

# MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

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**Wednesday, February 25<sup>th</sup>, 2026, at 1:30 p.m.**

Homes for Good conducted the February 25<sup>th</sup>, 2026, 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** *[delayed arrival]*

**Pat Farr** *[delayed arrival]*

**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. Ad Hoc/Subcommittee Meetings

#### ACCESS & OPPORTUNITY AD HOC COMMITTEE 2026 MEMBERS

- Destinee Thompson
- Michelle Thurston
- Justin Sandoval

#### FINANCE COMMITTEE MEETING

Chair Motion: Destinee Thompson

#### Vote Tabulations

Motion: **Chloe Chapman**

Second: **Michelle Thurston**

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 Appointment of Destinee Thompson as Finance Committee Chair was approved [8/0/1]**

- B. Intern for Pat Farr, Erin Schwartwald is joining in audience. She is University of Oregon Master of Public Policy student.

## 5. EMERGENCY BUSINESS

*None*

## 6. EXECUTIVE SESSION

*None*

## 7. ADMINISTRATION

### A. Executive Director Report

**Jacob Fox** discussed the annual PHA plan. The board has been well socialized to this plan – but is outlined in the Executive Director report.

A.C.T. Now Lane updates will be given next month once the various subcommittees coordinate their next phase plans and goals.

Leadership and Management have been participating in a robust on-site training hosted by Cascade Health. Because it is specific to just Homes for Good staff it has been helpful to apply the lessons to real-life situations and have robust discussion.

**Discussion Themes**

None

- B. Quarterly Employee Excellence Awards  
Supportive Housing Director, **Wakan Alferes** presented the Employee Excellence Award to Compliance & Data Analyst, **Noël Oostdijk**.  
Permanent Supportive Housing Manger, **Camryn Leland** presented the Employee Excellence Award to Resident Services Assistant, **Sabrina Haskinson**.

**8. CONSENT AGENDA**

- A. Approval of 01/28/2026 Board Meeting Minutes

**Vote Tabulations**

Motion: **Kirk Strohman**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Excused: **Justin Sandoval**

**The 02/25/2026 Consent Agenda was approved [8/0/1]**

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

*Audit Partner, Laura Anne Pray, CPA Presenting*

### **Overview**

Agency is working on compiling and documenting audit activity. Auditors, Berman Hopkins are on site this week to host interviews and meeting internally with staff to conduct observations of financial processes.

### **Auditor Priorities**

- Agency Compliance
- Agency Controls/Processes

### **Final Reports from Audit**

- Standard audit report
- Government audit report
- Compliance report

### **Timeline**

- Unaudited REAC submission (01.29.2026)
- Audit Planning (02.2026)
- Compliance Testing (03.2026)
- Financial Audit Testing (05.2026)
- Financial Statement Preparation, Oregon, REAC (06.2026)

### **General Updates**

Berman Hopkins is going through a transition and joining another CPA firm called Doeren Mayhew. While the name will change the services, staff and industry won't change. There should be no foreseeable impact on the Agency.

### **Discussion Themes**

- Users of Homes for Good audited financial statements

**No action needed.**

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**10. ORDER 26-25-02-01H: In the Matter of Awarding Contracts 26-R-0022-A, 26-R-0022-B, 26-R-0022-C, 26-R-0022-D for the Complete Home Weatherization Materials & Service Agreement**

*Energy Services, Estéban Montero Chacon & Energy Auditor, Marily Cruz Presenting*

**Overview**

Energy Services ran a procurement to solicit work from a pool of qualified contractors to conduct the weatherization maintenance that Energy Services facilitates.

There is a set price list, there are two (2) new contractors, a multiple local option. The amounts differ between each contract based on contractor capabilities and availability, but other details and scope are the same.

**Discussion Themes**

- Executive Director approval authority threshold and future changes

**Vote Tabulations**

Motion: **Destinee Thompson**

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 26-25-02-01H was approved [9/0/0]**

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## **11. PRESENTATION: Access and Opportunity Plan Mid-Year Progress Update**

*Access & Opportunity Planning Team Members Presenting*

### **Overview**

**[see attached presentation: Access & Opportunity Plan Mid-Year Progress Update]**

### **Discussion Themes**

- Goal tracking and percentages
- Resident input

**No action needed.**

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## **12. OTHER BUSINESS**

*None*

**Meeting adjourned at 2:38 p.m.**

***Minutes Taken By: Jasmine Leary Mixon***