

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, January 29th, 2025, at 1:30 p.m.

Homes for Good conducted the January 29th, 2025, 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:

None

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

A. Appointment of Board Chair

In accordance with the Homes for Good Bylaws Article II Section 2, "The Chairperson of the Agency shall be elected annually by majority vote of the Agency Board at its first meeting in January."

Discussion Themes

- Before the board governance change in 2022 the board chair would be the two (2) commissioners served by Homes for Good programs and vice chair would be the vice chair of the Lane County Board of County Commissioners.
- Vision moving forward is the vice chair moves into the chair position.
- **Michelle Thurston** nominated **Larissa Ennis** as Board Chair

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Pat Farr**

Discussion:

- **Chloe Chapman** says thanks to **Michelle Thurston** for her service and stepping into the role during some historically difficult and emotional times for the board. Additional appreciation for **Larissa Ennis'** willingness, thoughtfulness and engagement thus far with the board.
- **Pat Farr** expresses thanks to **Michelle Thurston** for her service and especially support during the transition of the governance board
- **Kirk Strohman** states the bylaws are in the process of being reviewed. If approved the changes will be helpful in moving forward in determining roles. Additionally, he expressed appreciation for **Michelle Thurston** and her hard work, and he looks forward to **Larissa Ennis** stepping into the Chair role.

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

Abstain: *None*

Absent: *None*

Appointment of Larissa Ennis as Board Chair was approved [9/0/0]

B. Appointment of Board Vice Chair

In accordance with Article II Section 2 of the Homes for Good Bylaws, "The Vice Chairperson of the Agency shall be elected annually by the majority vote of the Agency Board at its first meeting in January".

Discussion Themes

- **Chloe Chapman** nominated **Destinee Thompson** as Board Vice Chair
- **Kirk Strohman** asks **Larissa Ennis** and **Destinee Thompson** what their goals are as they step into the roles of Chair and Vice Chair
 - **Destinee Thompson** is interested in learning more side-by-side with the Chair and supporting the goals of the board and the Agency
 - **Larissa Ennis** desires to be in support of the organization and specifically the Executive Director. The hope is to be able to provide advocacy and collaboration to determine where board members can "plug-in" and provide additional support.
- **Jacob Fox** addresses the involvement Michelle has had on a legislative level to advocate for Homes for Good and the community. There is hope that Michelle can continue her community involvement and advocacy work.

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Michelle Thurston**

Discussion:

- **Chloe Chapman** is excited to have Destinee step into the vice chair role – she has been a natural fit to this board since she joined.
- **Larissa Ennis** expresses excitement to have Destinee to step into a new leadership role and to work together.

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

Abstain: *None*

Absent: *None*

**Appointment of Destinee Thompson as Board Vice Chair was approved
[9/0/0]**

- C. Homes for Good Subcommittee/Ad Hoc Committee Member Assignments
Assignments don't need to be confirmed during the meeting. But as the work continues for each subcommittee and ad hoc committee. The selected number of committee members is strategic to ensure that a quorum is not present and mitigate any opportunities for decisioning.

Discussion:

- **Jacob Fox** recommends that the Chair be on the Finance Subcommittee
- **Destinee Thompson** would like to join the SEP ad hoc committee and step down from the Finance Subcommittee
- **Joel Iboa** would like to discuss in the future what other Public Housing Authorities are doing for committee work on their boards.
- **Michelle Thurston** is willing to step down from that committee to allow opportunities for other members to participate

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed the community event Homes for Good had an opportunity to attend in January. Staff participated in the State of the County and State of the City of Eugene addresses. Homes for Good is eager for opportunities to collaborate with new City of Eugene mayor, Kaarin Knudson in addressing housing needs in the community.

Commissioner Kirk Strohman has been reappointed for a four-year term as approved by the Lane County Board of County Commissioners meeting on January 7th, 2025 – we appreciate Kirk for his service and are grateful for his expertise and oversight.

The Homes for Good Leadership Team held a two-day retreat with the focus on developing a financial sustainability roadmap. As part of enhancing the Agency's financial management, a financial controller position was created, with Sean Pearson joining our team in January

There will need to be a special board meeting February 12th (add a separate meeting for 30 mins prior to the Finance Committee meeting) to discuss the Firwood Ductless Heat Pump Project. The details of the procurement process and selected contractor were not available for the January 29th board meeting, but a board review will be needed prior to the February 26th board meeting.

Ollie Court is on schedule and on budget. Bridges on Broadway has encountered some unforeseen circumstances with building conditions (not built to code) which

has exhausted the project contingency. The Real Estate Development team discovered opportunities for cost savings in supplies and if needed will reach out to Oregon Housing & Community Services (OHCS) for additional funding if needed.

Discussion Themes

- The hope and continued efforts for Homes for Good to leverage and utilize funds available for Energy Services and weatherization.

B. Employee of the Year Award

Supportive Housing Director, **Wakan Alferes** & Real Estate Development Director, **Audrey Banks** present the Employee of the Year Award to Project Developer, **Will Hartley**.

8. CONSENT AGENDA

A. Approval of 12/18/24 Board Meeting Minutes

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Justin Sandoval**

Discussion: *None*

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

Abstain: *None*

Absent: *None*

The 01/29/25 Consent Agenda was approved [9/0/0]

9. PRESENTATION: Bioculture Health Indices Research for PSH Residents

UO Associate Professor of Anthropology, Dr. Jo Weaver Presenting

Overview

Dr. Weaver is conducting research to develop an understanding of different factors that can impact health amongst people experiencing homelessness. This research compares experiences of people living with unsheltered homelessness, sheltered homelessness and permanent supportive housing.

Links: <https://blogs.uoregon.edu/weaverlab/houselessness-research/>

Discussion Themes

- Funding source: National Science Foundation
- A large enough sample should be expected within the year. Presentations will be given at neighborhood association meetings, city and county level. The data will also be published and distributed to participants and policy makers
- It is possible to reproduce this project and work elsewhere if the funding is available. This is increasing network development along the west coast. There is hope of having a larger research network overall.
- Forced displacement in the study is defined currently as: "How many time in last 3-6 have they been required to move against their will".
- **Heather Buch** requests to stay informed on future presentations and networking engagements and is willing to offer additional support.

No action needed.

10. ORDER 25-29-01-01H: In the Matter of Approving Contract 25-C-00014 Lazy Days Park Model Construction Contract with Palm Harbor

Real Estate Development Director, Audrey Banks Presenting

Overview

The Lazy Days site will have 10 park model RV homes on the property. Phase I was the completion of the site work and installation of modular homes. Phase II is the delivery of the park model RV's.

They look like tiny homes but are built to the RV code (different from the modular home code). They will be designed and match the modular homes to maintain a cohesive site design.

Homes for Good is working with the manufacturer and general contractor to ensure they are registered appropriately with the DMV. While they are RV homes, they will be permanently affixed with utility hook-ups. These models are designed for 1-2 occupants.

Three (3) proposals were submitted and there were significant variations in price due to the range of options in design. Palm Harbor scored the highest – and specializes in RV homes. The Real Estate Development team had the opportunity to visit their production site and tour a model home.

Discussion Themes

- Gap funding plans

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Larissa Ennis**

Discussion: Approval of this order will allow a deposit to be made for the purchase of the RV homes. Even with board approval until the funding negotiations with OCHS have been completed, guaranteed, and available a deposit will not be given to Palm Harbor.

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

Abstain: *None*

Absent: *None*

ORDER 25-29-01-01H was approved [9/0/0]

11. ORDER 25-29-01-02H: In the Matter of Updating the Administrative Plan and the Admissions and Continued Occupancy Plan - Distributions from Non-Revocable Trusts

Rent Assistance Director, Beth Ochs Presenting

Overview

According to Housing Opportunity Modernization Act (HOTMA) principal funds dispersed from a non-revocable trust are not to be considered a source of income – but interest from the trust will be considered income. Until December 2024 HUD had not authorized the use of the policy.

With HUD approval and court precedence in program participants prevailing that the funds are not considered reportable income, the approval will eliminate the ongoing administrative burden and legal costs as a result.

Discussion Themes

- Limits to trust amounts
- Upcoming HOTMA changes that include additional assets beyond income considerations for programmatic qualifications
- If the approval of this order creates issues moving forward the board should be informed

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Destinee Thompson**

Discussion:

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

Abstain: *None*

Absent: *None*

ORDER 25-29-01-02H was approved [9/0/0]

12. PRESENTATION: Audit Corrective Action Plan Update

Finance Director, Dan Temmesfeld & Deputy Director, Ela Kubok Presenting

Overview

Engagement with Clifton Larson Allen has been reduced based on the needs of the Finance Team. Most recently the Finance Team has been working on the REAC submission, which is the annual unaudited financial submission to HUD. It was submitted in November, a rejection was received, and a resubmission was completed and accepted. If there any delays to this goal, the board will be kept apprised.

This REAC submission is what triggers the commencement of the Agency financial audit. With the acceptance of REAC, this allows the audit process to begin 2-3 months earlier than usual. The Agency is still on track to meet the March audit submission deadline.

There are a few bank reconciliations for fiscal year 2024 that are still under review. They are estimated to be completed the following week. As part of the month-end close process, bank reconciliations for fiscal year 2025 have commenced (specifically October 2024 and November 2024).

The auditors, Berman Hopkins, will attend the February 26th board meeting.

Discussion Themes

- Encouraged by the progress of the Finance Team especially with the addition of **Dan Temmesfeld** (Finance Director) and **Sean Pearson** (Controller)
- The board is available to provide additional support as needed

No action needed.

13. OTHER BUSINESS

[**Chloe Chapman**] Concern regarding Executive Orders at the federal level
Executive Orders that could have an impact on Homes for Good have been rejected by the courts. **Ela Kubok** and **Jordyn Shaw** are working on a communications plan (public-facing, staff-facing, and board-facing) It is possible that there could be impact to funding sources – but at this time it's unclear what is factual.

Meeting adjourned at 3:51 p.m.
Minutes Taken By: Jasmine Leary Mixon