MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Wednesday, September 30th, 2026, at 1:30 p.m.

Homes for Good conducted the September 30th, 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
None

3. ADJUSTMENTS TO THE AGENDA
None

4. COMMISSIONERS' BUSINESS
A. Advocacy Ad Hoc Committee
Moved discussion to October. The ask is for board commissioners that are part of the committee, to be prepared to provide an update on their community engagements and advocacy efforts.

5. EMERGENCY BUSINESS
None

6. EXECUTIVE SESSION
None

7. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed Parcel 2 as a joint project development with Atkins Dame, as part of the Riverfront Urban Renewal. There is still discussion surrounding funding. Additionally, the City of Eugene is interested in affordable housing on the Parcel 4 site. It would be comprised of 4% LIHTC + LIFT funds. The property size is rather small, for this type of funding. But the board will be briefed more in depth in October.

Jacob has been involved in two recruitments, the first being the Energy Services Department Director position. The first round of interviews have concluded with discussion around plans for a second round. The second recruitment is for the Peace Health Sacred Heart Community Health Board's new Chief Executive of the Oregon Network. As the former Chair of the board Jacob was asked to participate.

October will mark the kick-off of the Executive Director performance evaluation process. While Jacob completes his self-evaluation, internal and external parties will also be asked to provide feedback.

Discussion Themes
None

8. CONSENT AGENDA

A. Approval of 07/29/2026 Board Meeting Minutes
B. Approval of 08/26/2026 Board Meeting Minutes

Vote Tabulations

Motion: **Michelle Thurston**
Second: **Heather Buch**
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 09/30/2026 Consent Agenda was approved [9/0/0]

9. ORDER 26-30-09-01H: In the Matter of the Joint Order of the Board of Commissioners & Local Contract Review Boad Amending Federal Public Contracting Rules or Homes for Good Housing Agency

Executive Support Coordinator, Jasmine Leary Presenting

Overview

Discussion Themes

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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, Pat Farr , Destinee Thompson**
Abstain: *None*
Absent: *None*

ORDER 26-30-09-01H was approved [9/0/0]

10. PRESENTATION: HOUSING PRESERVATION PRESENTATION

Real Estate Development Director, Audrey Banks & Supportive Housing Director, Wakan Alferes presenting

Overview

Homes for Good has engaged with folks at the City of Eugene's Planning and Development to socialize them to the challenges the Agency faces with our portfolio. This is in anticipation of preparing a financial ask in the near future.

For Agency-owned and managed properties, several are experiencing capital needs, but rising costs are creating barriers to maintaining the portfolio overall. Additionally, third party managed properties are experiencing financial challenges difficulties, which is resulting in the Agency (as the owner) significantly subsidizing the third party managed portfolio, which impacts the overall operating budget.

A Capital Needs Assessment has been conducted on all asset managed properties that are over five years old (18 out of 25 properties). The Development team is working to create a priority list and target the lower cost solutions while continuing to determine preservation funding opportunities.

Different strategies that the Agency is considering are Rental Assistance Demonstration, which would convert Public Housing to Section 8, or Twinning, which would entail combining two different apartment communities and then securing tax credits, gap financing and debt to finance the preservation.

[see presentation titled: Housing Preservation Presentation]

Discussion Themes

- Firwood Apartments lease
- Competitiveness of preservation funding
- Future proformas will be reviewed with the Finance Committee

No action needed.

11. ORDER 26-30-09-02H: In the Matter of Authorizing the Executive Director or Designee to Apply for Assistance from Oregon Housing & Community Services for Preservation Work at Jacobs Lane & Laurel Gardens

Real Estate Development Director, Audrey Banks & Asset Manager, Victoria Smithweiland presenting

Overview

Homes for Good intends to apply for preservation funding through Oregon Housing and Community Services' (OHCS) Oregon Centralized Application (ORCA) system for Jacobs Lane and Laurel Gardens, two Homes for Good affordable housing communities in Eugene. Both properties were developed in the late 1990s using Low Income Housing Tax Credits and have now reached a point where significant modernization and preservation work is needed to maintain them as long-term affordable housing assets.

Recent capital needs assessments and follow-up evaluations identified approximately $7.3 million in rehabilitation needs, with a total project and financing package currently estimated at $16.4 million. Staff have prioritized these properties as the first preservation projects to move forward under our portfolio repositioning strategy and intend to submit a combined ORCA application when the funding portal reopens in October 2026. The application may leverage several funding sources, including LIFT funds and tax credits, to strengthen the long-term viability of both properties

Discussion Themes

- Homes for Good capacity to navigate two ongoing rehabilitation projects
- Board would be updated with timeline and detailed financial requests

Vote Tabulations

Motion: **Destinee Thompson**
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*

ORDER 26-30-09-02H was approved [9/0/0]

12. ORDER 26-30-09-03H: In the Matter of the Withdrawal from Roosevelt Crossing Limited Partnership

Executive Director, Jacob Fox

Overview

Homes for Good intends to withdraw from the Roosevelt Crossing Limited Partnership, a partnership that was created in 2010 to support the development and operation of Roosevelt Crossing Apartments through the Low-Income Housing Tax Credit program.

The property successfully completed its required 15-year compliance period in December 2025. With the tax credit obligations fulfilled, both Banner Bank and Homes for Good are exiting the partnership and transferring their interests to Sponsors, Inc., the long-term service provider and property manager that serves justice-involved individuals residing at Roosevelt Crossing.

As part of the exit agreement, Homes for Good will transfer its partnership interest and convey the Iowa Street property to Sponsors. In return, the Agency will receive $210,000 in unrestricted revenue, which can be used to support agency priorities and strengthen financial sustainability.

Discussion Themes

- Comparison to The Coleman collaboration with Sponsors
- Current residents of Roosevelt Crossing

Vote Tabulations

Motion: **Heather Buch**
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**

ORDER 26-30-09-03H was approved [8/0/1]

13. OTHER BUSINESS

None

Meeting adjourned at 2:41 p.m.

Minutes Taken By: *Jasmine Leary*