

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).

Wednesday, April 27th 2022 at 1:30pm

To prevent the spread of COVID-19 Homes for Good will conducted the April 27th, 2022 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.

CALL TO ORDER

Board Members present: **Char Reavis, Michelle Thurston, Laurie Trieger, Joe Berney, Jay Bozievich, Pat Farr**

Board Members absent: **Heather Buch**

1. PUBLIC COMMENTS

None.

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE

None.

3. ADJUSTMENTS TO THE AGENDA

Fiscal Year 2020 Audit Results and Fiscal Year 2021 Audit Plan presentation by Moss Adams and presentation of Q2 Homes for Good staff excellence awards moved to be conducted before the Executive Director's Report.

4. COMMISSIONERS' BUSINESS

Joe Berney: Since I felt slightly chastised by our Board at our last meeting: if you recall, there was a vote taken on codifying the Homes for Good Board changes in the Lane County Manual. Commissioner Farr-Chair Farr- excuse me, was not at that meeting. I've learned from him and others of Robert's Rules of Order, and I want to admit that I learned from Commissioner Trieger. I hesitate to admit this, that she pointed out to me that what I thought we were voting on was not in fact what we were voting on, that we were only voting to codify the changes that the Board of Commissioners -the Lane County Board of Commissioners, not the Homes for Good Board of Commissioners- had already approved in September. So as a member of the minority, I was able to bring that up for a re-vote and I think you all know, I hope you all know, that the Lane County Board of Commissioners then, with Chair Farr present, voted in the majority to approve codifying it and Homes for Good is off and running in developing its new Board. And I just wanted to apologize to the group for my misunderstanding and thank Commissioner Trieger for schooling me. Thank you.

Commissioner Farr: I just wanted to say this, one of the things that happens when you're a Board member, is that the members of the public who know that you are, ask you questions that you don't know the answer to, that only staff can really answer. So, we rely as Board members on staff, and in particular, the one staff member that we hired, which is the Executive Director, to answer questions for us and to make things happen. And that's happened to me a number of times. I wanted to point out that throughout this month, there was one individual who contacted me several times and had some difficulty in that she could not address. I'm not going to go into too much detail about this right now, but it was a matter of transferring vouchers from one agency, in fact from one county to another county. And I called our Executive Director, Jacob Fox, and I want to tell you that he handled it personally, giving me names, so that along the way, I could really ease this person's tension that they were not going to get evicted, which was this person's main fear, and ultimately the individual quit contacting me, which to me is often the sign of success. So, I did confirm that the Homes for Good did take care of the issue. When we call Jacob, Jacob answers, Jacob makes it happen, and Jacob has a staff to back him up doing that. I want to thank you for that, Jacob, out loud and in the public that you are there, each time I personally have called you, each time I personally have contacted you, you've been there to solve the problem. Way to go, man.

5. EMERGENCY BUSINESS

None.

6. ADMINISTRATION

A. PRESENTATION — Fiscal Year 2020 Audit Results and Fiscal Year 2021 Audit Plan.

Kevin Mullerleile and Amanda McCleary-Moore of Moss Adams reported on Homes for Good 2020 audit results and determined that there were no significant findings. Discussed the Fiscal Year 2021 Audit Plan and the June 30th, 2022 deadline for completion. No action needed.

B. PRESENTATION — Q2 Homes for Good Staff Excellence Awards

Office Assistant Latoya Davis and Real Estate Specialist Becky Bertrand were announced as the recipients of the Second Quarter Homes for Good Staff Excellence Awards. Portfolio Manager Andrea Bishop gave remarks regarding Becky Bertrand, and Rent Assistance Division Director Beth Ochs gave remarks on Latoya Davis. No action needed.

C. Executive Director Report

Jacob Fox discusses new requirements of Section 3 Program that include creating employment opportunities and small business contracting opportunities for people served by Homes for Good.

Jacob Fox discusses the Commons on MLK need for operations funding and the ongoing discussions with Lane County.

Jacob Fox provides an update of the change of governance for Homes for Good and the opening of the application process with the goal of seating a new Board of Commissioners in July.

D. Approval of 3/30/22 Board Meeting Minutes

Motion: **Michelle Thurston**

Second: **Laurie Trieger**

VOTE

Ayes: **Char Reavis, Michelle Thurston, Laurie Trieger, Joe Berney, Jay Bozievich, Pat Farr**

Nays: None

Abstain: None

Absent: **Heather Buch**

The minutes are approved 6 / 0.

- E. **ORDER 22-27-04-01H** — In the Matter of Obtaining a Board Resolution to Approve the Submission of the Move to Work Annual Contributions Contract (ACC) Amendment to the Public Housing and Housing Choice Voucher ACCs

Beth Ochs gave presentation on the seven-step process to implement the Move to Work program. Discussed how Board approval is one step, and that Homes for Good would also need a public process to create the MTW supplement, update the software, coordinate with the HUD cohort for evaluation team, and then receive HUD approval of the Move to Work supplement.

Commissioner Thurston: Just a quick question. What does the public process step look like?

Beth Ochs: It looks similar to the process that we go through for the annual plan in the ACOP, where we draft a document that says, "Here's what our intentions are that we would like to implement for Move to Work waivers," and then we engage in a public hearing process and engagement with the RAB, and then gather that feedback and then make modifications before it's submitted to HUD for final approval.

Motion: **Michelle Thurston**

Second: **Laurie Trieger**

VOTE

Ayes: **Char Reavis, Michelle Thurston, Laurie Trieger, Joe Berney, Jay Bozievich, Pat Farr**

Nays: None

Abstain: None

Absent: **Heather Buch**

Order 22-27-04-01H is approved 6 / 0.

- F. **ORDER 22-27-04-02H** — In the Matter of Updating the Housing Choice Voucher Administrative Plan, Project Based Voucher Local Preferences (Beth Ochs, Rent Assistance Division Director)

Beth Ochs discusses the need for updating the Homes for Good Administrative Plan as it pertains to Project Based Section 8 vouchers for The Nel. Informed the Board that as Laurel Hill is the supportive services partner for this development, Homes for good needs to formalize the MOU that gives local preference to Laurel Hills for their referrals.

Motion: **Laurie Trieger**

Second: **Michelle Thurston**

VOTE

Ayes: **Char Reavis, Michelle Thurston, Laurie Trieger, Joe Berney, Jay Bozievich, Pat Farr**

Nays: None
Abstain: None
Absent: **Heather Buch**

Order 22-27-04-02H is approved 6 / 0 .

7. OTHER BUSINESS

None.

Meeting adjourned.