

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, March 19th, 2025, at 1:30 p.m.

Homes for Good conducted the March 19th, 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

Kirk Strohman

Larissa Ennis

Destinee Thompson

Chloe Chapman

Joel Iboa

Board Members Absent:

Pat Farr

Quorum Met

1. PUBLIC COMMENT

None

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

None

3. ADJUSTMENTS TO THE AGENDA

Order 25-19-03-02H: In the Matter of Approving the Bylaws of the Homes for Good Housing Agency of Lane County, Oregon Revisions will be moved to the April Board meeting

4. COMMISSIONERS' BUSINESS

None

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Executive Director Report

Executive Director, Jacob Fox, was unable to attend the board meeting, due to a conflicting conference in Portland. **Deputy Director, Ela Kubok** discussed the trip where she and Jasmine Leary Mixon travelled to Washington D.C. for the NAHRO conference. The key priorities were policy and opportunities to meet with our Senators and House Representatives for Oregon. Additionally, they met with HUD officials at HUD Headquarters. The focus of this discussion was Oregon-specific housing needs and context setting for housing shortages in Lane County specifically.

HUD has expressed their priorities are RAD conversions and promoting the Family Self-Sufficiency (FSS) Program. Secondly, the Affirmatively Fair Housing Rule has been terminated in an attempt to create regulatory relief for Public Housing Authorities.

Homes for Good is continuing their audit. Last month an auditor for Berman Hopkins conducted an in-person visit and interviews with staff, which hasn't occurred since the pandemic. The Agency is projected to have a submitted audit by the end of April.

There may be a need for a special board meeting to hold an Executive Session for a Real Estate Development opportunity.

Additionally, Real Estate Development has purchased a table for a Sponsor's Second Chance Gala event on April 19th. Link here: <https://sponsorsinc.org/second-chance-champions/>

Summit Bank will also be tabling at this event. If there are additional board members that want to attend beyond the space that Homes for Good has, they are welcome to join the Summit Bank table.

Discussion Themes

- Plans for consolidation of HUD Field Offices and development impacts
- Federal funding sources that Homes for Good receives directly or pass-through are approximately 80% of the income
- Landlord and program participant impact as a result of funding cuts
- Anomalies that were included in the Continued Resolution approved 03.14.2025
- Homes for Good Rent Assistance and Public Housing never receive 100% pro-ratio for the estimated cost of operating programs/sites
- Homes for Good Communications Team efforts to keep staff and program participants apprised in the event of funding impacts

8. CONSENT AGENDA

- A. Approval of 02.26.2025 Board Meeting Minutes
- B. ORDER 25-19-03-01H: In the Matter of Updating the FY25 Administrative Plan and the Admissions and Continued Occupancy Plan (ACOP) – HOTMA Update PIH Notice 2024-38

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Heather Buch**

Discussion: *None*

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

Abstain: *None*

Excused: **Pat Farr**

The 03/19/2025 Consent Agenda was approved [8/0/1]

9. ORDER 25-19-03-02H: In the Matter of Approving the Bylaws of Homes for Good Housing Agency of Lane County, Oregon Revisions

Bylaws Review Ad Hoc Committee presenting

[Moved to the April Board meeting agenda]

No action needed.

10. OTHER BUSINESS

None

Meeting adjourned at 2:14 p.m.

Minutes Taken By: Jasmine Leary Mixon