

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, February 26th, 2025, at 1:30 p.m.

Homes for Good conducted the February 26th, 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 (*delayed arrival*)

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

Chair Larissa Ennis and **Executive Director Jacob Fox** met with legal counsel to discuss the formation and administration of ad hoc/subcommittees of the Board. Moving forward, ad hoc/subcommittees are considered public meetings, because they advise the full board. Therefore, all meetings need to be publicly noticed, and minutes need to be produced.

Commissioner Strohman, **Commissioner Sandoval** and **Executive Director Fox** will work to revise the bylaws to reflect how Homes for Good establishes committees.

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Executive Director Report

Jacob Fox addresses the plan for communicating any updates or information from HUD to all staff. The focus is to only communicate factual information as it's received. At this time there isn't a funding impact to the Agency based on the staffing cuts at HUD. With the uncertainty in the future, it is important now more than ever to create a financial sustainability plan so we can be more proactive versus reactive.

At this time the Agency isn't in a position to predict what will happen in the future both for residents, program participants and employees. Homes for Good staff is a member National Association of Housing and Redevelopment Officials – there will be an opportunity for commissioners to become members of NAHRO and receive alerts.

The Board is scheduled to have a work session on March 12th. During this week a NAHRO conference will be held in Washington D.C. where several HUD officials will be present. Two staff from the Leadership Team will be in attendance. Additionally, the Finance Director will be out of the office. Therefore, it would be best to reschedule the work session. Updated invites will be sent out to board members once a new date is determined.

Homes for Good Real Estate Development is in negotiations for a turn-key development. Essentially the site would be built to Homes for Good specifications by Atkins Dame. Once complete, Homes for Good would be the long-term owner. Community leaders have gone to

Eugene City Council to approve Parcel 2 on the riverfront as the development site and \$7.5 million of urban renewal.

B. Quarterly Employee Excellence Awards

Energy Services Director, **Esteban Montero Chacon** presented the Employee Excellence Award to Energy Services Administrative Specialist, **Lacey LaCosse**.

Executive Support Coordinator, **Jasmine Leary Mixon** presented the Employee Excellence Award to HR & Payroll Specialist **Rachel Unruh**.

8. CONSENT AGENDA

A. Approval of 01/29/2025 Board Meeting Minutes

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Excused: **Heather Buch**

The 02/26/2025 Consent Agenda was approved [8/0/1]

9. PRESENTATION: Homes for Good Auditor Berman Hopkins Entrance Review

Berman Hopkins Presenting

Overview

The purpose of the annual audit is to determine that Homes for Good has strong controls and remain in compliance with guidelines of the various programs they run. As a government organization Homes for Good is subject to additional testing based on HUD regulations.

At the end of the audit there will be three reports:

- AICPA Audit Standards
- Government Auditing Standards
- Uniform Guidance

[see presentation titled: **Audit Presentation 2024**]

Discussion Themes

- Unable to predict what and/or if there will be findings on the audit at this point as the testing has just begun
- The intent for MTW is to allow for some flexibility in funds and efficiencies in processes

No action needed.

10. ORDER 25-26-02-01H: In the Matter of Authorizing the Executive Director or Designee to Apply for Assistance from Oregon Housing & Community Services for the Florence Quince Street Site in Florence, OR

Project Developer, Elena Coleman Presenting

Overview

Homes for Good Real Estate Development with the City Manager and Assistant City Manager to discuss the lack of homeownership opportunities for the local workforce.

The target population would be first-time homebuyers

Phase I: LIFT Homeownership

Phase II: Rental Development

Funding awards for the NOFA application will be announced in May. If Homes for Good is awarded the funds, construction would be expected to begin in June 2026 and certificate of occupancy would be June 2028. The funding would be dedicated to the development of permanent affordably housing for homebuyers.

Discussion Themes

- There would be a master lease hold agreement (used for condos) and Homes for Good would be the owners of the land itself
- Amenity considerations for the site selection
- Debt-service will be nonexistent

Vote Tabulations

Motion: **Destinee Thompson**

Second: **Justin Sandoval**

Discussion: *None*

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

Abstain: *None*

Excused: **Heather Buch**

ORDER 25-26-02-01H was approved [8/0/1]

11. PRESENTATION: HUD Annual Plan Overview

Rent Assistance Director, Beth Ochs Presenting

Overview

The HUD Annual Plan is submitted each year. The components include a Five-Year Plan and the Annual Plan. Annually updates to the goals of the five-year plan are provided to HUD (originally submitted FY24). The Five-Year Plan mirrors the Strategic Equity Plan (SEP).

The Annual Plan is more focused on regulatory and policy updates of both the Administrative Plan and the Admissions and Continued Occupancy Plan (ACOP).

[see presentation titled: HUD Annual Plan Overview]

Discussion Themes

- Efficiency in the future of the preparing the plan from an administrative standpoint
- Possibility of policy for Family Self-Sufficiency Program timelines
- Impact of potential HUD Field Office closures

No action needed.

12. PRESENTATION: Strategic Equity Plan – Six Month Progress Report

Equity Strategy Team Presenting

Overview

The Strategic Equity Plan (SEP) is drafted on an annual basis covering a period of June – July. Twice a year the board receives updates (January/February and July) of the progress the Agency as a whole has made on completing their goals outlined in the SEP.

[see presentation titled: Strategic Equity Plan Bi-Annual Update]

Discussion Themes

- Measurability of “Listen to Our Communities”
- Policy changes as a result of feedback received
- **Commissioner Chapman** can provide support in outreach/education for the Housing Choice Voucher Home Ownership Program

No action needed.

13. PRESENTATION: Introduction to the Financial Sustainability Roadmap

Executive Director, Jacob Fox Presenting

Overview

The Homes for Good Leadership Team with the facilitation of Margaret Van Vliet drafted held a work session to draft a Financial Sustainability Roadmap. The initial draft is presented to the board as an introduction prior to the Board Work Session where the details and strategies will be discussed in depth.

The goals outlined in this plan are financially focused but cross-departmental collaboration is crucial to bring the end result to fruition. This plan will be embedded as part of an overall Agency plan over the next year.

[see presentation titled: Financial Sustainability Roadmap]

Discussion Themes

- Assessment of alternative funding streams – upfront costs and potential impact to staff and/or residents
- Discrepancy between subsidies and the actual administrative costs
- Strategic and scenario-based planning for possible funding shortages

No action needed.

14. OTHER BUSINESS

None

Meeting adjourned at 3:57 p.m.
Minutes Taken By: Jasmine Leary Mixon