MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Wednesday, June 24th, 2026, at 1:30 p.m.

Homes for Good conducted the June 24th, 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:
Michelle Thurston

Justin Sandoval

Pat Farr

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:
Heather Buch

Joel Iboa

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. **EXECUTIVE SESSION**
   None

7. **ADMINISTRATION**

   A. Executive Director Report

   Jacob Fox discussed a tour that Board Chair, Larissa Ennis, Head Start of Lane County, Parkside Community Preschool Early Childhood CARES, and Homes for Good hosted for Senator Merkley at Ollie Court on June 5th.

   As a representative of A.C.T. Now Lane, Board Chair, Larissa Ennis and Sylvia Barry attended the City of Eugene Council Public Hearing to speak on housing production incentives. During a February work session an overview of housing production incentives was proposed to the City Council including (1) a tax exemption for moderate income housing (2) a tax exemption for housing in commercial centers (3) a moderate-income revolving loan fund.

   Former Energy Services Director, Esteban Montero Chacon, as of June 12th is no longer with Homes for Good. Under his leadership the Energy Services team weatherized the Eugene Mission, launched a ground source heat pump pilot program, and continued to provide services to our community members by weatherizing homes. The team is a high performing team and is will be supported by Executive Leadership during the transition.

   Homes for Good's 2025-2026 Workers Compensation insurance policy renewal quote decreased by 28%. This is primarily due to the increased involvement the Safety Committee has had throughout the workplace. They have developed reduce workplace injuries via education, inspections and training. Because of their dedication, safety across all teams is considered a part of job responsibility.

   <u>Discussion Themes</u>

   - Recommended that City Council prioritize the middle-income revolving loan fund.
   - It will take time for Homes for Good to see the direct benefit or impact of legislative changes

8. CONSENT AGENDA

A. Approval of 04/29/2026 Board Meeting Minutes
B. ORDER 26-24-06-01H: In the Matter of Approving the Submittal of the Annual Plan & MTW Supplement to HUD

Vote Tabulations
Motion: **Kirk Strohman**
Second: **Michelle Thurston**
Discussion: *None*

Ayes: **Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr , Destinee Thompson**
Abstain: *None*
Excused: **Heather Buch, Joel Iboa**

The 06/24/2026 Consent Agenda was approved [7/0/2]

9. ORDER 26-24-06-02H: In the Matter of Approving the 2026-2030 Capital Fund Program Five-Year Action Plan

Contract Administrator, Jared Young Presenting

Overview

This is a five-year rolling plan, therefore each year the Capital Projects team will provide the Board with an update on projected capital projects added to the plan.

A key project area will be the elevators at Parkview Terrace – in the past year there have been several operational issues. Elevator maintenance and repairs are a significant expense, therefore many of the projects presented last year to the board will be delayed by 1-2 years. There aren't significant concerns with the delayed projects given the reprioritization.

There may be a need to come back with updates to the plan. Homes for Good is in talks of converting the Public Housing portfolio (595 units) federal subsidy structure. When there is a repositioning, the State of Oregon provides access to equity and gap financing in addition to debt that will be secured by the properties that is combined to fund major renovations at all of the properties.

New projects added to the plan include:

- Trees at Pengra Court
- Laundry room remodels and trees at Parkview Terrace
- Trees at Veneta Villa and Veneta Scattered Sites
- Kitchen ventilation and mailboxes at Cresview Villa
- Interior comprehensive modernization at Riverview Terrace
- Office equipment as added as a non-work item

Discussion Themes

- Completed repainting project at Parkview Terrace
- RAB is supportive of the plan
- Capital Needs Assessment is how different projects are prioritized
- Differentiations between "preservation/rehabbing" and "capital projects" and Agency solutions

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Chloe Chapman**

Discussion: *None*

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

Abstain: *None*

Excused: **Heather Buch, Joel Iboa**

ORDER 26-24-06-02H was approved [7/0/2]

10. PRESENTATION: Access & Opportunity Plan 2025 – 2026 Year-End Review

Project Developer, Johanna Jimenez; Resident Services Programs & Grants Specialist, Rebecca Murphy Lyons' Family Self-Sufficiency Coordinator, José Zarate Presenting

Overview

[see presentation titled: Access & Opportunity Plan End of Year Progress 2025 – 2026]

Discussion Themes

- Private sector developers in affordable housing spaces (i.e. Parcel II)
- Highlight the work done on self-sufficiency especially with credit reporting
- Opportunities to educate and incorporate the plan in day-to-day work for staff
- Resident engagement including the "why" behind the desire to engage

No action needed.

11. ORDER 26-24-06-03H: In the Matter of Approving the Access & Opportunity Plan for July 2026 – June 2028

Executive Support Coordinator, Jasmine Leary presenting

Overview

The Access & Opportunity Plan has been revised for the new plan year. The writing process is extensive and begins in February. It includes board and staff feedback, reviewing existing goals and developing new goals with the support of Directors and Managers/Supervisors.

The key differences to this year's plan include:

- Extending the plan term to two years
- Renaming the pillars
- Redesigning the visual structure
- Setting new goals and metrics that are more team-specific

[see document titled: Access & Opportunity Plan [July 2026 – June 2028]

Discussion Themes

- Staff connection with the new plan
- Appreciation or including both financial sustainability and board goals
- Share the plan with others

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Destinee Thompson**

Discussion: *None*

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

Abstain: *None*

Excused: **Heather Buch, Joel Iboa**

ORDER 26-24-06-03H was approved [7/0/2]

12. DISCUSSION: Advocacy Ad Hoc Committee

Board Chair, Larissa Ennis presenting

Overview

[see document titled: Advocacy Ad Hoc Committee Updates]

Discussion Themes

- Meeting with key community influencers like neighborhood associations and University of Oregon
- Debrief the short session with lobbyist
- Approach for who takes the lead on the various tactics – schedule another advocacy ad hoc committee meeting to fine tune the details

No action needed.

13. OTHER BUSINESS

None

Meeting adjourned at 2:52 p.m.

Minutes Taken By: *Jasmine Leary*