

# MINUTES

**Homes for Good Housing Agency**

**BOARD OF COMMISSIONERS**

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**Wednesday, March 20<sup>th</sup>, 2024, at 1:30 p.m.**

Homes for Good conducted the March 20<sup>th</sup>, 2024, 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**

**Destinee Thompson**

Board Members Absent:

**Joel Iboa**

**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**

*None*

**7. ADMINISTRATION**

A. Executive Director Report

**Jacob Fox** discussed the Lazy Days mobile home park rebuilding project. A proforma was submitted to Oregon Housing and Community Services (OHCS) for the cost of 20 modular homes with the increase of developer fees and sewer system expenses. A response was received from OHCS in March with authorization to move forward with the development and their commitment to increased funding.

The Fiscal Year (FY) 2023 organizational audit and the calendar year 2023 Low Income Housing Tax Credit (LIHTC) apartment communities are underway. The audit will not be completed by the State of Oregon March 30<sup>th</sup> deadline. A waiver was submitted to request an extension until June 30<sup>th</sup> and it was approved. The June 30<sup>th</sup> deadline aligns with the Department of Housing and Urban Development FY 23 audit submission deadline. The auditors are currently experiencing challenges with reconciling the financial statements from one of the third-party property management companies for the LIHTC properties. These properties will be the focus of the reconciliation for the next few weeks.

**Discussion Themes**

- Financial audit challenges
- Leverage relationship with Lane County to work with OHCS

**8. CONSENT AGENDA**

A. Approval of 02/28/2024 Board Meeting Minutes

**Vote Tabulations**

Motion: **Larissa Ennis**

Second: **Justin Sandoval**

Discussion: *Update to correct Chair Ennis to Vice Chair Ennis*

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

Abstain: *None*

Excused: **Joel Iboa**

**The 03/20/2024 Consent Agenda was approved [8/0/1]**

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## 9. PRESENTATION: Berman Hopkins Entrance Review

*Berman Hopkins, Laura Anne Pray Presenting*

### **Overview**

Last year for Homes for Good was considered the MTW transition year – which means the reporting and file testing was different in comparison to this year.

Because of the MTW designation all the HUD federal programs will need to be tested every year versus on a three-year rotation as it has been in the past. In addition the Energy Service Department will also be tested for the first time because of year over year funding growth over time.

Oregon has a 6-month requirement for municipal Agencies and the federal requirement is 9-months. Homes for Good submitted for an extension to and it was approved, requiring the audit to be submitted by the HUD deadline of June 30<sup>th</sup>, 2024. The audit submission is expected to be completed in mid-May of this year.

Helpful suggestions for board members would be to have a select few do a more in-depth debrief with Berman Hopkins to ask any questions surrounding the process, timeline and updates.

### **Discussion Themes**

- Realistic to meet the 6-month Oregon audit requirement
- Real Estate Assessment Center (REAC) vs. Inspire
- Board support during audit process

**No action needed.**

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## **10. PRESENTATION: February 15<sup>th</sup> Board Work Session Feedback & Next Steps**

*Executive Director, Jacob Fox Presenting*

### **Overview**

The Homes for Good Board of Commissioners participated in a 90-minute “Gallery Walk” Activity. The activity had two parts:

- Section I: Targeted Questions
- Section II: Goal + Tactic Prioritization

In the first activity, the board was asked to provide feedback on a series of questions aimed at helping staff add to and refine the Strategic Equity Plan (SEP) Year 3 which will come to the board in the Summer of 2024.

In the second activity, the SEP was printed on poster with the four themes of “Listen to Our Communities”, “Tell the Human Story”, “Create Pathways to Self-Sufficiency”, and “Lead and Grow Ethically”. All of the goals and tactics of the plan were displayed. Board members were asked to mark with a green sticky-note flag which goals./tactics they would like to prioritize, and mark with a pink sticky-note flag which goals/tactics to deprioritize.

This item is on the agenda for this month as there did not appear to be sufficient time for the board to review last month of the feedback and documents.

**[see attachment: “Strategic Equity Plan Board Gallery Walk Feedback Summary”]**

### **Discussion Themes**

- Board members were encouraged to help identify areas to de-prioritize, but that was found to be difficult because all the goals and tactics are viewed as valuable and important.

**No action needed.**

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## **11. PRESENTATION: Eugene Chamber of Commerce Building Home Action Team Update**

*Executive Director, Jacob Fox Presenting*

### **Overview**

[see attachment: "Building Home Action Team Presentation"]

### **Discussion Themes**

- Availability of land and land use laws impact
- Power of eminent domain
- Involvement with Eugene Chamber leadership
- Other organizational financial/staffing contributions to the Building Home Action Team
- Expected timeline of recommendations and deliverables
- Recommended to read: "The High Cost of Parking" by Donald Shoup for perspective on urban development
- Coordination of this work at a County level
- Mechanism for implementing the plan
- Utilization of board

**No action needed.**

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## **12. PRESENTATION: Real Estate Development Pipeline Overview**

*Interim Project Manager, Matt Salazar Presenting*

### **Overview**

[see attachment: "Real Estate Development 2024 Pipeline & Project Updates"]

### **Discussion Themes**

- Out of area developers
- Competition between local developers
- Community partner collaboration

**No action needed.**

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## **13. OTHER BUSINESS**

*None*

**Meeting adjourned at 3:36 p.m.**

***Minutes Taken By: Jasmine Leary Mixon***