

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, May 22nd, 2024, at 1:30 p.m.

Homes for Good conducted the May 22nd, 2024, meeting in person at the Homes for Good administrative building and via a public video call with dial-in capacity. The public was able to join the call, give public comments, and listen to the call.

CALL TO ORDER

Board Members Present:

Heather Buch

Michelle Thurston

Justin Sandoval

Pat Farr

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:

Quorum Met

1. PUBLIC COMMENT

None

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

None

3. ADJUSTMENTS TO THE AGENDA

None

4. COMMISSIONERS' BUSINESS

[Chloe Chapman] Springfield Chamber of Commerce in collaboration with Leadership Eugene Springfield is hosting a roundtable event to discuss the future of housing in the community with a focus on Accessory Dwelling Units (ADU's). The event is May 28th 4:00p – 5:00p at the Springfield Chamber.

[Event Flyer](#)

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed the annual Spring Spruce-Up event hosted by the Supportive Housing Division. It was an opportunity for Homes for Good staff to get out into the community and do landscaping repairs to Pengra Court (Springfield) and Veneta Villa (Veneta). The Pengra Court residents gave a special shoutout of appreciation that plants were put in the space.

Pacific Source Community Solutions has generously loaned Homes for Good \$4 million with the intent to increase affordable housing production in Lane County. The funds will be used for pre-construction costs.

The Homes for Good Energy Services Division to perform energy efficiency services for the Eugene Mission, which is a homeless shelter that serves the unhoused community. The upgrades by Energy Services includes not only energy efficient work but also structural revisions. This project was in partnership with Oregon Housing Community Services and Northwest Natural's Low Income Energy Efficiency Program.

The Real Estate Development Director recruitment process is coming to an end. The top candidate will be notified today of the selection. Additionally, Real Estate Development has two vacant positions, the Project Manager, and the Asset Manager. **Matt Salazar** has been the Interim Project Manager and will now be assuming that position. **Victoria Smithweiland** has been the Interim Real Estate Development Director and will assume the role of Asset Manager.

B. Quarterly Excellence Awards

Alli Schwartz presented the Quarterly Excellence Award to **Bryan Olson**

Jeff Champ presented the Quarterly Excellence Award to **Will Hartley**

8. CONSENT AGENDA

- A. Approval of 03/20/2024 Board Meeting Minutes
- B. Approval of 03/27/2024 Special Board Meeting Minutes
- C. ORDER 24-22-05-01H: In the Matter of Approving the Contract Modification of Contract 22-S-0008 Janitorial Turn-Over Cleaning for Residential Units

Vote Tabulations

Motion: **Larissa Ennis**

Second: **Kirk Strohman**

Discussion: *None*

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

Abstain: *None*

Excused: *None*

The 05/22/2024 Consent Agenda was approved [9/0/0]

9. ORDER 24-22-05-02H: In the Matter of Authorizing the Financing & Development of Ollie Court Located at: 1520 W. 13th Ave in Eugene, Oregon

Interim Project Development Manager, Matt Salazar Presenting

Overview

Ollie Court is an 81-unit development with an early learning center co-located on site formerly known as the Naval Reserve.

This order is to approve all the financing that has been awarded to the Ollie Court development. Pooling all the funding sources together will allow for partnership agreements to be drafted and signed to move forward with the development.

An additional \$2 million in LIFT funding was requested and approved. The total amount of LIFT funding is now \$13 million which will go towards development fees.

Discussion Themes

- Construction loan term of 24-months and possible extensions
- Permanent loan pre-payment penalties

Vote Tabulations

Motion: **Heather Buch**

Second: **Chloe Chapman**

Discussion: Timeline for commercial tenants signing leases and rent calculations.

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

Abstain: *None*

Excused: *None*

ORDER 24-22-05-02H was approved [9/0/0]

10. DISCUSSION: PHA Small Book Review

Rent Assistance Director, Beth Ochs Presenting

Overview

[see link: [PHA Small Book](#)]

Historically the Five-Year Plan has been a stand-alone document and is not often referred to in day-to-day operations. There has been a shift to imbedding it as an intentional Agency process and mirrors relevant portions of the Strategic Equity Plan.

Administrative Plan and ACOP have upcoming changes due to HOTMA. The changes started in 2016 by HUD are coming to fruition. Some of the updates are dependent on PHA's completing software changes, others are policy changes. Trainings are held on a regular basis and "Frequently Asked Questions" will be available at a later time.

MAJOR CHANGES:

Annual Plan

- Alignment of 5-year goals with Strategic Equity Plan.

Administrative Plan

- HOTMA changes related to income & assets (subject to HOTMA's timeline implementation)
- Changes to self-certification process.
- Removal of policies related to EID.

ACOP

- HOTMA changes related to income & assets.
- Minor update to transfer policy.
- Minor update to smoking policy.
- Update for NSPIRE inspection changes.
- Minor updates to Pet Policy.

Move To Work Supplement

- Alternative Reexam Schedule
- Exception Payment Standards
- PBV Portability Waiver for PSH

Discussion Themes

- Impact over time is unknown
- Administration of the State of Oregon's Long-Term Rent Assistance through Lane County

No action needed.

11. PRESENTATION: Move to Work Waiver Update

Rent Assistance Director, Beth Ochs Presenting

[see presentation: Reexamination Activity & Impact Analysis]

Discussion Themes

None

No action needed.

12. DISCUSSION: Board Meeting Planning Calendar

Executive Director, Jacob Fox Presenting

Overview

The intention is to have an opportunity to plan for regular updates to the board and set an annual (or bi-annual) cadence for said events. The board is encouraged to provide feedback and/or questions as time goes on.

Discussion Themes

- Begin scheduling board retreats
- Finance Subcommittee will help design the content for the Quarterly Financial Well-Being reports

No action needed.

13. OTHER BUSINESS

None

Meeting adjourned at 2:41 p.m.

Minutes Taken By: Jasmine Leary Mixon