



HOMES FOR GOOD BOARD OF COMMISSIONERS MEETING

Wednesday, March 25th, 2026

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Board Advocacy Ad Hoc Committee

AGENDA

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Location of the meeting:

Homes for Good Administrative Building
100 W 13th 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).

Wednesday, March 25th, 2026 at 1:30pm

The January 28th, 2026, 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: 282 091 185 118 3

Passcode: 8wr7Zk29

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 respond to public comments in public meetings. The Board will not discuss or make decisions immediately on any public comment made.*

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

7. ADMINISTRATION

- A. Executive Director Report

8. CONSENT AGENDA

- A. Approval of 02/25/2026 Board Meeting Minutes
- B. ORDER 26-25-03-01H: In the Matter of Accepting a Bid & Awarding Contract #26-C-0012 for Riverview Terrace Generator Installation Project

9. PRESENTATION

Financial Sustainability Roadmap Progress Update
(Leadership Team) (Estimated 30 minutes)

10. DISCUSSION

HUD Proposed Rule for Mixed Immigration Status Households
(Executive Director, Jacob Fox) (Estimated 15 minutes)

11. DISCUSSION

Board Advocacy Ad Hoc Committee
(Executive Director, Jacob Fox & Board Chair, Larissa Ennis) (Estimated 30 minutes)

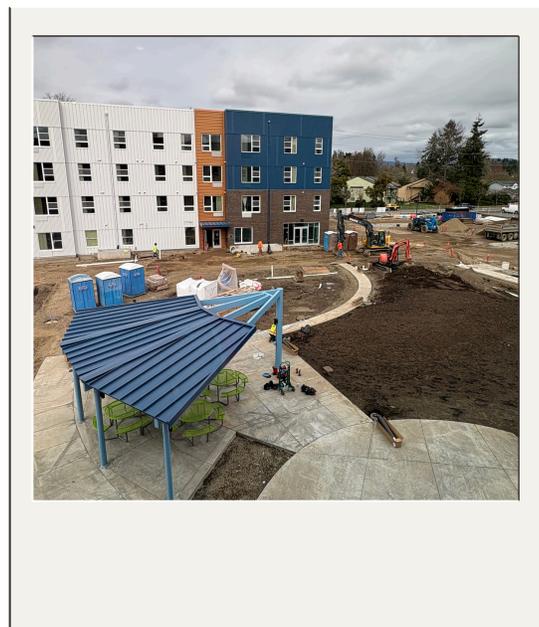
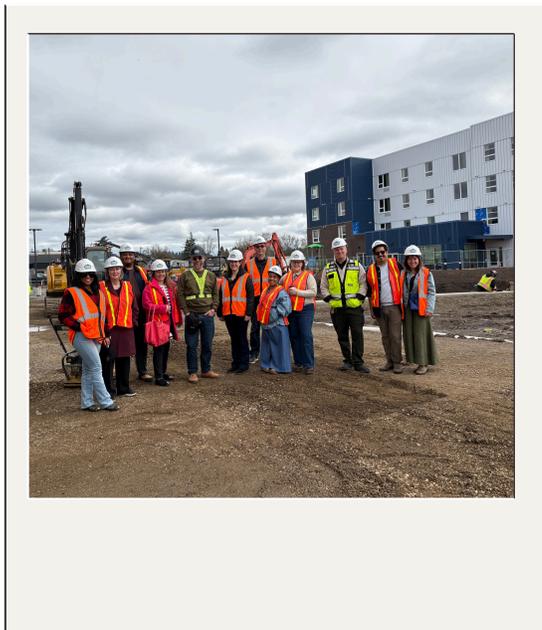
12. OTHER BUSINESS

Adjourn.

Measure 20-373 is appearing on the May 2026 ballot and is being characterized as a "Watersheds Bill of Rights". The measure would grant local watersheds, ecosystems and wildlife the right to "naturally exist, flourish, regenerate and evolve". It can lead to new litigation pathways by allowing individuals to sue businesses, corporations or government agencies who infringe on these rights, with Lane County required to enforce and defend the law. We noticed that in February that EWEB passed a board resolution opposing this measure. The distinction between the Homes for Good Board and the EWEB Board is that the EWEB Board members are elected. Homes for Good staff and the Board are restricted from engaging in political activity with specific restrictions outlines in ORS 260.432.

We want to give a shout out to the Board Finance Committee members for their continued advice and input as we continue to refine our financial systems and reporting. After being voted in as the Board Finance Committee chair at the February board meeting, Destinee did an excellent job of facilitating the March committee meeting. The Board Finance Committee meeting in February and March focused primarily on budget to actual revenue/expense reports for our large operating units. We record meeting minutes and we will start uploading those meeting minutes to OnBoard so that non committee members can access and review the minutes.

Larissa suggested that we put together a tour of Ollie Court for the Board in advance of the opening celebration. On March 6th the Board members that were available met at the site and got to tour the North building, which still had significant construction activity on the 1st floor and the South building, which is near completion. In the South building the highlights were the early learning classrooms and the apartment homes that have lovely views of Spencer's Butte.



MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, February 25th, 2026, at 1:30 p.m.

Homes for Good conducted the February 25th, 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 *[delayed arrival]*

Pat Farr *[delayed arrival]*

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:

None

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

A. Ad Hoc/Subcommittee Meetings

ACCESS & OPPORTUNITY AD HOC COMMITTEE 2026 MEMBERS

- Destinee Thompson
- Michelle Thurston
- Justin Sandoval

FINANCE COMMITTEE MEETING

Chair Motion: Destinee Thompson

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Excused: **Pat Farr**

The Appointment of Destinee Thompson as Finance Committee Chair was approved [8/0/1]

- B. Intern for Pat Farr, Erin Schwartwald is joining in audience. She is University of Oregon Master of Public Policy student.

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed the annual PHA plan. The board has been well socialized to this plan – but is outlined in the Executive Director report.

A.C.T. Now Lane updates will be given next month once the various subcommittees coordinate their next phase plans and goals.

Leadership and Management have been participating in a robust on-site training hosted by Cascade Health. Because it is specific to just Homes for Good staff it has been helpful to apply the lessons to real-life situations and have robust discussion.

Discussion Themes

None

- B. Quarterly Employee Excellence Awards
Supportive Housing Director, **Wakan Alferes** presented the Employee Excellence Award to Compliance & Data Analyst, **Noël Oostdijk**.
Permanent Supportive Housing Manger, **Camryn Leland** presented the Employee Excellence Award to Resident Services Assistant, **Sabrina Haskinson**.

8. CONSENT AGENDA

- A. Approval of 01/28/2026 Board Meeting Minutes

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Excused: **Justin Sandoval**

The 02/25/2026 Consent Agenda was approved [8/0/1]

9. PRESENTATION: Homes for Good Auditor, Berman Hopkins Entrance Review

Audit Partner, Laura Anne Pray, CPA Presenting

Overview

Agency is working on compiling and documenting audit activity. Auditors, Berman Hopkins are on site this week to host interviews and meeting internally with staff to conduct observations of financial processes.

Auditor Priorities

- Agency Compliance
- Agency Controls/Processes

Final Reports from Audit

- Standard audit report
- Government audit report
- Compliance report

Timeline

- Unaudited REAC submission (01.29.2026)
- Audit Planning (02.2026)
- Compliance Testing (03.2026)
- Financial Audit Testing (05.2026)
- Financial Statement Preparation, Oregon, REAC (06.2026)

General Updates

Berman Hopkins is going through a transition and joining another CPA firm called Doeren Mayhew. While the name will change the services, staff and industry won't change. There should be no foreseeable impact on the Agency.

Discussion Themes

- Users of Homes for Good audited financial statements

No action needed.

10. ORDER 26-25-02-01H: In the Matter of Awarding Contracts 26-R-0022-A, 26-R-0022-B, 26-R-0022-C, 26-R-0022-D for the Complete Home Weatherization Materials & Service Agreement

Energy Services, Estéban Montero Chacon & Energy Auditor, Marily Cruz Presenting

Overview

Energy Services ran a procurement to solicit work from a pool of qualified contractors to conduct the weatherization maintenance that Energy Services facilitates.

There is a set price list, there are two (2) new contractors, a multiple local option. The amounts differ between each contract based on contractor capabilities and availability, but other details and scope are the same.

Discussion Themes

- Executive Director approval authority threshold and future changes

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, Pat Farr, Destinee Thompson**

Abstain: *None*

Absent: *None*

ORDER 26-25-02-01H was approved [9/0/0]

11. PRESENTATION: Access and Opportunity Plan Mid-Year Progress Update

Access & Opportunity Planning Team Members Presenting

Overview

[see attached presentation: Access & Opportunity Plan Mid-Year Progress Update]

Discussion Themes

- Goal tracking and percentages
- Resident input

No action needed.

12. OTHER BUSINESS

None

Meeting adjourned at 2:38 p.m.

Minutes Taken By: Jasmine Leary Mixon



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 03/25/2026

AGENDA TITLE: In the Matter of Accepting a Bid and Awarding Contract #26-C-0012 for the Riverview Terrace Generator Installation Project.

DEPARTMENT: Supportive Housing Division

CONTACT : Teresa Hashagen

EXT: 2562

PRESENTER: Jared Young

EXT:

ESTIMATED TIME : Consent

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

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "JAF", is written over a horizontal line.

DATE: 03.17.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM

REFERENCE DOCUMENT

TO: Homes for Good Board of Commissioners
FROM: Jared Young, Acting Capital Projects Manager
TITLE: In the Matter of Accepting a Bid and Awarding Contract #26-C-0012 Riverview Terrace Generator Installation
DATE: March 25, 2026

MOTION:

It is moved that Proper Built General Contracting be awarded contract #26-C-0012 Riverview Terrace Generator Installation project and that an order to this effect be signed, and an agreement be executed in accordance with bid documents.

DISCUSSION:

A. Issue

Riverview Terrace, comprised of one building (60 apartment units), is a public housing complex, located in Cottage Grove, Oregon. Riverview Terrace, built in 1967, has one-bedroom units providing size-appropriate housing for senior and disabled residents.

There have been numerous weather events in recent years that have affected the power grid in Cottage Grove for extended periods of time. To better serve our residents, we are installing an emergency power backup generator, designed to run one elevator, power emergency hall lights, and power the DHP in the basement, to ensure one main gathering area can provide heating/cooling. The generator itself will be run on natural gas.

The Agency followed the required procurement process for projects estimated to be over \$100,000. The Request for Bids was published on the Homes for Good website and sent to various plan centers and to specific contractors identified for this type of work. The Agency received five (5) bids. Three (3) of the five (5) were similar to our independent cost estimate. To enter into a contract for this work, we need Board approval, as it exceeds the purchasing threshold.



B. Background

A formal bid package was issued by the Agency for the required work. Five (5) bids were obtained. The lowest responsive bidder reviewed their bid and confirmed their costs. The public bidding process was employed; the lowest bid has no irregularities and is responsive and responsible. The prices are considered competitive. We recommend the award of the contract to Proper Built General Contracting.

The total amount of this bid is in the amount \$213,227.00. Proper Built General Contracting will provide performance and payment bonds for this contract.

C. Analysis

The goal of this board order passing is to sign a Construction contract with Proper Built General Contracting and issue a Notice to Proceed with work after negotiating a project start date. All expenses related to the procurement, execution, and maintenance of this contract have been budgeted and accounted for by the Capital Projects Team utilizing the FY24 Capital Fund grant.

D. Furtherance of the Access & Opportunity Plan

Pillars 1 and 3 of the Homes for Good Access & Opportunity Plan were followed. The Certification Office for Business Inclusion & Diversity (COBID) site was referred to for local minority-owned, women-owned and/or emerging small businesses (MWESB). Proper Built General Contracting is not a Section 3 Business Concern nor a MWESB-certified business. The engineering firm retained for the project is a WBE.

E. Alternatives & Other Options

If the Homes for Good Board of Commissioners has alternative suggestions in place of awarding the Construction contract Proper Built General Contracting, Homes for Good will respond accordingly.

Should the Homes for Good Board of Commissioners determine that this contract cannot be approved, the Homes for Good staff would need to re-solicit the contract opportunity. This will extend the award of a contract for at least 2-3 months and require more administrative costs.

F. Timing & Implementation

If the Homes for Good Board of Commissioners approves the board order, Homes for Good will send a Construction contract for Proper Built General Contracting to review. Once all contractual items are received (Payment & Performance Bonds & Certificates of Insurance), Homes for Good and Proper Built General Contracting will sign and enter into a Construction contract. A Notice to Proceed will be issued to Proper Built General Contracting when a mutually agreeable schedule is established.



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



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It is expected that work will commence in Spring of 2026. The final completion date will be no later than July 31, 2026.

G. **Recommendation**

It is recommended that the Board of Commissioners approve the contract award of 26-C-0012 Riverview Terrace Generator Installation to Proper Built General Contracting.

H. **Follow Up**

Follow-up from the Homes for Good Board of Commissioners will not be needed for this board order.

I. **Attachments**

EXHIBIT A – BID RESULTS



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BID RESULTS

PROJECT NUMBER: 26-C-0012

PROJECT NAME: Riverview Terrace Generator Installation

BIDS DUE: February 19, 2026, 2:00 PM

1. Proper Built	\$213,227.00
2. Ryan Thomas Construction	\$234,740.00
3. Astro Electric	\$242,731.50
4. Apex Mechanical	\$293,930.00
5. Ordell Construction	\$347,345.00

CONTRACT ADMINISTRATOR: Teresa Hashagen 2/23/2026

Teresa Hashagen

DATE

IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 26-25-03-01H

In the Matter of Accepting a Bid and
Awarding Contract #26-C-0012 Riverview
Terrace Generator Installation

WHEREAS, a Request for Bids of the Riverview Terrace Generator Installation project was published on the Homes for Good website; and sent to various plan centers and specific contractors; and

WHEREAS, at a duly publicized time and place on February 19, 2026, Teresa Hashagen of Homes for Good Housing Agency, publicly opened sealed bids on the following project: #26-C-0012 Riverview Terrace Generator Installation; and

WHEREAS, Proper Built General Contracting is the apparent low bidder for this project; and

WHEREAS, the bid submitted by Proper Built General Contracting has no irregularities and is responsive and responsible; and

WHEREAS, Capital Funds are available to finance the project; and

WHEREAS, the Executive Director recommends award of the contract to Proper Built General Contracting;

NOW IT IS THEREFORE ORDERED THAT: the Executive Director or Deputy Director is authorized to enter into a Construction Contract with Proper Built General Contracting for the Riverview Terrace Generator Installation project in the amount of \$213,227.00. The contractor shall present a valid signed contract with payment and performance securities in accordance with bid and contract requirements and shall satisfactorily complete all work within the specified contract time.

DATED this 25 day of March, 2026

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 03/25/2026

AGENDA TITLE: Financial Sustainability Roadmap Progress Update

DEPARTMENT: Executive

CONTACT : Ela Kubok

EXT: 2506

PRESENTER: Leadership Team

EXT: --

ESTIMATED TIME : 30 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "JAF", is written over a horizontal line.

DATE: 03.17.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:

Financial Sustainability Roadmap Progress Reporting

March 25th, 2026

Homes for Good in the past year has continued to work on goals outlined in the Financial Sustainability Roadmap. This is an overview of the progress that has been made and priorities each department has in order to meet Agency financial goals.



Self-Managed Portfolio Repositioning

Consultant to Analyze Public Housing Portfolio

- RFQ prepared and planned to be issued in April

McKenzie Village Rezone

- Engaged land use consultant to advise on a multi-step zone change beginning with Public Land to R1

Third Party Managed Portfolio Repositioning

Financial Analysis for Self-Management

- Engaged consultant to conduct a financial analysis of existing portfolio

Leasing Vacant Commercial Space

The Olive Clinic Space

- Identified potential partners to lease the space.
- Currently reviewing a LOI to provide estimated costs of improvements and repairs to the space

Trends & Five-Year Forecast

Budget Variance Reports

- Continue to work on quality reporting
- Begun quarterly reporting presentations to the Board Finance Committee

Cashflow Analysis

COCC + Public Housing Portfolio Cashflow

- Bi-weekly reporting on every department's cashflow is reviewed as a Leadership Team

Overhead Allocation

- Engaged consultant to develop methodologies for Energy Services, Supportive Housing & Rent Assistance

Decrease Amount of Bank Accounts

- Consolidated Public Housing accounts
- Prioritizing closing of Wells Fargo accounts

Bank Account Reconciliations

- Completed by Finance

Grant Compliance, Invoicing & Fiscal Monitoring

HRSN Billing

- CCO is transitioning the Medicaid billing landscape and pushed analysis out until later Spring 2026

Grant Accounting Position

- Funding added to OHCS PSH contracts for grant compliance position but shifts to HUD COC funding have paused moving this position forward

LTRA

- Fiscal year funding increased to support program growth - utilization is reviewed regularly to ensure full and effective use



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 03/25/2026

AGENDA TITLE: HUD Proposed Rule for Mixed Immigration Status Households

DEPARTMENT: Executive

CONTACT : Jacob Fox

EXT: 2527

PRESENTER: Jacob Fox

EXT: 2527

ESTIMATED TIME : 15 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

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DATE: 03.17.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



Housing Authority of Washington County

Department of Housing Services



Proposed Federal Rule Change: Mixed Status Household Eligibility

Overview

The US Department of Housing and Urban Development (HUD) has issued a proposed rule that will eliminate eligibility for mixed status households. Mixed status households include some family members that are eligible for federal assistance based on citizenship or immigration status and others that are not eligible for assistance. Currently, these households qualify for prorated assistance, allowing families to remain unified while only providing resources for eligible individuals. If enacted, this rule could end assistance for 39 families served by the Housing Authority of Washington County (HAWC) as early as fall 2026.

Who is Eligible for HUD Programs?

HUD Program eligibility based on citizenship or immigration status is governed by Section 214 of the Housing and Community Development Act of 1980 (Section 214). Eligibility under Section 214 is summarized in the table below.

Citizenship/Immigration Category	Eligibility
Citizens	Eligible
Permanent Residents	Eligible
Freely Associated States Migrants	Eligible
Temporary Protected Status	Ineligible
Temporary Workers/Visitors/Students	Ineligible
Deferred Action for Childhood Arrivals (DACA)	Ineligible
Refugees	Eligible
Asylees	Eligible
Asylum Seekers/Applicants for Refugee Status	Ineligible
Unauthorized Immigrant	Ineligible

Ineligibility for assistance does not mean a person is an undocumented or unauthorized immigrant.

Authorized immigrants who are ineligible for assistance include Deferred Action for Childhood Arrivals (DACA) recipients, visa-holders without permanent residency, and applicants for refugee or asylum status.

Current Policy

Under current rules, families with mixed eligibility status are allowed to live together in HUD assisted housing, while receiving prorated assistance. This arrangement allows Americans to live with their parents, children, or spouses who are ineligible based on immigration status. The amount of assistance is lowered to cover only eligible household members. Ineligible members must follow all program rules

related to income reporting, criminal background screening, lease compliance, and other participant obligations.

The most common result of the mixed status provision is that American citizen children are able to reside in stable homes with their parents while their families pay proportionally higher rents than any other program participants.

Proposed Rule

The proposed rule ends eligibility for all members of mixed status families unless the ineligible members of the family leave the household. Prorated assistance will no longer be available to most mixed status families. Mixed status households will have to choose between keeping their family together, or continued housing stability.

The proposed rule requires additional citizenship verifications for **all** applicants and program participants, even those who are not part of mixed status households. Validated Social Security information accompanied by state issued IDs will no longer be adequate for citizens to verify eligibility.

Applicants and current participants will need to provide additional evidence of citizenship such as certification through the United States Citizenship and Immigration Services Systematic Alien Verification for Entitlements (USCIS -SAVE) database and/or documentary evidence such as passports, birth certificates, and records of name changes. Citizens who cannot provide additional verification may be denied assistance, or have their assistance terminated.

If the proposed rule is finalized as written, Housing Authorities will need to begin notifying participants and collecting additional verifications within 30 days of the effective date. The earliest likely timeline for policy implementation is below:

	Start	End
Proposed Rule Review and Comment		
Proposed Rule Posted	2/20/2026	
Public Comment Period	2/21/2026	4/21/2026
Final Rule Implementation (Estimated Earliest Scenario)		
Final Rule Published	5/1/2026	
Effective Date	5/31/2026	
Mixed Status Participant Notification	6/1/2026	6/30/2026
Mixed Status Verification Initial Deadline	8/29/2026	
Mixed Status Verification Maximum Extension	9/28/2026	
Mixed Status Termination Notices Begin	9/29/2026	10/28/2026
Deferral of Termination Period	10/29/2026	9/17/2028
Program Exits Begin	9/18/2028	9/18/2028
Single Status Household Verification at Recertification	6/1/2026	5/31/2027

How is HAWC Preparing?

HAWC is united with Housing Authorities, affordable housers, immigrant advocates, and housing rights advocates in opposition to the proposed rule. HAWC is preparing to submit public comment objecting to the proposed rule and supporting our partners in doing the same. HAWC is also preparing for eventual implementation of the rule by determining all available options to support continuity of assistance for impacted families.



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 03/25/2026

AGENDA TITLE: Board Advocacy Ad Hoc Committee

DEPARTMENT: Executive

CONTACT : Jacob Fox

EXT: 2527

PRESENTER: Jacob Fox & Larissa Ennis

EXT: --

ESTIMATED TIME : 30 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

DATE: 03.17.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE: