

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



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

Homes for Good conducted the July 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:

Justin Sandoval

Pat Farr

Kirk Strohman

Chloe Chapman

Destinee Thompson

Joel Iboa *[delayed arrival]*

Board Members Absent:

Heather Buch

Michelle Thurston

Larissa Ennis

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. Quarterly Employee Excellence Awards

Property Manager, Travis Baker presented the Quarterly Employee Excellence Award to Site Maintenance Specialist, Manny Anaya

Rent Assistance Program Manager, Christi Champ presented the Quarterly Employee Excellence Award to Housing Specialist, Melissa Hartman

B. Executive Director Report

Jacob Fox discussed ongoing budget challenges for the Agency. The budget process timeline for FY27 is 3-4 weeks ahead of where it was in the previous budget cycle. Some of the possible solutions to mitigate funding shortages including FTE reductions or leaving vacant positions unfilled.

Housing Authorities of Oregon (HAO) are engaged in two advocacy efforts. One is the Oregon Centralized Application (ORCA) system – which is the new application process for organizations to get in line for funding of proposed developments and is managed by Oregon Housing & Community Services (OHCS). The first area of advocacy included having a single relationship manager for all Oregon housing authorities to streamline the process and lessen the risk of duplicative administrative tasks for housing authorities during the application process. This request has been achieved. The second advocacy touchpoint is the ORCA system itself and refining the qualifying factors to get in the application queue – currently there are 92 projects “in line” but not all of them, if funded would be ready to move forward. Even with these development delays the Real Estate Development team is focused on other projects such as converting the public housing portfolio to a project-based subsidy portfolio, and there is a possibility of selling some properties.

Jacob Fox is the new Chair of the HARRP/AHRP board. This position will create opportunities for member advocacy including better rates and rebates in partnership with the new CEO.

Discussion Themes

- Support for Jacob's new role as HARRP/AHRP Chair position to increase advocacy efforts.

8. CONSENT AGENDA

A. Approval of 06/24/2026 Board Meeting Minutes

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Kirk Strohman**

Discussion: *None*

Ayes: **Kirk Strohman, Chloe Chapman, Pat Farr , Destinee Thompson, Justin Sandoval**

Abstain: *None*

Excused: **Heather Buch, Michelle Thurston, Larissa Ennis, Joel Iboa**

The 07/29/2026 Consent Agenda was approved [5/0/4]

9. PRESENTATION: Doeren Mayhew Agency Audit Exit Review

Doeren Mayhew, Laura Anne Pray Presenting

Overview

Doeren Mayhew (formally Berman Hopkins) conducted the Homes for Good audit. The audit covered financial activities from October 2024 – September 2025 (FY25).

The key findings were as follows:

- Six (6) file deficiencies in the Moving to Work Eligibility Process
- Eight (8) file deficiencies in the Housing Choice Voucher Eligibility Process
- One (1) grant drawdown out of compliance with HUD timeline

[see report titled: Homes for Good Housing Agency FY25 Audit Report]

Discussion Themes

- Follow up on detailed restricted cash changes
- Potential causes for ongoing improvements in ratios
- Benchmark comparison with other similar Public Housing Authorities
- Ongoing process improvements and flexibility with changes

No action needed.

10.ORDER 26-29-07-01H: In the Matter of Approving the FY25 Audit Corrective Action Plan

Finance Director, Janeal Kohler Presenting

Overview

Doeren Mayhew (formally Berman Hopkins) conducted the Homes for Good FY25 audit. Homes for Good is required to submit a Plan of Action to HUD which is the methods or strategies the Agency will engage to mitigate audit findings in the future.

Training and new quality control process were implemented last year for document gathering, but some of the files audited were created prior to this change.

Discussion Themes

None

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Pat Farr**

Discussion: *None*

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

Abstain: *None*

Excused: **Heather Buch, Michelle Thurston, Larissa Ennis**

The 26-29-07-01H Consent Agenda was approved [6/0/3]

11. ORDER 26-29-07-02H: In the Matter of Approving the Financing & Development of The Coleman Located at NW Corner of Hwy 99 & Roosevelt Blvd in Eugene, Oregon

Project Development Manager, Justin Ross Presenting

Overview

The Coleman was the first development Homes for Good had on the ORCA funding waitlist. Financial closing is intended October 2026. A majority of the funding for The Coleman will be LIFT funding and various funding sources have been secured for gap funding such as:

- Loans from Summit Bank
- GEQ carbon rebate
- EWEB incentives
- Sponsors
- Trillium

For the design of the property, multiple listening sessions were held to incorporate accessibility and trauma informed approaches in partnership with BDA architecture.

[see presentation titled: The Coleman Financing]

Discussion Themes

- Appreciation and importance of the development and collaborative efforts of The Coleman

Vote Tabulations

Motion: **Pat Farr**

Second: **Justin Sandoval**

Discussion: *None*

Ayes: **Kirk Strohman, Pat Farr , Destinee Thompson, Justin Sandoval, Joel Iboa**

Abstain: **Chloe Chapman**

Excused: **Heather Buch, Michelle Thurston, Larissa Ennis**

The 26-29-07-02H Consent Agenda was approved [5/1/3]

12. OTHER BUSINESS

None

Meeting adjourned at 2:53 p.m.

Minutes Taken By: Jasmine Leary Mixon