

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, January 28th, 2026, at 1:30 p.m.

Homes for Good conducted the January 28th, 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

Pat Farr

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:

Quorum Met

1. PUBLIC COMMENT

None

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

Commissioner Pat Farr and Commissioner Heather Buch as Lane County Board Commissioners will continue to serve on the Homes for Good Board

3. ADJUSTMENTS TO THE AGENDA

None

4. COMMISSIONERS' BUSINESS

This is an initial conversation regarding the existing and new standing committees and ad hoc committees for the Board in 2026. This will be an ongoing discussion with more formalization and formatting in the coming months.

Finance Committee

Regularly review Agency financial statements in addition to assessing the financial sustainability and health of Agency programs.

Assignments

- Michelle Thurston
- Destinee Thompson
- Chloe Chapman
- Justin Sandoval
- Kirk Strohman
- Larissa Ennis

Minutes

- Approval will be in the style of a consent agenda at the Finance committee meeting
- The Finance Committee meeting minutes will be provided to all board members in OnBoard

Bylaws Committee

Review Board Bylaws on an annual or biannual basis to ensure it accurately reflects the needs and structure of the board.

Assignments

- Larissa Ennis [Chair]
- Destinee Thompson
- Michelle Thurston

Executive Director December Performance Evaluation Ad Hoc Committee

To review and prepare the Executive Director end of year performance evaluation questions and survey recipients.

Assignments

To be decided

Access & Opportunity Plan Ad Hoc Committee

Review suggested edits and modifications annually to the Access & Opportunity Plan to provide feedback prior to seeking board approval.

Revisit assignments after board engagement activity with the Access & Opportunity Planning Team

Advocacy Ad Hoc Committee

Support the Agency in advocacy efforts at the local, state, and federal level.

5. EMERGENCY BUSINESS

None

6. ADMINISTRATION

A. Executive Director Report + News Reports

Jacob Fox discussed the 2025 Oregon Legislature’s House Bill 31456 – directing Oregon Housing & Community Services (OHCS) to invest up to \$25 million in innovative, factory-produced housing for low-income households. Jacob was able to offer valuable insight based on Homes for Good’s experience with Lazy Days Mobile Home Park.

Homes for Good in the past month has filled two key leadership positions at the Agency. Janeal Kohler is the new Finance Director, coming from Housing Authority of Douglas County. Justin Ross is the new Project Development Manager and comes from the land development and construction industry.

Over the past year, Homes for Good negotiated a complex and atypical Year 15 investor exit with Banner Bank for Roosevelt Crossing. Complicated by an unusual Limited Partnership Agreement (LPA) structure with Sponsor’s Inc., Banner staff with limited affordable housing experience, and an initial \$400,000 compensation demand based on an appraisal. Through targeted engagement with an affordable housing expert at Banner, we ultimately secured a no-compensation exit, and the resulting ownership transfer - along with a related adjacent land transfer – will be brought to the Board for approval.

Homes for Good Board Chair, Larissa Ennis addressed the City Club of Eugene as a Homes for Good representative for the A.C.T. Now Lane panel.

Discussion Themes

B. Employee of the Year Award

Deputy Director, Ela Kubok and Controller, Sean Pearson presented Real Estate Accounting Technician, Cori Larson with the Employee of the Year Award

C. Leader of the Year Award

Supportive Housing Director, Wakan Alferes presented Maintenance Services Manager, Jeff Champ with the Leader of the Year Award

7. CONSENT AGENDA

- A. Approval of 12/17/2025 Board Meeting Minutes
- B. ORDER 26-28-01-01H: In the Matter of Approving the Award for 26-C-0013 Professional Janitorial Services the Olive to Environment Control

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Michelle Thurston**

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*

The 01/28/2026 Consent Agenda was approved [9/0/0]

8. EXECUTIVE SESSION

Homes for Good Board will hold an Executive Session pursuant to ORS 192.660(2)(h) to consult with Homes for Good’s legal counsel regarding legal rights and duties related to litigation or litigation likely to be filed.”

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.

9. EXECUTIVE SESSION

Homes for Good Board will hold an Executive Session pursuant to ORS 192.660(2)(f) “to consider information or records that are exempt by law from public inspection.”

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.

10.OTHER BUSINESS

None

Meeting adjourned at 3:34 p.m.

Minutes Taken By: Jasmine Leary Mixon