

# MINUTES

Homes for Good Housing Agency



## BOARD OF COMMISSIONERS

### Location of the meeting:

This meeting will be conducted via public video call and conference line (see details below).

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**Wednesday, February 24<sup>th</sup>, 2021 at 1:30pm**

To prevent the spread of COVID-19 Homes for Good conducted the February 24th, 2021 Special Board Meeting 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:

### 1. PUBLIC COMMENTS

(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.)

No Public Comment

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

None

### 3. ADJUSTMENTS TO THE AGENDA

None

### 4. COMMISSIONERS' BUSINESS

Commissioner Joe Berney was excused from the meeting and did not attend.

### 5. EMERGENCY BUSINESS

None

### 6. ADMINISTRATION

- A. **ORDER 21-24-02-01H** — In the Matter of Accepting a Bid and Awarding Contract #21-C-0011 for the Willakenzie Fire Rehab Project. (Steve Ochs, Real Estate Development Director)  
(Estimated 5 Minutes)

**Steve Ochs:** We are bringing this to the board because of the time-sensitivity of this issue. We had an electrical fire at one of the units at Wilakenzie Townhouses, where one side of a duplex was completely destroyed. We brought the repair out to bid under emergency procurement protocols. We reached out to three folks, and got two bids back. One of the reasons we want to move quickly on this, is because

the family living there is temporarily displaced, as well as since the unit generates tax credits, OHCS is very keen on getting the unit back into services so that it generates credits and is in compliance.

**Char Reavis:** I just want to know about the electrical fire, was it in the walls, or was it caused by the resident? Is it a potential that it will happen in other units in the same complex?

**Steve Ochs:** The fire marshal could not conclude the cause of the fire. They looked at whether it was negligence or caused by the resident, but they were unable to reach a conclusion. There was a lot of stuff in the unit- someone had moved a friend's storage unit, so there were a lot of items in the unit at the time. The fire marshal didn't say that it was the cause, but it did lead to the severity of the fire. There are also fireproof walls in the unit, and it was amazing that the attached unit did not suffer any severe damage. There was a little bit of smoke smell and damage, but the unit next to it was habitable in about a week which is amazing with the amount of damage on the other side.

Motion: **Pat Farr**

Second: **Jay Bozievich**

**This motion passes unanimously 6/0 with Joe Berney excused.**

- B. **ORDER 21-24-02-02H** — In the Matter of Accepting a Bid and Awarding Contract #20-C-0048 for the Pengra Court Exterior Improvements Project. (Steve Ochs, Real Estate Development Director) (Estimated 5 Minutes)

**Steve Ochs:** This is for a capital project working on Pengra court in Springfield. Pengra Court is a Public Housing apartment complex that was built in 1981. We are very excited about this project, because the complex has been providing affordable housing to the community for many years, and it is definitely time for it to get a face-lift. The project came up, and we bid it out, and we got a pretty good turn out with bids.

**Kurt VonDerEhe:** We have been excited for this project for years. We put it out to bid a couple of years ago and all the bids came in way over budget, so we had to wait and "save up" so to speak, and were finally able to put it out to bid and get it in budget. We are really excited to get it off the ground.

**Jacob Fox:** I just want to quickly add since we have a relatively new commissioner, Laurie, that Pengra Court is a Public Housing complex. Public Housing was capitally funded by the Federal Government until the 1980s and then they stopped doing that. Then what Kurt gets, is about 1.5 million dollars a year to do capital projects on our Public Housing, and since I started here and Kurt moved into a management position, is getting roofs and envelopes done on all of our Public Housing properties and we have almost been able to do that across the entire portfolio. Which then will allow us to start thinking about how to make improvements inside the residential units where people are living in the housing. So from a more macro perspective, that will be a shift we are making to move into the inside of the buildings to improve them for the people living there.

Motion: **Pat Farr**

Second: **Char Reavis**

**This motion passes unanimously 6/0 with Joe Berney excused.**

- C. **ORDER 21-24-02-03H** —In the Matter of Approving the Executive Director to Sign Funding Agreements for Landlord Compensation Funding and Rent Assistance Funding (Jacob Fox, Executive Director) (Estimated 10 Minutes)

**Jacob Fox:** Talks about historical uses of IGAs of the agency including those for Weatherization. He talks about not having great historical documentation to see if staff went to the board to get approval for IGAs and all future IGAs or not.

When this IGA came up, it is for almost 19 million dollars, and it gave me pause, both because it is an IGA with a new governmental entity, but also because of the large amount of the IGA. In going over the by-laws and the IGA language with our lawyers, it is quite frankly kind of gray of whether or not I can sign it without board approval, so they advised me to err on the side of caution and take it to the board. We are going to start a more intentional discussion about governance in April with a work session, and we know that we need to do a pretty comprehensive update to the bylaws.

This order will give me authority to sign the IGA, as well as any future IGAs with Lane County. I am very comfortable with that since whenever we have a new IGA both our lawyers and Lane County's lawyers look over it. Then the second thing this does, is allow me to sign the new IGA with OHCS, and since I am expecting other time-sensitive IGAs to sign in the future regarding Landlord Compensation and Rent Assistance, it give me authority to sign them in the future.

Then if there are any new IGAs with other entities, and if the by-laws are not changed to where I have clear authority, I would just bring those back to the board for authorization to make sure you are aware of what the IGA is, and approve signing an IGA with a new entity.

**Pat Farr:** To be clear, you are asking for authority to sign any IGA with Lane County or OHCS, and then if another entity asks to sign an IGA, it would trigger you to bring that to the board for the board to access the new entity.

**Jacob Fox:** Yes, so I have clear contracting and signature authority up to \$150,000. What is not clear to me is what is called my "approval authority" which is not codified anywhere in our by-laws clearly. So what this will do is allow me to sign any IGA from Lane County or OHCS going forward.

**Pat Farr:** So, you have made it clear that a backstop for that is both entities legal teams, so that if there is anything extraordinary, it would be flagged through that process. I am comfortable with that, thank you Jacob.

**Laurie Trieger:** I agree with Commissioner Farr with the backstops of reviews, and that there is not a dollar amount attached to this order, it is just a thumbs up or thumbs down approval.

**Jacob Fox:** Yes, just because I do anticipate more stimulus. And for example, with this, they did want us to sign this on Monday when they gave us the final IGA. So we really can't wait on this, which is why we got it on the agenda. That said, when we discuss modifying the by-laws, we may want to roll that back. I am fine with that, it is just the funding is so variable at this time.

**Laurie Trieger:** And we would get some sort of notification that something was being signed, we would just not need to give prior authorization?

**Jacob Fox:** That is definitely something I can do, I think the best vehicle to go about that is the monthly executive director report. Next month I can list all IGAs in next ED report, then place them there going forward.

Motion: **Pat Farr**

Second: **Heather Buch**

**This motion passes unanimously 6/0 with Joe Berney excused.**

## **7. OTHER BUSINESS**

**Pat Farr:** 19 million dollars is a lot of money, but I do want to commend Homes for Good for stepping up to the plate, and being able to help both the County and the State in the equitable distribution of these funds. Thank you Jacob for getting this money, and getting it out to the people who need it as quick as you possibly can.

**Adjourn.**

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