

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, September 24th, 2025 at 1:30 p.m.

Homes for Good conducted the September 24th, 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

None

5. EMERGENCY BUSINESS

None

6. ADMINISTRATION

A. Executive Director Report

Jacob Fox introduced Homes for Good's new Rent Assistance Director, **Aleksa Bruns**. A significant number of applications were received for this recruitment and Jacob Fox and Human Resources Director, Bailey McEuen hosted approximately 12 "meet and greets" prior to formal interviews and making their selection.

Aleksa graduated from the University of Oregon and knew she wanted to pursue a career focused on giving back and supporting her community. She began her career at Lane Council of Government (LCOG) Division of Senior Services and remained at LCOG for the past 12 years. Lane County is still unsure what their annual allocation for the Long-Term Rent Assistance Program – but Homes for Good continues to put out approximately \$80,000 in rent assistance into the community at the beginning of the month (with additional costs throughout the month)

Discussion Themes

None

7. CONSENT AGENDA

A. Approval of 08/27/2025 Board Meeting Minutes

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Justin Sandoval**

Discussion: Update **Kirk Strohman** as absent in the 08.27.2025 minutes

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

Abstain: **Kirk Strohman**

Excused: **Joel Iboa**

The 09/24/2025 Consent Agenda was approved [7/1/1]

8. ORDER 25-24-09-01H: In the Matter of Approving the Fiscal Year 2026 Budget *Leadership Team Presenting*

Overview

This was the second year that the budget was created through Yardi. During this process Homes for Good staff held three budget office hours sessions for the board and internal office hours for staff and budget builders.

The budget has been updated to include the numbers from the updated Collective Bargaining Agreement (CBA). Most budget assumptions are conservative.

SUPPORTIVE HOUSING

- Fungibility of public housing property funds
- Both affordable housing and public housing are in a budgeted positive cashflow

RENT ASSISTANCE

- Outstanding LTRA budgeting information needed from Lane County

REAL ESTATE DEVELOPMENT/ASSET MANAGEMENT

- Conservative approach for asset management "gaps"
- Anticipating financial support of 3rd party managed properties
- Accelerated timeline of receiving developer fees

ENERGY SERVICES

- Numerous funding sources and grants roll up into the budget

COCC & Shared Services

- COCC includes administrative/overhead costs
- The "CAP Fund" covers a majority of "CAP Administration" budget deficit

GRANTS & SUPPORTIVE SERVICES

- Pacific Source will cease being a Lane County CCO 12.31.2025 – but will continue to advocate with Oregon Health Authority (OHA); could lead to a gap in pre-development funding – but Homes for Good will connect with Trillium

Each year there is an overall Agency budget and a separate budget for Public Housing as the approval needs to be separated for HUD reporting.

[see presentation titled: FY2026 Budget Document]

Discussion Themes

- Vacant position elimination as a means for cost savings
- Federal and/or partner funding cut impact and scenario planning
- Collaboration between the Board Finance Committee and Homes for Good staff has been helpful
- Accuracy of budget to actual reporting and a tool in preparation for budget approval
- Advocacy efforts at the State level

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Destinee Thompson**

Discussion: *None*

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

Abstain: *None*

Absent: *None*

ORDER 25-24-09-01H was approved [9/0/0]

9. ORDER 25-24-09-02H: In the Matter of Approving the Fiscal Year 2026 Public Housing Operating Budget

Supportive Housing Director, Wakan Alferes Presenting

Overview

The Public Housing budget approval includes the COCC roll-up as overhead costs for supportive housing are housed under this budget.

The Public Housing operating subsidy is based on HUD assumptions and the Finance Department in collaboration with Supportive Housing reviews the estimated numbers for accuracy.

Discussion Themes

None

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Absent: *None*

ORDER 25-24-09-02H was approved [9/0/0]

10.EXECUTIVE SESSION

The Homes for Good Board will hold an Executive Session pursuant to ORS 192.660(d), to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session.

11.ORDER 25-24-09-03H: In the Matter of Approving the Collective Bargaining Agreement Ratification

Human Resources Director, Bailey McEuen Presenting

Overview

Joining Bailey during the presentation is the Union President and Programs & Grants Specialist, Rebecca Murphy Lyons and Union Vice-President

NON-MONETARY CHANGES

- Four-year contract
- Reorganize job groups
- Schedule/hybrid status change notification
- Bumping rights
- Probationary period

MONETARY CHANGES

- Class-specific adjustments greater than 3%
- Overall 3% COLA for most represented employees

Discussion Themes

- Prioritize that no Agency employees fall under the 60% AMI mark
- Appreciation for the collaboration and the ability to approve the budget and CBA in the same meeting

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Chloe Chapman**

Discussion: *None*

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

Abstain: *None*

Absent: *None*

ORDER 25-24-09-03H was approved [9/0/0]

12. PRESENTATION: Energy Services – Overview of Programs & Community Impact

Energy Services Director, Esteban Montero Chacon Presenting

Overview

[see presentation titled: Energy Services: Overview of Programs & Community Impact]

Discussion Themes

- Emphasis on Ductless Heat Pumps (DHP) to reduce energy costs and improve health outcomes
- Community engagements as a means of “advertisement” and word of mouth
- Budget limitations vs. community need
- Most homes worked on are single-family homes (not part of the Homes for Good portfolio)
- Community partner intentional cross-collaboration especially as it pertains to funding
- Assessment of heating/cooling needs or gaps in resources in the community

No action needed.

13. OTHER BUSINESS

[Kirk Strohman] Appreciation for Homes for Good team and gratitude for the experience as a board member. Additional thanks were given to board members for continuing to show up and participate over the last three years

[Michelle Thurston] The Resident Advisory Board (2nd Thursday of each month) meets over the lunch hour. If any board member is interested in attending, they are welcome to.

[Pat Farr] Echoes Kirk’s sentiment of diligence and high functionality of the current Board of Commissioners.

Meeting adjourned at 3:17 p.m.

Minutes Taken By: Jasmine Leary Mixon