

MINUTES

Homes for Good Housing Agency BOARD OF COMMISSIONERS



Wednesday, April 29th, 2026 at 1:30 p.m.

Homes for Good conducted the April 29th, 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

Kirk Strohman

Chloe Chapman

Larissa Ennis

Destinee Thompson

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

- Quarterly Employee Excellence Awards prior to Executive Director Report

4. COMMISSIONERS' BUSINESS

- A. Advocacy Ad Hoc Committee
Ross Williamson Local Government Law presenting

Overview

The purpose of this committee is to leverage the skills, network, and capacity for board members to advocate on behalf of Homes for Good on the local and state level.

Advocacy

The importance is when representing Homes for Good as board members, no action can be taken to sway or impress upon others to vote in a certain way when an item on a ballot (going before the individual voters). Advocacy on legislative items (going before governing bodies) is permitted as a board member.

These rules do not pertain to what board members do independently on their own time.

[refer to Board materials for additional information]

Discussion Themes

- Recommend clarifying to audience what "hat" a board member is wearing (community member, board member, etc.)
- Legislation vs. Ballot
- Can reach out to Ross or Jacob if there are additional clarifying questions

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

- A. Quarterly Employee Excellence Awards

- Real Estate Development Director, Audrey Banks presented the award to Contract Administrator, Teresa Hashagen
- Rent Assistance Director, Aleksa Bruns presented the award to Housing Specialist, Sara Stanley

B. Executive Director Report

Jacob Fox discussed the diligence of the Agency internally to ensure that all staff maintain professionalism, are good stewards of federal and state funds. Additional tools are being developed or revised as a guide to staff expectations such as, the Hybrid Work Plan, Code of Conduct and a Progressive Discipline Toolkit. This focus isn't an implication of overall poor employee performance, but rather a refresh of standards and finding ways as an Agency to serve better.

In March Jacob met with key leaders in Portland to discuss the financial sustainability of our real estate portfolio, housing investments, the issuance of bonds, and policy/legislation engagement as an Agency. During the pandemic the Leadership Team has had a more internal focus, but these meetings emphasized the importance of shifting to more external engagement.

Lastly, in April, Jacob met with University of Oregon leaders to discuss the Next Generation Housing Development Plan and the East Campus Area Plan. Both of these plans would include more dense housing options including dormitories, apartments and possibly middle housing. These endeavors would further contribute to ACT Now Lane's effort to increase housing production.

Discussion Themes

None

C. Agency Key Performance Indicators

[refer to Board materials for additional information]

Discussion Themes

- Higher vacancy rates for 3rd party managed sites in comparison to Agency-managed sites
- Analysis of self-managing properties that are currently 3rd party managed sites
- Expediting portfolio repositioning analysis
- KPI's as a tool for Advocacy Ad Hoc Committee
- Include a note to highlight areas for Board focus

8. CONSENT AGENDA

A. Approval of 03/25/2026 Board Meeting Minutes

Vote Tabulations

Motion: **Heather Buch**

Second: **Destinee Thompson**

Discussion: *None*

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

Abstain: **Kirk Strohman, Chloe Chapman,**

Excused: **Pat Farr**

The 04/29/2026 Consent Agenda was approved [6/2/1]

9. ORDER 26-29-04-01H: In the Matter of Updating the Housing Choice Voucher Administrative Plan (HCV Admin Plan) Local Preferences Language & Waitlist Order

Rent Assistance Director, Aleksa Bruns Presenting

The Emergency Housing Voucher (EHV) program is expected to sunset December 31st, 2026. The program provides rental assistance to individuals and families who are experiencing homelessness, at risk of homelessness, or fleeing domestic violence. This would impact 148 households in Lane County.

To continue serving these households, Homes for Good wants to amend the Administrative Plan to create a new waitlist preference called "At Risk of Rental Loss". This preference would help current EHV households to transition into a regular HCV program prior to the ending of EHV funding.

Discussion Themes

- Current payment standards can be honored as long as folks stay in the same unit – but the supportive services typically included with EHV would not be included.
- Local Preference vs. Date/Time waitlist placement

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, Destinee Thompson**

Abstain: *None*

Excused: **Pat Farr**

ORDER 26-29-04-01H was approved [8/0/1]

10.ORDER 26-29-04-02H: 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

Project Development Manager, Justin Ross & Project Developer, Marisa Johnson Presenting

Homes for Good purchased a 7.73-acre site to develop affordable housing in Florence, Oregon. The goal is to develop 85-95 units.

To fund the project, Homes for Good plans to submit an application through the Oregon Centralized Application (ORCA) which is administered by Oregon Housing & Community Services (OHCS) which combines multiple funding sources in one location.

Discussion Themes

- Partnership opportunities
- Including playgrounds
- Connection with local workforces to assess needs (Chamber of Commerce, casino, school district)

Vote Tabulations

Motion: **Heather Buch**

Second: **Justin Sandoval**

Discussion: *None*

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

Abstain: *None*

Excused: **Pat Farr**

ORDER 26-29-04-02H was approved [8/0/1]

11. PRESENTATION: Annual Plan Updates

Supportive Housing Director, Wakan Alferes Presenting

Overview

Each year Homes for Good submits an Annual Plan & Admissions and Continued Occupancy Plan (ACOP) to HUD. Prior to sending the plan to HUD, the board reviews and approves any proposed changes in June. Below is an overview of the key changes to the FY 2027 Annual Plan/ACOP:

- Alignment with the Access & Opportunity Plan.
- Expansion of communication methods and aligning with updated HUD guidance.
- Changes to ACOP focused on policies to increase occupancy and allow the Agency to more effectively manage vacancies as well as aligning with updated HUD guidance.
- Progress update to the MTW Supplement (no changes)

Discussion Themes

- Positive reception from RAB with the proposed changes

No action needed.

12. DISCUSSION: Establishing Flexibility of Implementation of Work Requirements & Term Limits

Executive Director, Jacob Fox Presenting

Overview

HUD has announced a proposed rule to allow for flexibility in implementing work requirements and time limits for qualifying residents. Flexibility means, the PHA would be able to determine if they want to enforce the requirements.

[refer to Board materials for additional information]

Discussion Themes

- Opportunity to leverage the Family Self-Sufficiency Program to offer additional support for the qualifying households

No action needed.

13. OTHER BUSINESS

Ollie Court + Leap & Learn Celebration is tomorrow (April 30th, 2026) at 2:00 p.m.

Meeting adjourned at 3:25 p.m.

Minutes Taken By: Jasmine Leary