projects and the Housing First project from Competitive Bidding Requirements and Directing the Use of the CMGC Alternative Contracting Method. (Steve Ochs, Real Estate Development Director)

**Steve Ochs:** This is the order that allows us to use the CMGC process to move forward

Motion to approve: Sid Leiken

Motion seconded: Michelle Thurston

Motion approved 5/0 with Commissioner Gary Williams and Pat Farr being excused

**D-Order/18-28-11-02H** – In the Matter of Approving Contracts 19-P-0019 Architectural Services and 19-C-0020 Construction Management/General Contractor Services for the construction of the RAD phase II projects (Steve Ochs, Real Estate Development Director)

**Steve Ochs:** This project is a split site. The construction projects will be built simultaneously. We had a good response to the RFP and ultimately, Meili and Bergsund were selected. When we entered this process, we had some good competition. We had good discussion but ultimately, these two scored the highest among the RFP respondents.

Motion to approve: Sid Leiken

Motion seconded: Jay Bozievich

Motion approved 5/0 with Commissioner Gary Williams and Pat Farr being excused

**E-Order/18-28-11-03H** – In the Matter of Approving Contract 19-C-0021 (Construction Management/General Contractor Services) for the Housing First Apartment Community in Eugene, Oregon (Nora Cronin, Project Developer)

**Nora Cronin:** I am here to talk about the CMGC RFP issued back in October. We received 2 responses and Meili was selected among the contractors with the highest score.

**Nora Cronin:** During the design process, the architects were able to find space for an additional room so now it will be a 51-unit facility. There was also a naming committee that decided upon the name for this project which will be, "The Commons on MLK." So you will see this name used on future resolution brought to the board.

**Jacob Fox:** I would like to add a relevant data point about this project. A chronically homeless person costs approximately \$80K a year in emergency services. When they go into a Housing First building they cost around \$15K a year for housing and supportive services.

**Nora Cronin:** The added unit will only cost \$80K where it would typically be \$165K for a unit. This is due to the creative work of our architects.

Motion to approve: Sid Leiken

Motion seconded: Michelle Thurston

Motion approved 5/0 with Commissioner Gary Williams and Pat Farr being excused

**F-Order/18-28-11-04H** – In the Matter of Authorizing Development and Financing of Market District Commons Apartments (Steve Ochs, Real Estate Development Director)

**Steve Ochs:** This order allows all the funds to be used for the project. After our last board meeting, we received corrections from the bank and the City of Eugene. You will see those in #9 in the memorandum. It allows the receipt of HOME loans. The fixes the bank wanted are highlighted in blue.

**Sid Leiken:** Thank you for sending me the information on the interest rates.

**Steve Ochs:** From the time we started this project, we held aside around \$340K for interest. Now it is over \$500K.

Motion to approve: Jay Bozievich

Motion seconded: Michelle Thurston

Motion approved 5/0 with Commissioner Gary Williams and Pat Farr being excused

**H Discussion/**In the Matter Scheduling 2019 Homes for Good Board of Commissioners Meetings (Jacob Fox, Executive Director)

- Discussion on the best time of day for the 2019 Homes for Good Board Meeting was decided upon.
- It was determined that Wednesdays 1:30pm – 3:00pm will be the new time for the board meetings in 2019 as the earlier time would work better for those commuting from out of the area and with late afternoon meetings that may cause conflict.

## **8. OTHER BUSINESS**

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](mailto:amccoy@homesforgood.org).