

# 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 15th, 2020

(1:30 p.m.) Board of County Commissioners Conference Room, Public Service Building, 125 East 8th Avenue, Eugene, OR, 97401

#### 1. PUBLIC COMMENTS – 20 Minutes

(Maximum time 20 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.)

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

#### 3. ADJUSTMENTS TO THE AGENDA

**Jacob Fox:** Suggests moving the executive sessions until the end of the agenda, because they may take more time than expected, and so not to make the public leave, then come back for a short Administration.

**Joe Berney:** I went through the minutes and in the November minutes, it was stated that the Section 8 data would be the next month (December), and then we were told they would be the next month (January) and I did not see them on this agenda. I have held my questions in advance. I don't see that on the agenda today, and I am wondering what the status of that is.

**Jacob Fox:** The data work is currently in progress and just wasn't ready for the agenda this month. The meeting next month is February 26<sup>th</sup>, which is a little bit later in the month, so the plan will be to come to the board in February and have a more robust conversation about data. For a little bit more context, most of the questions were about the Section 8 Wait List opening, and most of the data will be centered around that. If that is delayed even further, I will make sure I let you know in advance, but I have every anticipation of bringing that to the February meeting.

**Joe Berney:** Expresses disappointment that the Section 8 statistics was not on this agenda.

**Jay Bozievich:** Will be in Washington D.C for the next board meeting but will try to attend via phone.

#### 4. COMMISSIONERS' BUSINESS

A. Election of New Board Chair & Announcement of Vice Chair

**Char Reavis:** Announces **Joe Berney** as the new vice chair as per by-laws. The Lane County vice chair is also the Homes for Good board vice-chair.

**Pat Farr** nominates **Char Reavis** for Chair of the Homes for Good Board

Second from **Jay Bozievich**

**Joe Berney** asks if there is discussion or other interest.

**Michelle Thurston:** Mentions that she is interested in being a chair in the future and would like to take the next year to learn more about the role of a chair over the next year and be considered for chair for next year.

**Char Reavis is appointed chair unanimously 7/0.**

## 5. EMERGENCY BUSINESS

## 6. ADMINISTRATION

- A. Approval of Minutes: 12/18/2019

Motion to approve: **Heather Buch**

Second: **Michelle Thurston**

**The minutes are approved unanimously 7/0.**

- B. Executive Director Report (Estimated 10 minutes)

**Jacob Fox:** introduces his executive director report. He talks about the lunch to honor RAB, and the Section 8 participant involvement with RAB. He then talks about the staff holiday party put on by the Rent Assistance Division. He talks about Roy Beephan who was awarded employee of the year. Jacob then goes into talking about the Diversity, Equity, and Inclusion work that Homes for Good has worked on in 2019. He talks about a shifted view of the DEI work in 2020 and the focus on merging of the organizational cultures from the two buildings into one new building.

**Joe Berney:** Mentions an exhibit at the Museum of Natural Cultural History, and another exhibit relating to DEI.

- C. **ORDER 20-15-01-01H--** In the Matter of Revising the Financing Approval of RAD 2 LLC Projects. (Spencer McCoy, Project Developer) (Estimated 10 Minutes)

**Spencer McCoy:** Explains that this is an adjustment to the previous board order and explains the changes.

**Char Reavis:** So, HUD made you lower, or raise the utility allowance?

**Spencer McCoy:** Explains the HUD process by which the utility allowance was calculated and needing to use a different formula from the original budget which then affected the contract rent, and the amount of debt the total project was able to hold.

Motion to approve: **Michelle Thurston**

Second: **Heather Burch**

**Motion is approved unanimously 7/0.**

**7. EXECUTIVE SESSION-** Estimated 20 minutes

On January 15<sup>th</sup>, 2020 the Homes for Good Board will hold an executive session pursuant to ORS 192.660(d), "To conduct deliberations with persons designated by the governing body to carry on labor negotiations."

**8. EXECUTIVE SESSION-** Estimated 15 minutes

On January 15<sup>th</sup>, 2020 the Homes for Good Board will hold an executive session pursuant to ORS 192.660(e), "To conduct deliberations with persons designated by the governing body to negotiate real property transactions."

**9. OTHER BUSINESS**

Adjourn