

# 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, January 30<sup>th</sup>, 2019

(1:30 p.m.) (Board of County Commissioners Conference Room)

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

This public hearing is being held regarding the Joint Order of the Homes for Good Board of Commissioners and Local Contract Review Board's adoption of a Construction Manager/General Contractor (CM/GC) alternative contracting method exemption for construction of the Office Renovation Project at 100 W. 13<sup>th</sup> Ave in Eugene, Oregon.

*No Public Comment for CM/GC Public Hearing*

#### **1. #PUBLIC COMMENTS-Re - River Road Project (to terminate sales agreement)**

(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.)

**The following community members provided written and public testimony to the Board of Commissioners regarding Homes for Good's sale of River Road site adjacent to the Greenway.**

- |                       |                    |                      |
|-----------------------|--------------------|----------------------|
| 1. Rob Handy          | 2. Dennis Sandow   | 3. Kylas Nagaarjuna  |
| 4. Jacqueline McClure | 5. Emery Blackwell | 6. Christopher Logan |
| 7. Julie Hulme        | 8. Glen Mandzak    | 9. Lena Kartzon      |

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

Commissioners thank the neighbors of the Lombard neighborhood and discuss they will review the comments made by the neighbors as well as conduct a deeper review of all information regarding the sale of the River Road site at a future meeting.

#### **3. ADJUSTMENTS TO THE AGENDA**

*No Adjustments to the Agenda*

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

- A. Introduction and Welcome of New Board Commissioners Heather Buch and Joe Berney
- B. Election of New Board Chair & Announcement of Vice Chair
  - Motion to approve the new Board Chair: Pat Farr nominated Char Reavis
  - Motion to approve the new Board Chair: Michelle Thurston: 2<sup>nd</sup> nomination for Char Reavis
  - Motion passes unanimously, Char Reavis will renew her term as Board Chair for 2019

## 5. EMERGENCY BUSINESS

*NO EMERGENCY BUSINESS*

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

On January 30<sup>th</sup>, 2019, the Homes for Good Board will hold an executive session pursuant to ORS 192.660(2)(f), "To discuss information or records that are exempt by law from public inspection, specifically advice from our legal counsel regarding employment matters."

## 7. ADMINISTRATION

- A. Approval of Minutes: 12/19/2018
  - Motion to approve minutes: Pete Sorenson
  - Motion seconded Michelle Thurston
  - Motion approved unanimously
- B. Executive Director Report (estimated time 15 minutes)
  - Document submitted to board, no discussion.
- C. **Order/19-30-01-01H** – In the Matter of Approving Contract 19-C-0031 (Construction Management/General Contractor Services) for the renovation of the New Administrative Building. (Nora Cronin, Project Developer)

**Steve Ochs:** Provides background on the need for public notice for the CMGC process for Homes for Good's new administrative building. During this process, the contractor is chosen based on the merit of their proposal.

**Nora Cronin:** We are asking you to approve the CMGC for the 100 W 13th Ave building. Pivot Architecture has been guiding us through the process. Based on a scoring committee results, Chambers Construction was chosen.

**Jacob Fox:** We will come back with financial information of the new admin building in a future meeting.

**Nora Cronin:** Pivot will have more detailed plans of the building mid-February

Motion to approve Order 19-30-01-01H: Pete Sorenson  
Motion seconded: Michelle Thurston  
Motion has passed unanimously

- D. **Order/19-30-01-02H** – In the Matter of Approving the Submission of the Significant Amendment to the October 1, 2018 Annual Agency Plan. (Alli Schwartz, Real Estate Specialist)

**Alli Schwartz:** We are focusing on changing an increase in rent mid-year. The significant amendment change will be getting rid of rent increases mid-year and extending the notice from 14 days to 30 days. We will also allow costs incurred for assistance animals.

**Pete Sorenson:** Did Homes for Good meet with residents for comment?

**Alli Schwartz:** We contacted every single resident and did not receive comment.

**Joe Berney:** This sounds like it is a change that will be welcomed by tenants and staff.

Motion to approve Order 19-30-01-02H: Pete Sorenson

Motion seconded: Michelle Thurston

Motion has passed unanimously

- E. **Order/19-30-01-03H** – In the Matter of Updating the Housing Choice Voucher Administrative Plan (HCV Admin Plan) Local Preference Language (Wakan Alferes, Director of Resident Services)

**Wakan Alferes:** I am here to ask for approval from the board to change the language of the permanent supportive housing unit. This plan will broaden the preference for the continuum of care.

Motion to approve Order 19-30-01-03H: Jay Bozievich

Motion seconded: Michelle Thurston

Motion passed unanimously

- F. **Order/19-30-01-04H** – In the Matter of Approving the Richardson Bridge Operating Budget (Steve Ochs, Real Estate Development Director)

**Steve Ochs:** This board order is based on the requirement of HUD to report to the board. We rehabilitated the Richardson Bridge apartments summer of 2018. This is based on a calendar year.

Motion to approve Order 19-30-01-04H: Pete Sorenson

Motion seconded: Michelle Thurston

Motion passed 6/0 with Commissioner Farr being excused

- G. **Order/19-30-01-05H** – In the Matter of Authorizing the Executive Director to Accept Housing Improvement Plan Grant funds from Lane County for Legion Cottages Tiny Homes project in Cottage Grove Oregon. (Steve Ochs, Real Estate Development Director) (estimated time 10 minutes)

**Steve Ochs:** Provides an overview of the project

**Pete Sorenson:** In the future Homes for Good staff should inform Commissioner Buch of any St. Vincent de Paul involved orders so she can recuse herself for reasons of conflict of interest.

**Michelle Thurston:** There is a lot of excitement in Cottage Grove regarding this project.

**Steve Ochs:** We will engage in public outreach for this project. The project will be located across the street from Parkview Terrace whose amenities will be available to those who will be living in the cottages.

Motion to approve Order 19-30-01-05H: Pete Sorenson

Motion seconded: Michelle Thurston

Motion passed 5/0 with Commissioner Farr being excused and Commissioner Buch recused

- H. **DISCUSSION** – In the Matter of Discussion of a Contingency Plan Regarding the Federal Government Shut Down. (Jacob Fox, Executive Director) (estimated time 15 minutes)

*Discussion Cancelled*

- I. **PRESENTATION** – Introduction to Homes for Good (Jacob Fox, Executive Director) (estimated time 20 minutes) - Item to be moved to a future date

*Presentation moved to February meeting due to time constraints*

## **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)