

# MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

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**Wednesday, December 18<sup>th</sup>, 2024, at 1:30 p.m.**

Homes for Good conducted the December 18<sup>th</sup>, 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**

**Kirk Strohman**

**Chloe Chapman**

**Larissa Ennis**

**Destinee Thompson**

**Heather Buch**

Board Members Absent:

**Pat Farr**

**Joel Iboa**

**Quorum Met**

## **1. PUBLIC COMMENT**

*None*

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

*None*

## **3. ADJUSTMENTS TO THE AGENDA**

- After the Executive Sessions ORDER 24-18-12-01H: In the Matter of the Executive Director Performance Evaluation was the next agenda item discussed.
- Administration – Item C: Committee Member Assignments will be moved to the January 2025 board agenda

## **4. COMMISSIONERS' BUSINESS**

- Commissioner Buch joined at a delayed time due to a conflicting Lane County Board of County Commissioners meeting

## **5. EMERGENCY BUSINESS**

*None*

## **6. EXECUTIVE SESSION**

- A. Homes for Good Board will hold an Executive Session pursuant to ORS 192.660(2)(e), to conduct deliberations with persons designated by the Homes for Good Board of Commissioners to negotiate real estate property transactions.
- B. Homes for Good Board will hold an Executive Session pursuant to ORS 192.660(2)(i) to review and evaluate the job performance of a chief executive officer, other officers, and employees, and staff, if the person whose performance is being reviewed and evaluated does not request an open hearing.

## **7. ADMINISTRATION**

- A. Executive Director Report

**Jacob Fox** provided updates for the ongoing Real Estate Development construction projects of Lazy Days and Ollie Court. Lazy Days is facing a funding deficit as a result of additional costs to hook up utilities and finalize the homes. Homes for Good is working with Oregon Housing & Community Services (OHCS) to secure additional funding. Ollie Court is on schedule and on budget.

Homes for Good staff and board members attended the Eugene Area Chamber of Commerce Economic Summit on November 21<sup>st</sup>. Gregg Coburn, co-author of "Homelessness is a Housing Problem" was in attendance and speaker at the event.

Homes for Good has a new Finance Director, Dan Temmesfeld. Unaudited financials for FY24 have been submitted to HUD for review. The Finance team is continuing to

complete bank account reconciliations. All October 2024 account statements have been reviewed and over 50% reconciled.

Supportive Housing Director, **Wakan Alferes** applied and was awarded \$500,000.00 from the Lane Community Health Council for Bridges on Broadway (BoB) operational funding.

Lazy Days Celebration will be on January 30<sup>th</sup> or 31<sup>st</sup>. Currently Homes for Good is correspondence with a few elected state officials to determine which date will work best for everyone. There will be a Lane Transit District (LTD) bus to talk folks out to the event.

B. Homes for Good in the News

[see document titled: **News Reports**]

## 8. CONSENT AGENDA

- A. Approval of 10/30/2024 Board Meeting Minutes
- B. ORDER 24-18-12-03H: In the Matter of Approving the Homes for Good Commissioner Kirk Strohman Four-Year Term Recommendation

### **Vote Tabulations**

Motion: **Chloe Chapman**

Second: **Destinee Thompson**

Discussion: **Chloe Chapman** expressed appreciation for Kirk's continued work on the Board, his participation on the board finance committee and providing his expertise.

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

Abstain: *None*

Excused: **Pat Farr, Joel Iboa**

**The 12/18/2024 Consent Agenda was approved [7/0/2]**

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## 9. ORDER 24-18-12-01H: In the Matter of the Executive Director Performance Evaluation

*Human Resources Director, Bailey McEuen Presenting*

### **Overview**

The current Executive Director evaluation process started in 2021. A survey this year was sent out internally and to external partners. Additionally, the Executive Director completes a self-assessment.

[see document titled: **Board Memo – In the Matter of Documenting the Executive Director’s Annual Performance Evaluation & Instructing Human Resources Regarding Revision of the Employment Agreement**]

### **Discussion Themes**

- **Chloe Chapman** and **Larissa Ennis** expressed appreciation for Jacob’s work and how he shows up as not only an Agency leader, but community leader.

### **Vote Tabulations**

Motion: **Kirk Strohman**

Second: **Chloe Chapman**

Discussion: **Jacob Fox** expressed gratitude for the Homes for Good Board of Commissioners and the time they dedicate to the Agency.

Ayes: **Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Destinee Thompson**

Abstain: *None*

Excused: **Heather Buch, Pat Farr, Joel Iboa**

**ORDER 24-18-12-01H was approved [6/0/3]**

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## **10. PRESENTATION: Hate & Bias 6 Month Report**

*Human Resources Director, Bailey McEuen Presenting*

### **Overview**

The Hate & Bias Response Procedure was created to address and resolve complaints related to discrimination, harassment and other forms of hate and bias experienced in Homes for Good's communities and workplace.

Reports are reviewed as they come in and the procedures outline appropriate follow-up and action to take. An overview of incidents is provided to the Board on a six (6) month basis.

[see document titled: **Hate & Bias Incidents 2024 Board Report**]

### **Discussion Themes**

None

**No action needed.**

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## **11. ORDER 24-18-12-02H: In the Matter of a Procurement Process for the Replacement of the Heeran Center Heating System**

*Asset Manager, Victoria Smithweiland Presenting*

### **Overview**

The Heeran Center is a combined residential and commercial building that provides 24/7 to residents with severe and persistent mental illness. The commercial space is occupied by Lane County.

Building heating and cooling is provided by a heat pump system that is dependent on two (2) water source boilers. The system has failed. An urgent replacement is needed, and this will entail a procurement process to be initiated for the work and supplies.

There will be further discussion to determine if Homes for Good will continue to own this property in the future.

### **Discussion Themes**

None

### **Vote Tabulations**

Motion: **Kirk Strohman**

Second: **Destinee Thompson**

Discussion: *None*

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

Abstain: *None*

Absent: **Pat Farr, Joel Iboa**

**ORDER 24-18-12-02H was approved [7/0/2]**

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## **12. OTHER BUSINESS**

*None*

**Meeting adjourned at 3:30 p.m.**  
*Minutes Taken By: Jasmine Leary Mixon*