

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, July 30th, 2025, at 1:30 p.m.

Homes for Good conducted the July 30th, 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

Justin Sandoval

Pat Farr

Kirk Strohman

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:

Michelle Thurston

Chloe Chapman

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

Celebration and special thank you to Beth Ochs for her service and time at Homes for Good prior to her departure.

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed *the Rent Assistance Director recruitment – at the time of writing the report there were 60 applications, with 12 leads.*

There have been 10 applicants for the Finance Director recruitment. After four weeks, depending on responses Homes for Good will

Community Night is on: August 7th, 2025, 3:30 p.m. – 6:30 p.m. in Alton Baker Park. Board members are encouraged to attend with their families.

Commissioner Sandoval has helped Homes for Good engage with community partners specifically regarding public transportation and our real estate development projects. Meetings have been held with the City of Eugene Transportation Department. As a result, helpful insight was given to the Real Estate Development team to coordinate with the City of Eugene for the development pipeline.

The Coleman has moved off the waiting list for OHCS and will be recommended for funding. This development is a partnership between Homes for Good and Sponsors with great support from Lane County.

Discussion Themes

None

B. Quarterly Employee Excellence Awards

Maintenance Services Manager **Jeff Champ** presented the Quarterly Employee Excellence Award to Maintenance Mechanic **David Sebold**

Real Estate Development Director **Audrey Banks** presented the Quarterly Employee Excellence Award to Asset Management Specialist **Kat LaFerle**

C. FY26 Budget Timeline Overview

8. CONSENT AGENDA

- A. Approval of 06/25/2025 Board Meeting Minutes
- B. ORDER 25-30-07-01H: In the Matter of Updating the Administrative Plan – New Project Based Voucher Community & Local Preferences
- C. ORDER 25-30-07-02H: In the Matter of Appointing Members of the Homes for Good Foundation Board of Directors

Vote Tabulations

Motion: **Heather Buch**

Second: **Justin Sandoval**

Discussion: *None*

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

Abstain: *None*

Excused: **Chloe Chapman, Michelle Thurston**

The 07/30/2025 Consent Agenda was approved [7/0/2]

9. PRESENTATION: Berman Hopkins Agency Audit Exit Review

Berman Hopkins, Laura Ann Pray & Parker Howard Presenting

Overview

Homes for Good undergoes an Agency audit on an annual basis conducted by external CPA firm, Berman Hopkins. As part of the audit proceedings, Berman Hopkins meets with the Board at the beginning and end of the audit process.

[see presentation titled: Audit Presentation 2024]

Discussion Themes

- Defining OPEB (Other Post-Employment Benefits)
- Example of interfund transactions
- Expected increased oversight for restricted funds to ensure they are appropriately utilized

No action needed.

10.ORDER 25-30-07-03H: In the Matter of Approving the FY24 Financial Audit Significant Deficiency Plan of Action

Deputy Director, Ela Kubok Presenting

Overview

Homes for Good undergoes an Agency audit on an annual basis conducted by external CPA firm, Berman Hopkins. The following items were noted during the audit process:

- Improper account reconciliation
- Corrective entries not readily available
- Significant adjustments to several audit areas
- General ledger and unaudited data material adjustments
- Moving to Work Eligibility Process file deficiencies

Based on these findings, Homes for Good is required to draft a Corrective Action Plan and submit this document to the Oregon Secretary of State (upon Board approval).

While several of these findings are the same as the FY23 audit, Berman Hopkins has communicated that the Agency has made extensive improvements to internal controls in the past year.

Discussion Themes

- Controller **Sean Pearson's** plan to review last 12 months of journal entries
- Audit process and impact on budget planning/process

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Pat Farr**

Discussion: *None*

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

Abstain: *None*

Excused: **Chloe Chapman, Michelle Thurston**

ORDER 25-30-07-03H was approved [7/0/2]

11. ORDER 25-30-07-04H: In the Matter of Approving the Submission of the Five-Year Capital Fund Action Plan 2025-2029

CAP Project Manager, Kurt von der Ehe & Contract Administrator, Jared Young Presenting

Overview

The Five-Year Capital Fund Action Plan funds are utilized to perform routine maintenance and minor modifications to Public Housing units. The plan outlines how those funds will be specifically spent over the next five years. The following steps are taken as part of the plan-writing process:

- Green Physical Needs Assessment (GPNA)
- Capital Needs Assessments (CNA) and site visits
- Prioritize immediate health and safety concerns and accessibility needs
- Collaborate with the Property Management team to assess capital work required at properties.
- Hold a public hearing at the end of the comment period to gather community input.
- Gather input from the Resident Advisory Board (RAB) before and after developing the plan.

Some of the larger projects anticipated in the next five years are as follows:

- Community room remodels
- Kitchen upgrades (Pengra Court)
- Exterior paint (Parkview Terrace)
- Emergency generators (senior/disabled sites)
- Ventilation improvements
- Elevator upgrades

Discussion Themes

- Comprehensive Modernization (Comp. Mod.) entails major renovations, but not complete renovations of a space

Vote Tabulations

Motion: **Heather Buch**

Second: **Kirk Strohman**

Discussion: *None*

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

Abstain: *None*

Excused: **Chloe Chapman, Michelle Thurston**

ORDER 25-30-07-04H was approved [9/0/2]

12. PRESENTATION: Permanent Supportive Housing Program Overview & Impact

Supportive Housing Director, Wakan Alferes & Permanent Supportive Housing Manager, Camryn Leland Presenting

Overview

Permanent Supportive Housing (PSH) is a long-term housing solution designed for individuals and families experiencing chronic homelessness or facing significant barriers to stable housing. It combines affordable housing with voluntary, wraparound support services. The Housing First approach to PSH prioritizes providing permanent housing without preconditions.

Homes for Good has the following PSH properties:

- Bridges on Broadway
- The Commons on MLK
- The Keystone
- The Nel

[see presentation titled: Permanent Supportive Housing]

Discussion Themes

- Lease-up flexibilities with Bridges on Broadway (BoB) because it is not a tax-credit property
- Partnership with the University for Oregon Global Health Biomarker Lab
- Presentation as a tool to emphasize the return on investment and positive impact of PSH
- Use of HRSN funds prior to moving in for additional support
- Elements of unpredictability for resident timelines in PSH due to individually unique experiences – use of “Move On Assessments”
- Possible restrictions/requirements on the federal level
- Staffing capabilities if there was an increase in PSH units

No action needed.

13. PRESENTATION: Strategic Equity Plan Progress Report

Access & Opportunity Planning Team Members Presenting

Overview

[see presentation titled: Strategic Equity Plan End of Year Update]

Discussion Themes

- General support for the plan and progress.

No action needed.

14. OTHER BUSINESS

None

Meeting adjourned at insert exact time meeting ended

Minutes Taken By: Jasmine Leary Mixon