

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, August 27th, 2025 at 1:30 p.m.

Homes for Good conducted the August 27th, 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

Michelle Thurston

Justin Sandoval

Pat Farr

Chloe Chapman

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:

Kirk Strohman

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

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 steady federal funding levels from HUD over the past several months. Amongst the appropriations leadership, there is a general agreement and understanding that HUD federal funding is a tool to prevent homelessness and housing for individuals on fixed incomes, specifically seniors and folks with disabilities. The only noticeable impact has been a delay in Department of Energy funds used to weatherize low-income households in Lane County.

The Coleman has been approved for funding by Oregon Housing & Community Services (OHCS). Construction is anticipated to start mid-2026. The Coleman is a 52-unit housing community designed in partnership with Sponsors, Inc.

Executive Director, **Jacob Fox** and Deputy Director, **Ela Kubok** have met with staff teams that spend most of their time working at our apartment communities across Lane County. This was in response to feedback received by staff during this year's employee engagement survey; that leadership should engage more with staff that don't normally work out of the administrative

building. Jacob and Ela had an opportunity to spend time with the Property Management team, Permanent Supportive Housing team and Resident Services team.

Atkins Dame is in the final stages of pushing Parcel II into Oregon Centralized Application (ORCA) system. Jacob has received prior authorization to move forward with financial transactions regarding this development. Given elements of the language of the agreement are non-specific, Homes for Good will have legal counsel prepare a board memo and order.

Discussion Themes

None

8. CONSENT AGENDA

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

Vote Tabulations

Motion: **Heather Buch**

Second: **Destinee Thompson**

Discussion: *None*

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

Abstain: **Chloe Chapman**

Excused: **Kirk Strohman**

The 08/27/2025 Consent Agenda was approved [8/0/1]

9. PRESENTATION: Fiscal Year 2026 Budget Updates

Deputy Director, Ela Kubok Presenting

Overview

Homes for Good has hosted two “Board Budget Office Hours” on August 19th and August 20th. Each session provided an opportunity to review draft budgets with Division Directors and ask clarifying questions.

The Board Finance Committee meeting on September 10th, will serve as the final “Board Budget Office Hour” before the September board meeting, at which time the finalized budget document will be presented for board approval.

Public Housing Portfolio Roll-Up

Some properties are in a deficit, but all funds are fungible with anticipated overall positive cashflow budget.

Affordable Housing Roll-Up

Anticipated positive cashflow budget, including a one-time \$500k contribution. Funds for these properties are not fungible.

Housing Choice Voucher

The budget still need to be finalized in conjunction with Long-Term Rent Assistance (LTRA) funds. LTRA is a program as a result of the governors’ state of emergency declaration for homelessness. Originally there were multiple service providers, but it’s anticipated this program will be facilitated by Homes for Good only moving forward. LTRA offers subsidies such as (rent assistance, utility assistance, etc.) for qualifying low-income households.

Real Estate Development

Vacancies in Bus Barn and ongoing stabilization of third-party managed properties has contributed to anticipated deficits. Some developer fees included in the FY25 budget were not received and will be considered for the FY26 budget to offset deficits.

Energy Services

Budget is in an anticipated positive cashflow – while acknowledging some funding uncertainties.

Discussion Themes

None

No action needed.

10. PRESENTATION: Rent Assistance Voucher Program Overview & Impact

Rent Assistance Director, Beth Ochs Presenting

Overview

The Homes for Good Rent Assistance Department administers the voucher program. The types of vouchers include:

- Housing Choice Voucher (HCV)
- Veterans Affairs Supportive Housing (VASH)
- Project-Based Vouchers (PBV)
- Mainstream (MS)
- Emergency Housing Voucher (EHV)
- Foster Youth Initiative (FYI)
- Homeownership (HO)

Voucher utilization rates are high, with 80% serving low-income and extremely low-income households (0-30% of area median income) with most households earning under \$15,000.

Funding has grown steadily across programs with HCV reaching over \$31 million, but EHV will end at the end of 2026 which will potentially reduce administrative fees by over \$209,000 in 2027. VASH is anticipated to expand this year with the acquisition of an additional 10-15 vouchers.

[see presentation titled: Voucher Overview]

Discussion Themes

- Determination methodology for “units available”
- Voucher attrition
- HCV vs. Mainstream
- Voucher administration and funding from HUD
- PBV clarifications
- Future for folks using EHV vouchers

No action needed.

11. OTHER BUSINESS

The Bridges on Broadway grand opening event was a success

Meeting adjourned at 3:07 p.m.
Minutes Taken By: Jasmine Leary Mixon