

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, August 26th, 2026 at 1:30 p.m.

Homes for Good conducted the August 26th, 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

Pat Farr

Chloe Chapman

Larissa Ennis

Destinee Thompson

Board Members Absent:

Justin Sandoval

Kirk Strohman

Joel Iboa

Quorum Met

1. PUBLIC COMMENT

None

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE

- **Pat Farr** commended Supportive Housing Director, Wakan Alferes in her engagement with the Poverty and Homelessness Board

3. ADJUSTMENTS TO THE AGENDA

- Move Consent Agenda: Approval of 07.29.2026 Minutes to next month's agenda. Three commissioners were unable to attend last month's meeting and would recuse themselves from the approval. This would result in a quorum not being met.

4. COMMISSIONERS' BUSINESS

[**Heather Buch**] Commissioner Buch received inquiries from concerned community members that would be impacted by the sunseting of the Emergency Housing Voucher (EHV). Rent Assistance Director, Aleksa Bruns has provided an update on numbers and historical context discussed in previous board meetings.

Homes for Good administers 142 households with EHV with an additional 8 households transferred from other jurisdictions. Those The "ported in" households have vouchers administered by other organizations Homes for Good only bills for their services, but does not administer the voucher

Impacted residents were sent letters with the programmatic changes and that they would be added to the Housing Choice Voucher waiting list with preferential priority with the first round of conversions. Projections show that there is a sufficient amount of funding to convert all 142 households. If there are any changes the board and residents would be kept apprised.

- Discussion:
 - o Projections show that there is sufficient amount of funding to convert all households.
 - o Asked Lane County to see if there was Rent Assistance to help
 - o Through HAO lobbyist reached out to Lane County and Governor to determine if the LTRA program criteria could be modified

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

None

8. CONSENT AGENDA

- A. Approval of 07/29/2026 Board Meeting Minutes

The 08/26/2026 Consent Agenda was postponed to next month

9. ORDER 26-26-08-01H: In the Matter of Approving the FY27 Budget

Finance Director, Janeal Kohler Presenting

Overview

The budget process is a multi-month project led by the Finance Department with input and collaboration from Homes for Good Leadership. The budget document does highlight each individual budget to delineate the fungibility (or lack thereof) of funds. A change for this year's budget document is there is a comparison of not only budget to actuals, but a comparison to the approved FY26 budget to the proposed FY27 budget.

It is standard to have lean budgets as all funds are typically used in their entirety by programs. Proration is the percentage rate that HUD will give Homes for Good to supplement the cost for administering Supportive Housing and Rent Assistance programs. The proration methodology does not capture inflation and does not reimburse at a 100% rate of the administrative cost. The largest challenge in Real Estate Development is the request for owner contribution funds from third party managed properties. Nationwide third party managed properties are struggling due to the costs and vacancy rates. While historically the Agency has been able to depend heavily on developer fees to supplement any funding shortages, with the new Oregon Centralized Application (ORCA) process, continuing to build a source of unrestricted funds that can support other programs will slow significantly.

Cost-saving measures (with minimal client impact) include restructuring positions, leaving non-essential positions vacant and benefit cost-sharing.

Discussion Themes

- Roll-up to demonstrate total financial health
- Appreciation for the presentation of the budget and Leadership intentionality
- ORCA process and changes to how the Agency approaches developments in the future

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Excused: **Justin Sandoval, Kirk Strohman, Joel Iboa**

ORDER 26-26-08-01H was approved [6/0/3]

10.ORDER 26-26-08-02H: In the Matter of Approving the FY27 Public Housing Operating Budget

Supportive Housing Director, Wakan Alferes Presenting

Overview

HUD requires that the budget for Public Housing individually be approved by the board. The roll-up of the Public Housing budget balances – with the use of approximately \$100,000 in Public Housing reserves to supplement. For \$100k Public Housing reserve, funds are fungible across Public Housing apartment communities.

Discussion Themes

- Future presentation with an update on Permanent Supportive Housing properties

Vote Tabulations

Motion: **Destinee Thompson**

Second: **Heather Buch**

Discussion: *Commissioner Farr looks forward to updates on Permanent Supportive Housing properties.*

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

Abstain: *None*

Excused: **Justin Sandoval, Kirk Strohman, Joel Iboa**

ORDER 26-26-08-02H was approved [6/0/3]

**11. ORDER 26-26-08-03H: In the Matter of Approving Contract 26-C-0042
(Construction Management/General Contractor Services) to Essex General
Construction for The Coleman at 275 Hwy 99 North Eugene, Oregon**

Project Development Manager, Justin Ross Presenting

Overview

52 units + offices + reentry resource center + community room

IGA in place to take ownership of the land

The contract in this case would be a pre-development contract where the Essex as the CM/GC in collaboration with BDA Architecture would map out the project.

As part of this process, the Guaranteed Maximum Price (GMP) is developed to have an idea of the expenses and build a proforma (which has previously been presented to the Finance Committee). The GMP is significantly higher than originally anticipated as a result of Build America Buy America (BABA) funds, overall increased costs of production, and insurance. These unexpected financial factors may extend the timeline for development but a switch in the breakdown of funding streams

Discussion Themes

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Vote Tabulations

Motion: **Heather Buch**

Second: **Michelle Thurston**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Kirk Strohman, Larissa Ennis, Pat Farr, Destinee Thompson**

Abstain: **Chloe Chapman**

Excused: **Justin Sandoval, Kirk Strohman, Joel Iboa**

ORDER 26-26-08-03H was approved [5/1/3]

12. PRESENTATION: New Real Estate Development Project Feasibility Presentation for 25025 West Broadway Avenue, Veneta

Project Development Manager, Justin Ross Presenting

Overview

Fall of 2025 City of Veneta reached out to Homes for Good regarding the development of affordable housing in Veneta. Since the initial meeting, the City of Veneta and Homes for Good are working on a Memorandum of Understanding (MOU) and community and commercial development outreach.

Homes for Good would have a nine (9) month period to do a feasibility study on the land and design. If determined to be feasible then Homes for Good would enter the project into the ORCA process. The land was historically owned by St. Vincent DePaul and is now owned by the city.

Veneta City Council has expressed interest in the possibility of this project, and no active opposition is indicated, but they remain curious about the vision for the project and what Homes for Good does as an organization. This may be an opportunity to a member of the Advocacy Ad Hoc committee to provide support.

[see presentation titled: City of Veneta New Project Exploration & MOU]

Discussion Themes

None

No action needed.

13. OTHER BUSINESS

Community Night Out is August 27th, 2026, at Alton Baker Park at 3:00p

Meeting adjourned at 2:54 p.m.

Minutes Taken By: Jasmine Leary Mixon