

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, October 29th, 2025, at 1:30 p.m.

Homes for Good conducted the October 29th, 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

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:

None

Quorum Met

1. PUBLIC COMMENT

Commenter I

Organization: Western States Regional Council of Carpenters

Purpose: Visit job sites to ensure union employees are getting paid both on special and publicly funded projects.

Comment Summary: Wage pay discrepancies found during Ollie Court wage verification study assessment. Barriers to receiving payroll documentation and a BOLI complaint was subsequently submitted.

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

Commissioner Buch [*in response to public comment*]: WSRCC has brought to light legitimate issues that needed to be remediated at the County level. Appreciation for the work the Council does and concerns brought forward.

Executive Director, Jacob Fox [*in response to public comment*]: A public records request was made and then rescinded because of the cost. A BOLI complaint has been filed. Homes for Good will provide any support and information needed in response to this issue.

None

3. ADJUSTMENTS TO THE AGENDA

None

4. COMMISSIONERS' BUSINESS

A. Board Elections Preparations

In April 2025 revised Homes for Good Bylaws were approved that provide additional clarity around board roles, elections and committees. The Chair and Vice-Chair position can be held for up to two 1-year terms. The intention is the Vice-Chair would assume the Chair position as part of the succession plan.

Board Chair, Larissa Ennis and Board Vice-Chair, Destinee Thompson are willing to continue their roles for another year.

A motion is made in October for next year's Board Chair and Vice-Chair. A vote is taken in December board meeting.

Motion: Michelle Thurston

2nd: Chloe Chapman

Discussion

- [**Chloe Chapman**]: Appreciation for the ongoing work of the Board. The current model for this board is helpful in creating space for intentional leadership and professional development. In the future seeing increased opportunities for community engagement facilitated/steered by Board Chair and Vice-Chair is encouraged.
- [**Heather Buch**]: Appreciation for the work that has been done and strongly believes in the capabilities of everyone on the board.
- [**Kirk Strohman**]: Would be grateful if Chair and Vice-Chair remained in their positions for another year.
- [**Joel Iboa**]: It is good practice of governance to continue the election cycle for Board positions in December. Encourage anyone else interested in running to engage peers in conversation. Have not experienced "artificial harmony" on this board and everyone appears to be genuinely collaborative. It is recommended for the board as support to the Agency to continue engaging like organizations and peers as a resource and collaborative effort.

- **[Justin Sandoval]**: A year passes quickly and appreciative that Larissa and Destinee are willing to continue for another year.

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Quarterly Excellence Awards

- Supportive Housing Director, Wakan Alferes presented the Quarterly Excellence Award to Permanent Supportive Housing Case Manager, Elaine Penrod
- Rent Assistance Program Manager, Nat Dybens presented the Quarterly Excellence Award to Housing Inspector, Jacob Lancy

B. Executive Director Report

Jacob Fox discussed how Homes for Good is developing a different way to “talk” about its economic impact in the community. Historically stories were sufficient, but there’s been a shift to wanting actual data. As a result, Deputy Director, Ela Kubok and Executive Support Coordinator, Jasmine Leary are collaborating with the University of Oregon Real World Class to develop a methodology to report out economic impact data from the Housing Choice Voucher Program. The students will be presented on 12.03.2025 to the board during the regular Finance Committee Meeting and all board members are encouraged to attend.

Currently there are a few key areas that the Agency is keeping a watchful eye on during the government shutdown. Federal Funding Cuts

Homes for Good has USDA Rural Development apartment communities in Junction City, Creswell, Florence, funding through a monthly subsidy from the USDA. October funding has been received since writing the Executive Director Report.

There are eight (8) different funding sources that are funded into providing the services for the Weatherization Program. As funding is not guaranteed for all the anticipated projects, **Energy Services Director, Esteban Montero Chacon**, is completing as much preparatory work as possible, so as funds are received project work can immediately commence to serve people in the community.

An applicant for the Finance Director position, who serves as Executive Director from another Oregon Housing Authority will be coming to visit the Leadership Team and Finance Team next week in a series of “meet and greets” The niche expertise that come with working for a housing authority and specifically with understanding finance is a skillset that Homes for Good is optimistic about.

Discussion Themes

- Confirming funding for operating subsidies for Public Housing properties
- Means of advocacy or bill paying adjustments (such as delayed payments to EWEB upon agreement) to mitigate resident impact in the event of funding shortages
- Impact on voucher holders and landlords because of funding shortages/gaps
- Current food distribution support for the community
- Residents’ proactivity

C. 2026 Board & Committee Dates

Invites will go out to Board members later this week

[see document in board packet for reference]

D. Executive Director Evaluation Process Overview

Surveys will be sent both internally and externally for the evaluation process this year.

Timeline

October 31st: Survey participants selected

November 4th: ED Self-Reflection submission and Feedback Survey published

November 18th: Survey reminder

December 1st: Survey closes

December 2nd – 9th: Results Review

December 17th: December Board meeting

Discussion Themes

- Can provide a list of who externally is receiving the survey to the board

8. CONSENT AGENDA

- A. Approval of 09/24/2025 Board Meeting Minutes
- B. ORDER 25-29-10-01H: In the Matter of Appointing Members of the Homes for Good Foundation Board of Directors

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Justin Sandoval**

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 10/29/2025 Consent Agenda was approved [8/0/1]

9. **ORDER 25-29-10-02H: In the Matter of Authorizing the Development of Parcel II River District Located at the NW Corner of 4th & Mill Street in Eugene, Oregon**

Project Developer, Will Hartley

Overview

Parcel II River District is an undeveloped area of land on 4th and Mill Street in Eugene – a part of the Urban Renewal District. Homes for Good is collaborating with Atkins-Dame Inc. to build 75 units of affordable housing through a Development Management Agreement. Atkins-Dame Inc. as a private developer has already constructed market rate housing in the Urban Renewal District. The City of Eugene currently owns the property. Once construction is complete, Homes for Good will own and operate the property.

The Homes for Good Board of Commissioners has already approved Homes for Good to enter into a Joint Development Agreement with Atkins-Dame on April 30th, 2025. Since that time, it is apparent there may be additional agreements entered into during the development process. The approval of this order will permit the Executive Director or Designee to enter into those agreements on behalf of the Agency. The additional agreements not specifically included in the April board order are:

- Memorandum of Understanding
- Predevelopment Loan
- Funding Agreement
- Project Option
- Development Management Agreement

Discussion Themes

- Appreciation for the accessibility of the units
- City of Eugene loan structure
- Even with authorization, proformas will still be reviewed with the board
- Risk to Homes for Good if OHCS doesn't approve the application
- Placement in OHCS queue
- Projected cost is considered "low" for pre-development based on review of other "like" proformas

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Joel Iboa**

Discussion: *None*

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

Abstain: *None*

Excused: **Pat Farr**

ORDER 25-29-10-02H was approved [8/0/1]

10. PRESENTATION: Supportive Housing Program Impact & Overview

Supportive Housing Director, Wakan Alferes

Overview

The Supportive Housing Division contains the following departments:

- Property Management: Managed Agency-owned Public Housing and Multifamily Housing properties
- Maintenance: Provide maintenance services to Agency-owned properties and has a Fee for Service team
- Resident Services: Provides resident support at Agency-owned properties
- Permanent Supportive Housing: Provides case management and property management for residents at Agency-owned Permanent Supportive Housing properties

[see presentation in board packet titled: Supportive Housing Program Impact & Overview]

Discussion Themes

- Clarity on the term "Public Housing" as a HUD term
- Average unit turnover length and impacting factors
- Medicaid funding changes
- Rent reporting details

No action needed.

11. OTHER BUSINESS

None

Meeting adjourned at 3:31 p.m.

Minutes Taken By: Jasmine Leary Mixon