



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

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## HOMES FOR GOOD BOARD OF COMMISSIONERS MEETING

Wednesday, August 27<sup>th</sup>, 2025

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# AGENDA

**Homes for Good Housing Agency**

## **BOARD OF COMMISSIONERS**

### **Location of the meeting:**

Homes for Good Administrative Building  
100 W 13<sup>th</sup> Avenue  
Eugene, OR 97401



Teams

This meeting will be conducted in person with option to join via public video call and conference line (see details below).

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### **Wednesday, August 27<sup>th</sup>, 2024 at 1:30pm**

The August 27<sup>th</sup>, 2025, Homes for Good Board of Commissioners meeting will be held at the Homes for Good Administrative Building. It will also be available via a public video call with dial-in capacity. The public has the option to participate in person or by joining via video call or conference line.

### **Teams Meeting:**

Join Meeting: [Link](#)

Meeting ID: 233 949 250 95

Passcode: BHWRbS

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Dial-In: +1 689-206-0388,,817935186#

Phone Conference ID: 817 935 186#

Guide to Using Teams: [Link](#)

## **1. PUBLIC COMMENTS**

Maximum time 30 minutes: Speakers will be taken in the order in which they sign up and will be limited to 3-minutes per public comments. If the number wishing to testify exceeds 10 speakers, then additional speakers may be allowed if the chair determines that time permits or may be taken at a later time. **PLEASE NOTE:** The Homes for Good Board of Commissioners is a policy advisory body to Homes for Good and is not designated to resolve issues in public meetings. The Board will not discuss or make decisions immediately on any issue presented.

## **2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)**

## **3. ADJUSTMENTS TO THE AGENDA**

## **4. COMMISSIONERS' BUSINESS**

## **5. EMERGENCY BUSINESS**

## **6. EXECUTIVE SESSION**

The Homes for Good Board will hold an Executive Session pursuant to ORS 192.660(d), to conduct deliberations with persons designated by the governing body to carry on labor negotiations. Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session.

## **7. ADMINISTRATION**

A. Executive Director Report

## **8. CONSENT AGENDA**

A. Approval of 07/30/2025 Board Meeting Minutes

## **9. PRESENTATION**

Fiscal Year 2026 Budget Updates  
(Ela Kubok, Deputy Director) (Estimated 20 minutes)

## **10. PRESENTATION**

Rent Assistance Voucher Program Overview & Impact  
(Beth Ochs, Rent Assistance Director) (Estimated 20 minutes)

## **11. OTHER BUSINESS**

Adjourn.

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We want to provide an update that federal funding levels from HUD have held steady over the past few months. As we've monitored recent negotiations in Congress it appears that appropriations leadership in the House and the Senate realize the importance of HUD federal funding as a tool to prevent homelessness and provide an affordable home to seniors and people with disabilities who are on fixed incomes. We have seen delays in the distribution of Department of Energy funds that we use to weatherize homes that are rented or owned by low-income people here in Lane County. We will keep the Board updated on the status of this funding and we will engage with the Board if there is any down trend in HUD funding.

We are excited to report that The Coleman has advanced off the waiting list in the Oregon Housing and Community Services (OHCS) Oregon Centralized Application funding system. This means that this affordable apartment community has been approved for funding by the OHCS Housing Stability Council. As a refresher, The Coleman is a 52-unit housing community that has been designed in partnership with Sponsors, Inc. The current timeline is to start construction in mid-2026.

In an employee engagement survey that occurred earlier this year one of the suggestions from our employees is that leadership who work in our administrative building, which we affectionately called The Olive, should reach out and visit our employees who work in various apartment communities throughout Lane County. In response to this suggestion Ela and I have met with all the property management teams and have had some really rich conversations with staff that work most directly with the people we serve. We also have met with all the teams across the organizations just to engage our employees in a deeper way and get their input on how we can better support and engage with all employees at Homes for Good.



# MINUTES

**Homes for Good Housing Agency**

**BOARD OF COMMISSIONERS**

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**Wednesday, July 30<sup>th</sup>, 2025, at 1:30 p.m.**

Homes for Good conducted the July 30<sup>th</sup>, 2025, 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**

**Justin Sandoval**

**Pat Farr**

**Kirk Strohman**

**Larissa Ennis**

**Joel Iboa**

**Destinee Thompson**

Board Members Absent:

**Michelle Thurston**

**Chloe Chapman**

**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**

Celebration and special thank you to Beth Ochs for her service and time at Homes for Good prior to her departure.

**5. EMERGENCY BUSINESS**

*None*

**6. EXECUTIVE SESSION**

*None*

**7. ADMINISTRATION**

A. Executive Director Report

**Jacob Fox** discussed *the Rent Assistance Director recruitment – at the time of writing the report there were 60 applications, with 12 leads.*

There have been 10 applicants for the Finance Director recruitment. After four weeks, depending on responses Homes for Good will

Community Night is on: August 7<sup>th</sup>, 2025, 3:30 p.m. – 6:30 p.m. in Alton Baker Park. Board members are encouraged to attend with their families.

Commissioner Sandoval has helped Homes for Good engage with community partners specifically regarding public transportation and our real estate development projects. Meetings have been held with the City of Eugene Transportation Department. As a result, helpful insight was given to the Real Estate Development team to coordinate with the City of Eugene for the development pipeline.

The Coleman has moved off the waiting list for OHCS and will be recommended for funding. This development is a partnership between Homes for Good and Sponsors with great support from Lane County.

**Discussion Themes**

*None*

B. Quarterly Employee Excellence Awards

Maintenance Services Manager **Jeff Champ** presented the Quarterly Employee Excellence Award to Maintenance Mechanic **David Sebold**

Real Estate Development Director **Audrey Banks** presented the Quarterly Employee Excellence Award to Asset Management Specialist **Kat LaFerle**

C. FY26 Budget Timeline Overview

## **8. CONSENT AGENDA**

- A. Approval of 06/25/2025 Board Meeting Minutes
- B. ORDER 25-30-07-01H: In the Matter of Updating the Administrative Plan – New Project Based Voucher Community & Local Preferences
- C. ORDER 25-30-07-02H: In the Matter of Appointing Members of the Homes for Good Foundation Board of Directors

### **Vote Tabulations**

Motion: **Heather Buch**

Second: **Justin Sandoval**

Discussion: *None*

Ayes: **Heather Buch, Justin Sandoval, Kirk Strohman, Larissa Ennis, Joel Iboa, Pat Farr, Destinee Thompson**

Abstain: *None*

Excused: **Chloe Chapman, Michelle Thurston**

**The 07/30/2025 Consent Agenda was approved [7/0/2]**

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## 9. PRESENTATION: Berman Hopkins Agency Audit Exit Review

*Berman Hopkins, Laura Ann Pray & Parker Howard Presenting*

### **Overview**

Homes for Good undergoes an Agency audit on an annual basis conducted by external CPA firm, Berman Hopkins. As part of the audit proceedings, Berman Hopkins meets with the Board at the beginning and end of the audit process.

**[see presentation titled: Audit Presentation 2024]**

### **Discussion Themes**

- Defining OPEB (Other Post-Employment Benefits)
- Example of interfund transactions
- Expected increased oversight for restricted funds to ensure they are appropriately utilized

**No action needed.**

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## **10.ORDER 25-30-07-03H: In the Matter of Approving the FY24 Financial Audit Significant Deficiency Plan of Action**

*Deputy Director, Ela Kubok Presenting*

### **Overview**

Homes for Good undergoes an Agency audit on an annual basis conducted by external CPA firm, Berman Hopkins. The following items were noted during the audit process:

- Improper account reconciliation
- Corrective entries not readily available
- Significant adjustments to several audit areas
- General ledger and unaudited data material adjustments
- Moving to Work Eligibility Process file deficiencies

Based on these findings, Homes for Good is required to draft a Corrective Action Plan and submit this document to the Oregon Secretary of State (upon Board approval).

While several of these findings are the same as the FY23 audit, Berman Hopkins has communicated that the Agency has made extensive improvements to internal controls in the past year.

### **Discussion Themes**

- Controller **Sean Pearson's** plan to review last 12 months of journal entries
- Audit process and impact on budget planning/process

### **Vote Tabulations**

Motion: **Kirk Strohman**

Second: **Pat Farr**

Discussion: *None*

Ayes: **Heather Buch, Justin Sandoval, Kirk Strohman, Larissa Ennis, Joel Iboa, Pat Farr, Destinee Thompson**

Abstain: *None*

Excused: **Chloe Chapman, Michelle Thurston**

**ORDER 25-30-07-03H was approved [7/0/2]**

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## 11. ORDER 25-30-07-04H: In the Matter of Approving the Submission of the Five-Year Capital Fund Action Plan 2025-2029

*CAP Project Manager, Kurt von der Ehe & Contract Administrator, Jared Young Presenting*

### **Overview**

The Five-Year Capital Fund Action Plan funds are utilized to perform routine maintenance and minor modifications to Public Housing units. The plan outlines how those funds will be specifically spent over the next five years. The following steps are taken as part of the plan-writing process:

- Green Physical Needs Assessment (GPNA)
- Capital Needs Assessments (CNA) and site visits
- Prioritize immediate health and safety concerns and accessibility needs
- Collaborate with the Property Management team to assess capital work required at properties.
- Hold a public hearing at the end of the comment period to gather community input.
- Gather input from the Resident Advisory Board (RAB) before and after developing the plan.

Some of the larger projects anticipated in the next five years are as follows:

- Community room remodels
- Kitchen upgrades (Pengra Court)
- Exterior paint (Parkview Terrace)
- Emergency generators (senior/disabled sites)
- Ventilation improvements
- Elevator upgrades

### **Discussion Themes**

- Comprehensive Modernization (Comp. Mod.) entails major renovations, but not complete renovations of a space

### **Vote Tabulations**

Motion: **Heather Buch**

Second: **Kirk Strohman**

Discussion: *None*

Ayes: **Heather Buch, Justin Sandoval, Kirk Strohman, Larissa Ennis, Joel Iboa, Pat Farr, Destinee Thompson**

Abstain: *None*

Excused: **Chloe Chapman, Michelle Thurston**

**ORDER 25-30-07-04H was approved [9/0/2]**

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## **12. PRESENTATION: Permanent Supportive Housing Program Overview & Impact**

*Supportive Housing Director, Wakan Alferes & Permanent Supportive Housing Manager, Camryn Leland Presenting*

### **Overview**

Permanent Supportive Housing (PSH) is a long-term housing solution designed for individuals and families experiencing chronic homelessness or facing significant barriers to stable housing. It combines affordable housing with voluntary, wraparound support services. The Housing First approach to PSH prioritizes providing permanent housing without preconditions.

Homes for Good has the following PSH properties:

- Bridges on Broadway
- The Commons on MLK
- The Keystone
- The Nel

**[see presentation titled: Permanent Supportive Housing]**

### **Discussion Themes**

- Lease-up flexibilities with Bridges on Broadway (BoB) because it is not a tax-credit property
- Partnership with the University for Oregon Global Health Biomarker Lab
- Presentation as a tool to emphasize the return on investment and positive impact of PSH
- Use of HRSN funds prior to moving in for additional support
- Elements of unpredictability for resident timelines in PSH due to individually unique experiences – use of “Move On Assessments”
- Possible restrictions/requirements on the federal level
- Staffing capabilities if there was an increase in PSH units

**No action needed.**

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### **13. PRESENTATION: Strategic Equity Plan Progress Report**

*Access & Opportunity Planning Team Members Presenting*

#### **Overview**

**[see presentation titled: Strategic Equity Plan End of Year Update]**

#### **Discussion Themes**

- General support for the plan and progress.

**No action needed.**

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### **14. OTHER BUSINESS**

*None*

**Meeting adjourned at insert exact time meeting ended**

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



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 08/27/2025

**AGENDA TITLE:** Fiscal Year 2026 Budget Updates

**DEPARTMENT:** Finance

**CONTACT :** Ela Kubok

**EXT:** 2506

**PRESENTER:** Ela Kubok

**EXT:** 2506

**ESTIMATED TIME :** 20 minutes

- ☐ ORDER/RESOLUTION
- ☐ PUBLIC HEARING/ORDINANCE
- ☒ DISCUSSION OR PRESENTATION (NO ACTION)
- ☐ APPOINTMENTS
- ☐ REPORT
- ☐ PUBLIC COMMENT ANTICIPATED

**Approval Signature**

**EXECUTIVE DIRECTOR:**

**DATE:** 08.18.2025

**LEGAL STAFF :**

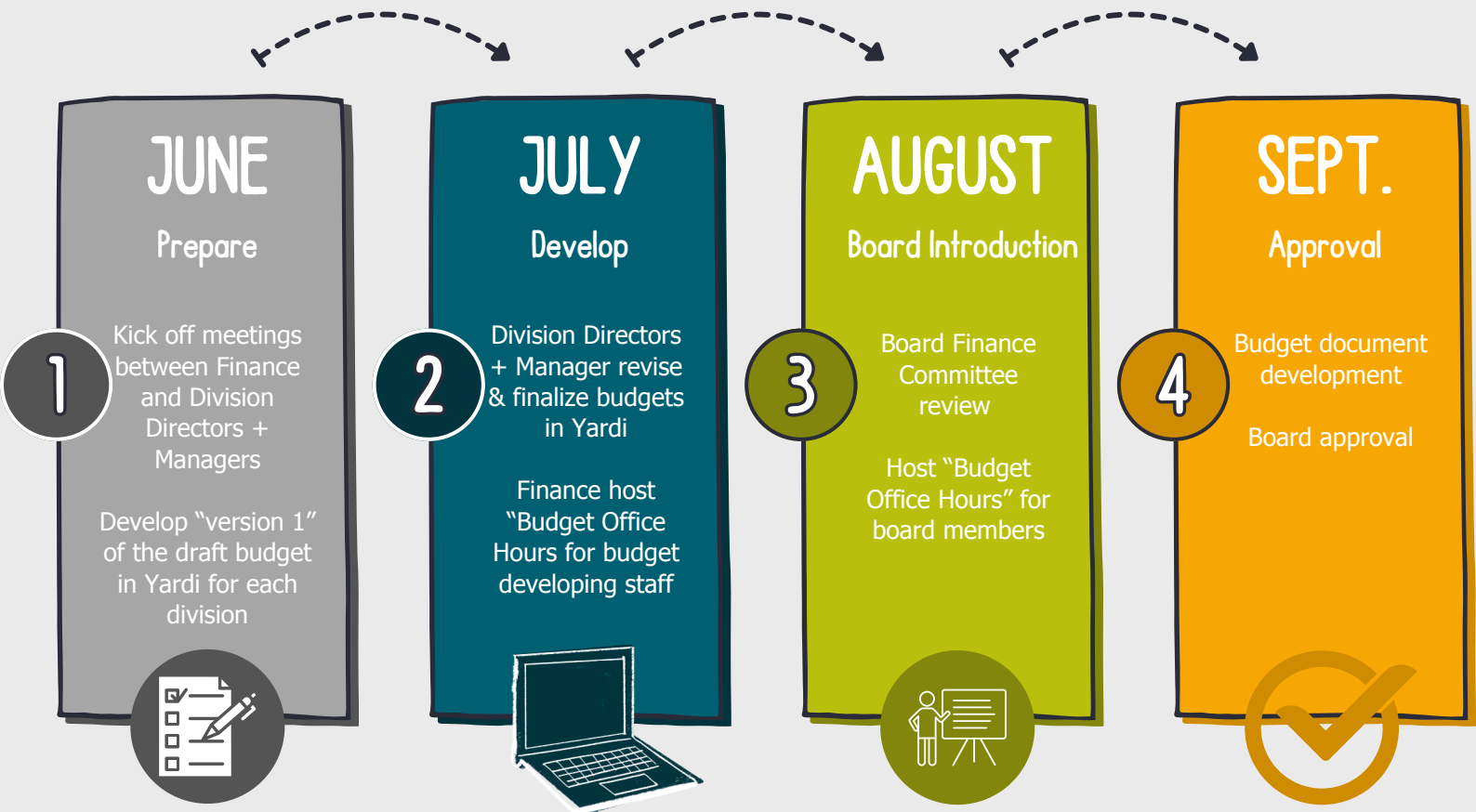
**DATE:**

**MANAGEMENT STAFF:**

**DATE:**

# General Budget Timeline

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## **BOARD BUDGET OFFICE HOURS**

August 19<sup>th</sup>, 2025 | *Tuesday*

2:00p – 3:00p

- Housing Choice Voucher Draft Budget
- Public Housing Roll-Up Draft Budget
- Energy Services Draft Budget

August 20<sup>th</sup>, 2025 | *Wednesday*

12:30p – 1:30p

- COCC Roll-Up Draft Budget
- Shared Services Roll-Up Draft Budget
- Asset Management Draft Budget
- Development Draft Budget

September 10<sup>th</sup>, 2025 | *Wednesday*

1:30p – 3:00p

- General Draft Budget Review



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 08/27/2025

**AGENDA TITLE:** Rent Assistance Voucher Program Overview & Impact

**DEPARTMENT:** Rent Assistance Division

**CONTACT :** Beth Ochs

**EXT:** 2547

**PRESENTER:** Beth Ochs

**EXT:** 2547

**ESTIMATED TIME :** 20 minutes

- ☐ ORDER/RESOLUTION
- ☐ PUBLIC HEARING/ORDINANCE
- ☒ DISCUSSION OR PRESENTATION (NO ACTION)
- ☐ APPOINTMENTS
- ☐ REPORT
- ☐ PUBLIC COMMENT ANTICIPATED

**Approval Signature**

**EXECUTIVE DIRECTOR:**

**DATE:** 08.18.2025

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**





## Voucher Overview

# Voucher Overview

## Types and Utilization



CY 24

	HCV	PBV	VASH	FYI	HO	TOTAL	MS	EHV
<b>Unit Months Available</b> (Voucher # x 12 months)	31,411	4,006	3,768	105	420	39,710	2,172	2,208
<b>Units Months Leased</b> (Voucher # x 12 months)	32,334	3,551	3,299	102	336	39,622	2,387	1,938
<b>Utilization (%)</b>	<b>102.90%</b>	<b>88.60%</b>	<b>87.60%</b>	<b>97.10%</b>	<b>80%</b>	<b>99.80%</b>	<b>109.90%</b>	<b>87.77%</b>

### Vouchers:

Housing Choice Voucher (HCV)  
Veterans VASH  
Project Based Vouchers (PBV)

Mainstream (MS)  
Emergency Housing Vouchers (EHV)  
Foster Youth Initiative (FYI)  
Homeownership (HO)

# Who uses the Vouchers

## Demographics



8 out of 10 Vouchers serve a household with  
Extremely Low Income  
0%- 30% of Median



Children Ages 0-17 Served:

**1,934**

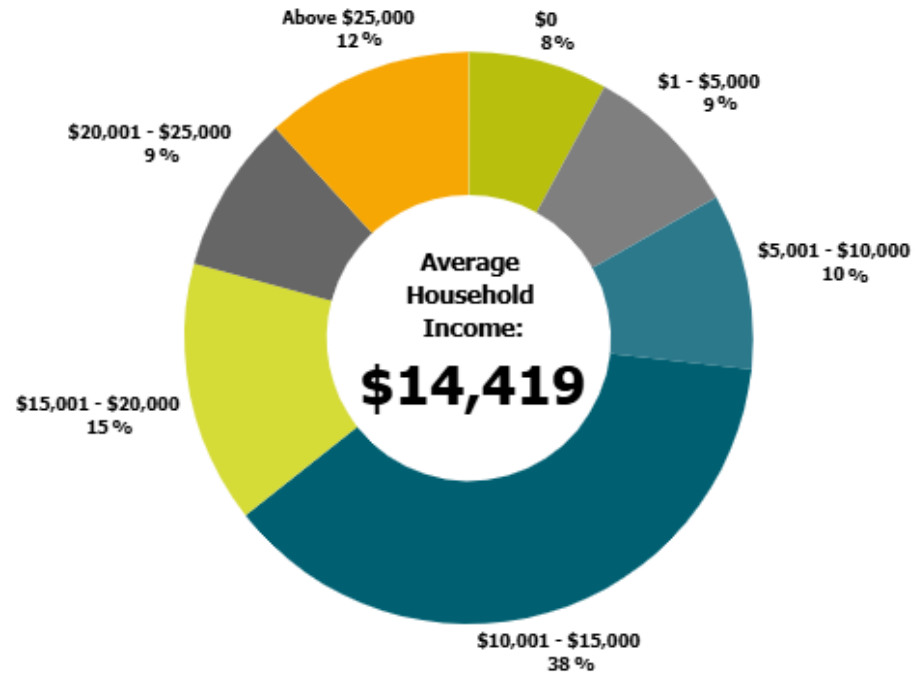
32% of participants

Female Head of Household  
with Children:

**830**

26% of households

**Distribution of Income**



14 out of 25 Vouchers are  
single-person households



Average  
Household Size:

**2 People**

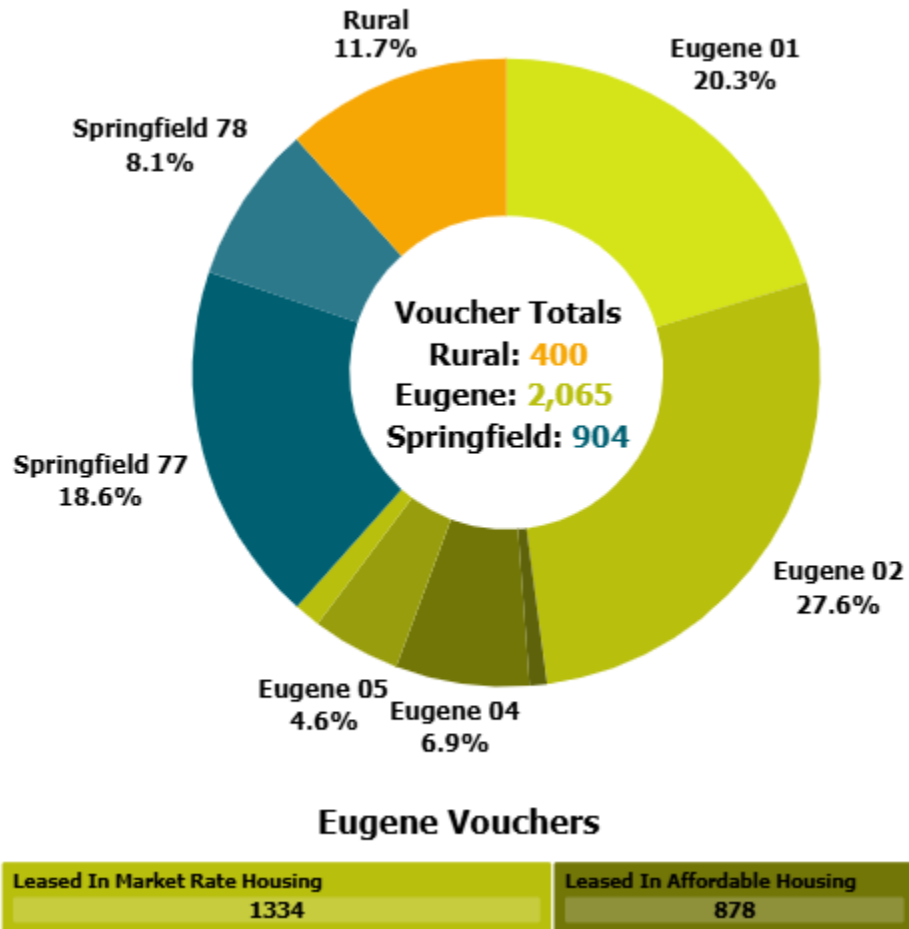
Average  
Tenant Portion of Rent:

**\$334**

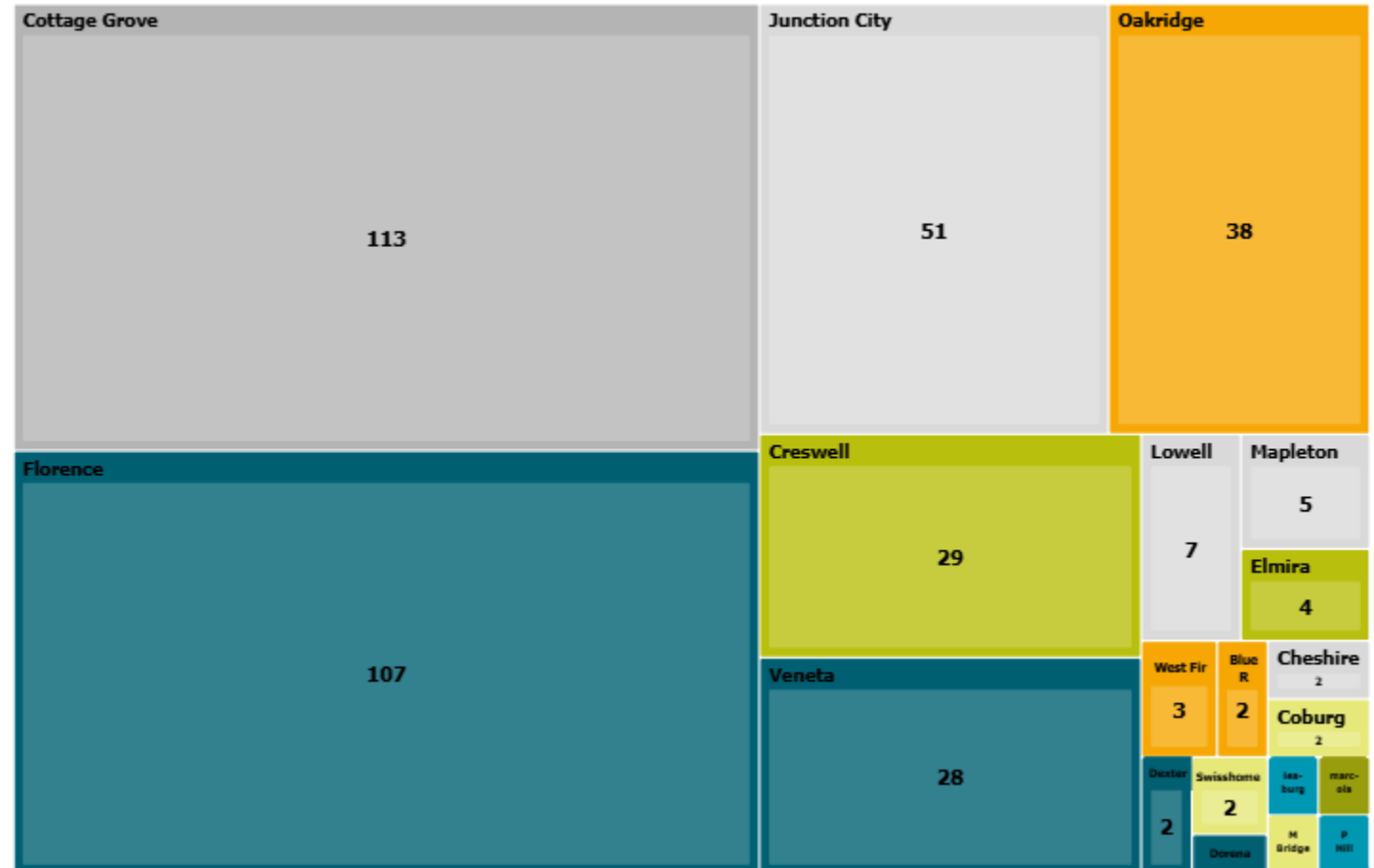
	Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled
# of Households	201	6	270	651	787	21	978	270

# Where are vouchers used

## Metropolitan and Beyond

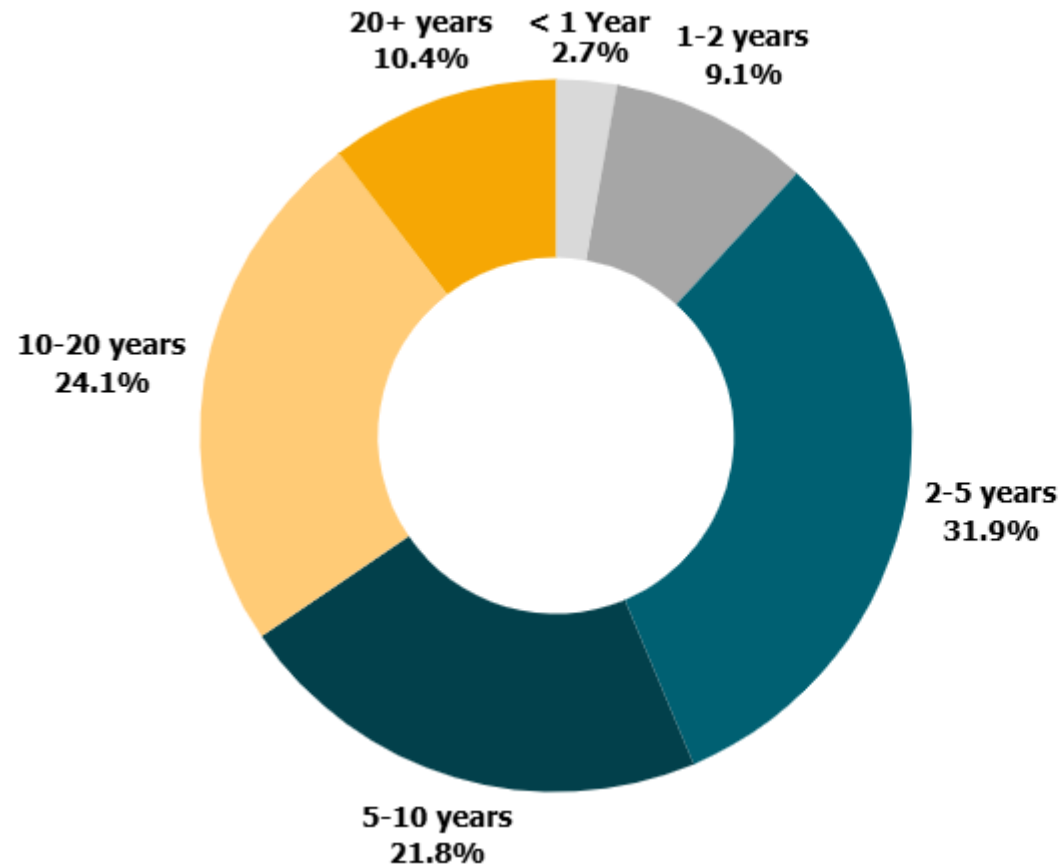


### Rural Vouchers



# Length of Voucher Use

## How many years is a voucher used for



**11 out of 25 vouchers  
are used for 10+ years**





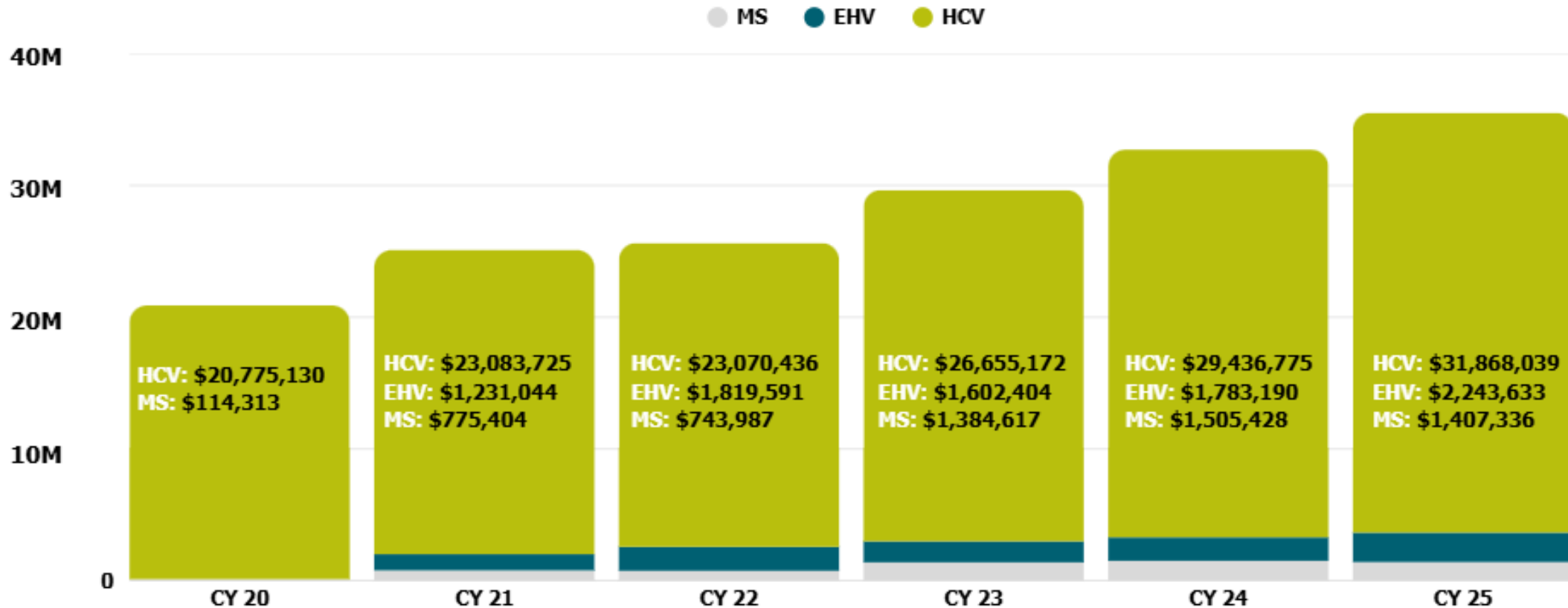
# End of Voucher Use

## Why voucher usage stops



# Voucher Funding

## How does it grow

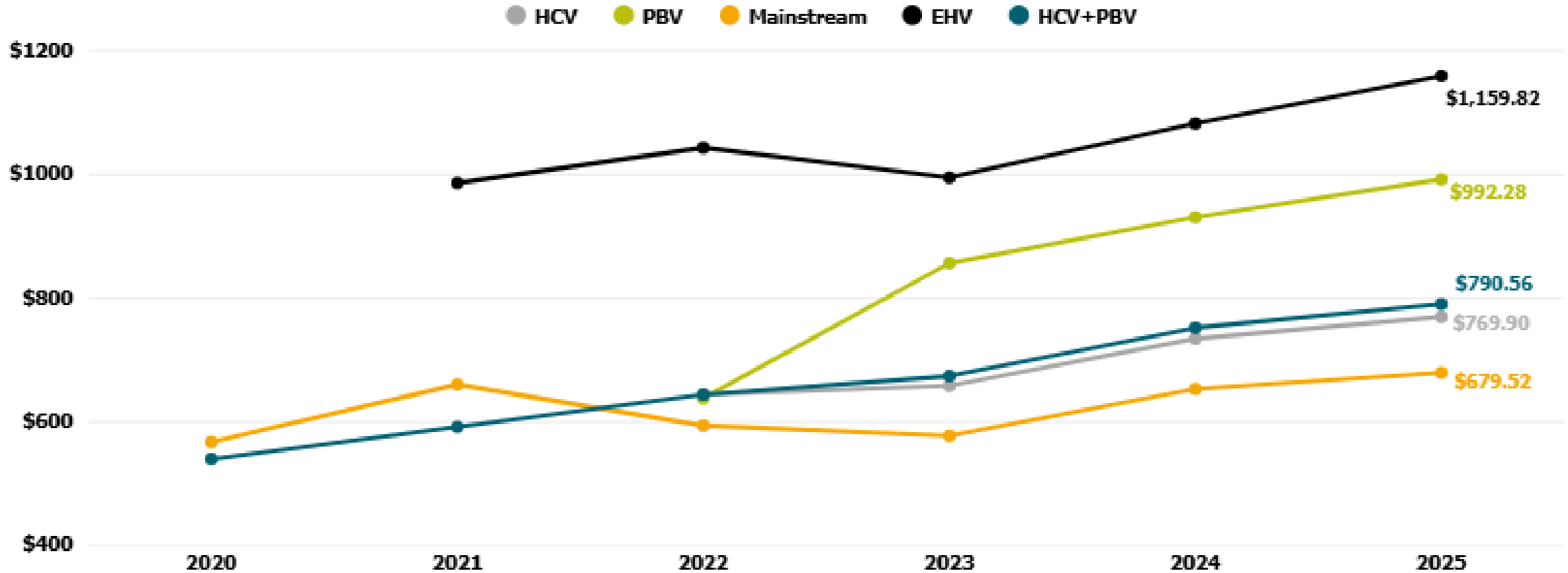


Mainstream program start - Nov 2018

EHV program start - July 2021

# Voucher Cost

## Per Unit Cost





# Administrative Fees

## How they are earned



### **UMAs vs UMLs**

CY24 = Unit Months Available (UMAs) = 39,710

CY24 = Unit Months Leased (UMLs) = 39,622

CY24 Utilization = 99.8%

### **Column A and B Rate**

$1700 \times 128.82 = 217,294$  (Column A Rate)

$37,922 \times 119.30 = 4,524,094.60$  (Column B Rate)

4,741,388.60 (A+B Rate)

### **Proration**

4,314,633.60 (91% Proration of A+B) = Admin Fee earned for CY24

# How we compare

## Voucher usage for other Public Housing Agencies



	National Averages	Homes for Good	Home Forward	Marion County
Voucher Utilization YTD	85.96%	97.53%	92.62%	75.32%
PUC	\$1,121.27	\$781.58	\$1,135.79	\$1,066.09
Leasing potential	0.61%	0%	0%	1.21%

# Into the Future

## What's next for vouchers



### **Emergency Housing Vouchers**

EHV ending at close of CY26

151 EHV X 12 = 1,812 UMA

If 100% leased loss of 230,655, assuming a 91% pro-rate  
= 209,896.00 reduction in Admin Fee for CY27

### **Veterans Affairs Supportive Housing**

Expansion of VASH CY25

Nationwide 34 million dollars will be issued

Interest is declared; HUD then offers increments of vouchers ranging from 5 to 500.

Local VA desires 10-15 more vouchers

# Thank You!



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