

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Wednesday, September 27th, 2023, at 1:30 p.m.

Homes for Good conducted the September 27th, 2023, meeting in person The Oaks on 14th Community Room and 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:

Heather Buch

Michelle Thurston

Pat Farr

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Board Members Absent:

Justin Sandoval

QUORUM MET

1. PUBLIC COMMENT

Commenter I:

Section 8 Voucher Holder

OVERVIEW

A recent recipient of a Housing Choice Voucher began the process of having Homes for Good inspect her current residence, that she's lived in for quite some time.

The unit passed the inspection, but the owner of the property is not eligible to rent to Section 8 voucher holders as they have been barred by HUD and the Homes for Good's Housing Choice Voucher Program.

Would like to have the property owner removed from this list so as to continue living in her residence while utilizing her Housing Choice Voucher. Additionally, documents defining "Aging in Place" were provided [*see attachments*].

Commenter II:

Property Owner

OVERVIEW

The property owner that is currently on the HUD and Homes for Good barred landlord list. They would like to be removed from this list to be able to provide housing to senior Housing Choice Voucher holders.

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

The Board of Commissioners and attendees took a moment of silence to honor former Chair, Char Reavis and to acknowledge her passing.

3. ADJUSTMENTS TO THE AGENDA

None

4. COMMISSIONERS' BUSINESS

None

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed the celebration of life for Char Reavis. Homes for Good staff, Board members and family were in attendance.

The monthly Board Finance Subcommittee meeting was held with a focus on the budget document. All Board members were invited, and the time was extended to deep dive into the financial reports.

Kirk Strohman during the subcommittee engagement encouraged Homes for Good to think strategically about how to sustainably utilize the scattered site proceeds. Homes for Good leadership, finance team and the Board will have a work session to focus on strategic planning for 2024.

The finance team meets with the auditors, Berman Hopkins, on a weekly basis to review audited financial statements in preparation for the next fiscal year audit and transition to Yardi software.

Discussion Themes

- Split the Board Work Session into two ½ days (January/February 2024)
- Agenda will be prepared during the Finance Subcommittee meetings

B. 2024 Board Calendar

Discussion Themes

- Adjust the finance subcommittee dates to eliminate conflict with Resident Advisory Board meetings
- Updated calendar invites will be sent out to all Board members for 2024

8. CONSENT AGENDA

A. Approval of 08/30/2023 Board Meeting Minutes

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Kirk Strohman**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr**

Abstain: *None*

Excused: **Justin Sandoval**

The 09/27/2023 Consent Agenda was approved [7/0/1]

BOARD ORDER(S)

9. ORDER 23-27-09-01H: In the Matter of Approving the Capital Fund Program Significant Amendment Statement

Real Estate Development Director, Steve Ochs Presenting

Overview

In July 2023 the Board approved the Capital Fund 5-Year Action Plan. When this plan was submitted to HUD, it was noted that Homes for Good needed to adopt a Significant Amendment Statement specific to the Capital Projects 5-Year Action Plan. The board order outlines specific significant amendments or modifications that would require a public process.

Discussion Themes

- Appreciation for communication and transparency around the Capital Projects 5-Year Action Plan

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Kirk Strohman**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr**

Abstain: *None*

Absent: **Justin Sandoval**

ORDER 23-27-09-01H was approved [7/0/1]

10.ORDER 23-27-09-02H: In the Matter of Approving Contract 23-P-0036 (Architectural Services) for Bridges on Broadway

Project Development Manager, Nora Cronin Presenting

Overview

Bridges on Broadway was a former Red Lion Hotel purchased by Lane County to provide temporary housing to experiencing homelessness, at risk of homelessness or displaced by the wildfires in 2021. In March 2023 Homes for Good received approval for Project-Based Voucher (PBV) rental assistance for all 57 income-qualified units at this site.

The funding received has permitted the development to move forward and start construction in June 2024 – therefore necessitating the execution of the contract with Pinnacle Architecture to start work.

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Chloe Chapman**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr**

Abstain: *None*

Absent: **Justin Sandoval**

ORDER 23-27-09-02H was approved [7/0/1]

PRESENTATION

11. PRESENTATION: Ground Source Heat Pump Proposal

Energy Services Division Director, Esteban Montero Chacon Presenting

Overview

[see presentation in the Board materials]

Discussion Themes

- Invasiveness of the drilling process
- What repairs (as a result) of the drilling process are covered in the cost
- Potential unintended ecological consequences of adding heat into the ground
- Selection process for homes
- Government incentives
- Disaster preparedness and impact
- Liabilities
- District heating
- Incorporation into new Homes for Good developments

No action needed.

BOARD ORDER(S)

12. ORDER 23-27-09-03H: In the Matter Approving the Fiscal Year 2024 Budget

Executive Director, Jacob Fox Presenting

Overview

2024 BUDGET PRIORITIES

- Financial management systems
- Scattered Site Proceeds strategically invested
- Moving to Work
- Resource development/Grant writing

[see document in the Board materials]

Discussion Themes

- Concern on approval of a deficit budget
- Use of Yardi to assist in budget reporting
- Break even properties – long-term planning with cost increases
- Impact of government shutdown on Homes for Good
- Current HUD field office contacts
- Release budget documents at least a month prior to Board discussion
- Impact of staff turnover especially Leadership Team members

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Chloe Chapman**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr**

Abstain: *None*

Absent: **Justin Sandoval**

ORDER 23-27-09-03H was approved [7/0/1]

13. ORDER 23-27-09-04H: In the Matter of Approving the Fiscal Year 2024 Public Housing Operating Budget

Supportive Housing Director, Wakan Alferes Presenting

Overview

HUD requires the Public Housing budget be approved separately from the entire Agency budget.

[see document in the Board materials]

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Chloe Chapman**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr**

Abstain: *None*

Absent: **Justin Sandoval**

ORDER 23-27-09-04H was approved [7/0/1]

14. OTHER BUSINESS

None

Meeting adjourned at 3:59 p.m.

Minutes Taken By: Jasmine Leary