

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, June 25th, 2025 at 1:30 p.m.

Homes for Good conducted the June 25th, 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

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Board Members Absent:

Pat Farr

Joel Iboa

Destinee Thompson

Quorum Met

1. PUBLIC COMMENT

None

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

None

3. ADJUSTMENTS TO THE AGENDA

- The Agency will need to discuss with legal counsel if the full board can approve the Board Finance Committee meeting minutes or if those can be approved solely by the Board Finance Committee. In the interim Consent Agenda items "B" and "C" will be placed on hold for approval until legal counsel has provided input.
- Rent Assistance Director, Beth Ochs, is unable to attend the board meeting, Supportive Housing Director, Wakan Alferes, will be presenting the Annual Plan on her behalf.

4. COMMISSIONERS' BUSINESS

None

5. EMERGENCY BUSINESS

None

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

Jacob Fox discussed the intention in the future is to have a key performance indicator (KPI) component embedded in the Executive Director Report. Jacob's experience with Small Claims Court speaks to unexpected situations that can come up and take a significant amount of staff time to prepare and engage in with mediation and court appearances.

Parcel II has a \$1.2mm gap which is common for a project of this size at this point in pre-development. City staff leader Will Dougherty isn't eager to go back to the City Council to ask for more money, but it could be beneficial, considering all the money they invested in other developments on the Riverwalk Project. The project has been pushed into the state ORCA (Oregon Centralized Application) system – which offers loans, grants, and tax credit funds to develop affordable housing throughout Oregon. The legal agreements authorized by the board are still in need of final legal review. For board members wishing to help with City Council engagement, Jacob can provide some speaking materials for support.

The Agency has drafted financial statements and Controller Sean Pearson is reviewing the audited financials prepared by external auditors, Berman Hopkins. Findings include a significant deficiency in internal controls because of a material difference between unaudited and audited financials. Even with this deficiency, improvements have been made since the previous audit. The second finding was regarding compliance and eligibility. Client files are pulled and reviewed for accuracy and any errors are considered a finding. The last finding was from the CAP fund draws versus invoice payment timing. A corrective action plan has been created and implemented. Berman Hopkins will attend the July board meeting for an audit exit review.

Discussion Themes

- Media engagement or investor concerns surrounding the audit
- Memo coupled with audit document and corrective action plan to provide clarity of process improvements
- Impact of Finance Director vacancies and the use of a recruiting firm for filling the vacancy

8. CONSENT AGENDA

- A. Approval of 04/30/2025 Board Meeting Minutes
- B. ~~Approval of 05/14/2025 Board Finance Committee Meeting Minutes~~
[Removed Item B – see “Adjustments to the Agenda” notes]
- C. ~~Approval of 06/11/2025 Board Finance Committee Meeting Minutes~~
[Removed Item C – see “Adjustments to the Agenda” notes]
- D. Approval of ORDER 25-25-06-01H: In the Matter of Appointing Members of the Homes for Good Foundation Board of Directors

Vote Tabulations

Motion: **Heather Buch**

Second: **Chloe Chapman**

Discussion: Item B & C have been removed from the consent agenda and are not considered as part of the vote tabulation per the notes indicated in “Adjustments to the Agenda”.

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

Abstain: *None*

Excused: **Pat Farr, Destinee Thompson, Joel Iboa**

The 06/25/2025 Consent Agenda was approved [6/0/3]

9. ORDER 25-25-06-02H: In the Matter of Granting Approval for the Submittal of the Annual Plan & MTW Supplement to HUD

Supportive Housing Director, Wakan Alferes Presenting

Overview

The Annual Plan is required to be submitted to HUD with any updated policies and any goals updated based on the Five-Year Plan. This plan included all the policies for the Section 8 Program, MTW Supplement, and Public Housing Program.

[see presentation titled: Annual Plan Submission]

Discussion Themes

- The Resident Advisory Board (RAB) is engaged as part of the development of this plan for feedback and questions.

Vote Tabulations

Motion: **Heather Buch**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Excused: **Pat Farr, Destinee Thompson, Joel Iboa**

ORDER 25-25-06-02H was approved [6/0/3]

10.ORDER 25-25-06-03H: In the Matter of Approving the Access & Opportunity Plan for July 2025 – June 2026

Public Information Officer, Jordyn Shaw

Overview

Homes for Good has transitioned from having an annual Strategic Equity Plan to the Access & Opportunity Plan. The shift highlights the intent and reason behind the goals outlined in the plan – to prioritize access and opportunity (financially, residentially, professionally) to the people we serve and may serve in the future.

[see presentation titled: Access & Opportunity Plan]

Discussion Themes

- Definition of a Section 3 business
- Edit plan to re-align Goal 8
- Existing relationship with DevNW for financial literacy
- Excitement for Economic Impact Reporting in the future
- Process and success of soliciting feedback from the Board and staff
- Staff turnover and alignment with other public employers

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Excused: **Pat Farr, Destinee Thompson, Joel Iboa**

ORDER 25-25-06-03H was approved [6/0/3]

11. PRESENTATION: Financial Sustainability Roadmap Timeline

Executive Director, Jacob Fox & Deputy Director, Ela Kubok Presenting

Overview

The Financial Sustainability Roadmap is an Agency plan with a focus on Agency-wide financial sustainability. There are specific goals and tactics outlined with assigned leads. The timeline provides more detail on expected costs, the hours needed to complete the task, when the task will start, and be completed.

Updates:

- Homes for Good has worked with Cameron McCarthy to assist with mapping out the McKenzie Village rezone. This will need water and sewer to be replaced under the right-of-way that the Agency owns before Springfield Utility Board (SUB) will assume responsibility for the water and sewer.
- In the fall the Agency would like to conduct a financial analysis of portfolio self-management for properties that are currently 3rd party managed.
- Bus Barn will need to reapply in the fall for the childcare grant through the State of Oregon.
- Diversify the potential uses of the medical space in the administrative building.
- Possible sale of Heeran Center

[see presentation titled: Financial Sustainability Roadmap Timeline]

Discussion Themes

- Previous efforts to sell Firwood
- Timeline for new development items
- Use of seller's note for Heeran Center sale
- Holly Mar-Conte at Eugene Chamber providing support in grant writing for childcare
- Utilization of HRSN for rent assistance and regulations around "double dipping"
- Utilization of business banking services to provide account consolidation support
- Include internal staff time costs in "Cost" column

No action needed.

12. OTHER BUSINESS

None

Meeting adjourned at 3:27p.m.

Minutes Taken By: Jasmine Leary Mixon