

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, April 26th, 2023, at 1:30 p.m.

Homes for Good conducted the April 26th, 2023, 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 comment, and listen to the call.

CALL TO ORDER

Board Members Present:

Heather Buch

Michelle Thurston

Justin Sandoval

Pat Farr

Kirk Strohman

Joel Iboa

Chloe Tirabasso

Board Members Absent:

Char Reavis

Larissa Ennis

Quorum Met

1. PUBLIC COMMENT

None

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

None

3. ADJUSTMENTS TO THE AGENDA

- Executive Session was not held during the April 26th, 2023, board meeting
- The Quarter 2 Excellence Awards will be presented at the May 31st, 2023, board meeting

4. COMMISSIONERS' BUSINESS

None

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed the partnership with Sponsors' Executive Director Paul Solomon and Director of Program Development, Laura Johnson. In the future it would be beneficial to invite both Paul and Laura to present to the board. This ongoing partnership with Homes for Good specifically focuses on individuals returning to Lane County after completing a prison sentence.

The finance sub-committee met in April with **Kirk Strohman** and **Chloe Tirabasso** in attendance. The most recent topic has been a review of the budget to actual reports. While the goal was to present the reports during the April board meeting, it was recommended that the finance sub-committee should review the information and draft narratives, so it is more presentable to the board in an approachable and strategic way.

The Yardi implementation has commenced. The financial migration is a priority – with Communications Director, **Ela Kubok** and IT Director, **Curtis Wyant** are leading the transition and conducts engagement with Yardi. Other Public Housing Authorities (PHA) that utilize Yardi have been contacted for input and suggestions for Homes for Good's transition. There is the possibility of hiring a Yardi consultant to work with the Agency during this migration process. The cost allocation methodology will be presented to the Board in May.

Homes for Good has converted their payroll system to ADP. Human Resources Director, **Bailey McEuen**, and Finance Accounting Technician, **Miranda Wilcox** have led the transition.

8. CONSENT AGENDA

A. Approval of 03/29/2023 Board Meeting Minutes

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Chloe Tirabasso**

Discussion: *None*

Ayes: **Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Tirabasso, Joel Iboa, Pat Farr**

Abstain: **Heather Buch, Justin Sandoval**

Absent: *None*

Excused: **Larissa Ennis, Char Reavis**

The 03/29/2023 meeting minutes were passed [5/2/2]

PRESENTATIONS:

9. PRESENTATION: Fiscal Year 2024 Budget Calendar Review

Executive Director, Jacob Fox Presenting

The presentation includes a high-level overview of the budget review process, with an additional granular budget calendar broken down by month. The finance sub-committee items have also been layered in.

Historically in August or September there has been a board work session to deliberate on the budget. Homes for Good and the board will need to determine if a work session can be imbedded this year into a scheduled board meeting or if a separate work session will be needed in the coming months. A two-hour work session will be held tentatively on board member's calendar should a separate work session should be needed.

[For more details, please refer to the presentation in the 04.26.2023 board packet]

Discussion Themes

- Board members are welcome to attend finance sub-committee meetings and contribute to the agenda.
- Should there be questions or areas of focus, board members are encouraged to reach out to sub-committee members in advance of the meeting.
- Opportunity for board members to meet the finance division.

No action needed.

10. PRESENTATION: Supportive Housing Division Overview & Permanent Supportive Housing Introduction

Supportive Housing Division Director, Wakan Alferes Presenting

The Supportive Housing Division at Homes for Good is a combination of providing affordable housing and services to residents at those sites.

Departments

- Property Management
- Maintenance
- Resident Services

Operational Oversight

- Public Housing
- Multi-family Housing
- Affordable Housing
- Temporary Shelter
- Permanent Support Housing (PSH)

Federal Grant Program Oversight

- Family Self-Sufficiency (FSS)
- Continuum of Care
- Resident Opportunities & Self-Sufficiency (ROSS)

[For more details, please refer to the presentation in the 04.26.2023 board packet]

Discussion Themes

- PSH funding sources & longevity
- Community feedback & engagement with PSH sites
- Mitigation funds & insurance claims
- Lessons learned
- The resiliency of the properties to inclement weather in Oregon

No action needed.

11. PRESENTATION: Strategic Equity Plan Quarter 3 Progress & Board Input for Year 2

Executive Director, Jacob Fox Presenting

There has been increased engagement and diligence around equitable contracting. The focus is primarily to contract with Section 3, minority-owned, women-owned, and emerging small businesses (MWESB) in the community. For larger projects, the Real Estate Development Division has partnered with and educated general contractors to also pursue the same equitable contracting goals with their subcontractors.

Listen to Our Communities

- Community engagement events in Florence
- Partnership with tribal leaders
- Collaborating with Mapleton School District

Creating Pathways to Self-Sufficiency

- Partnering with Centro Latinoamericano by providing 13 project-based vouchers (PBV) to increase funding opportunities for Ketanji Court
- Utilizing and contracting with MWESB and Section 3 businesses

Lead & Grow Ethically

- Applied to California Coalition for Rural Housing Internship Program to connect young professionals of color with organization opportunities

There will be a Strategic Equity Plan (SEP) board sub-committee. Homes for Good will follow-up with calendar invites for May and/or June to begin discussion on the SEP Year 2 goals and strategies.

[For more details, please refer to the presentation in the 04.26.2023 board packet]

Discussion Themes

- Community engagement for employment opportunities as interns and job fairs
- Metrics and numeric goals for equitable contracting
- Equitable Contracting as an Agency-wide goal

No action needed.

12. PRESENTATION: Real Estate Development Quarter 2 Pipeline Overview

Real Estate Development Director, Steve Ochs Presenting

For the past couple of months, the Real Estate Development (RED) team has been focused on funding applications in collaboration with the Rent Assistance Division and Supportive Housing Division to gather all the pertinent information.

Property Pipeline

- Ollie Court (Formerly the Naval Reserve site)
- Bridges on Broadway
- Quince Street
- Lazy Days
- The Coleman

Discussion Themes

- Funding sources for the properties
- Positive response to Florence Quince site
- Future opportunities in Cottage Grove
- Real Estate Development capacity & staffing

[For more details, please refer to the presentation in the 04.26.2023 board packet]

No action needed.

13. OTHER BUSINESS

None

Meeting adjourned at 3:52 p.m.

Minutes Taken By: Jasmine Leary