

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Wednesday, January 24th, 2024, at 1:30 p.m.

Homes for Good conducted the January 24th, 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 comment, and listen to the call.

CALL TO ORDER

Board Members Present:

Heather Buch

Michelle Thurston

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Destinee Thompson

Justin Sandoval

Board Members Excused:

Pat Farr

QUORUM MET

1. APPOINTMENT OF BOARD CHAIR & VICE CHAIR

In accordance with the Homes for Good Bylaws Article II Section 2, "The Chairperson of the Agency shall be elected annually by majority vote of the Agency Board at its first meeting in January." Additionally, in accordance with Article II Section 3 of the Homes for Good Bylaws, " The Vice Chairperson of the Agency shall be elected annually by the majority vote of the Agency Board at its first meeting in January."

Overview

Historically one of the Lane County Commissioners would serve as vice-chair on the Homes for Good Board. With the governance change this is no longer a requirement outlined in the bylaws. Therefore, anyone on the Homes for Good Board can sit at the chair or vice-chair on the Homes for Good Board.

Discussion Themes

- Develop and define the roles of the Homes for Good board members especially chair and vice-chair in a future board meeting
- Succession of vice-chair to chair
- Utilize the experience and presence of other board members to maintain consistent communication between amongst board members and guide board chair and vice chair

Vote Tabulations for Board Chair – Michelle Thurston

Motion: **Kirk Strohman**

Second: **Chloe Tirabasso**

Discussion: *None*

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

Abstain: *None*

Excused: **Pat Farr**

Vote Tabulations for Board Vice-Chair – Larissa Ennis

Motion: **Kirk Strohman**

Second: **Chloe Tirabasso**

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 2024 Appointment of Chair and Vice-Chair was approved [8/0/1]

2. PUBLIC COMMENT

None

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

None

4. ADJUSTMENTS TO THE AGENDA

The Quarterly Excellence Award winners will be presented at the February board meeting.

5. COMMISSIONERS' BUSINESS

None

6. EMERGENCY BUSINESS

None

7. EXECUTIVE SESSION

None

8. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed the response to inclement weather at public housing, multi-family housing and third party managed properties. Essential staff were able to work at the Permanent Supportive Housing (PSH) properties and on-site maintenance staff were able to provide support for urgent needs and disperse ice melt for the properties. Welfare checks were completed in Cottage Grove and there was extensive tree damage across the Homes for Good portfolio.

As part of the effort to stabilize PSH properties, Homes for Good submitted a proposal to Trillium CCO with the intent to utilize the funds to support operating cost coverages. Trillium has awarded Homes for Good \$1,038,000.

Homes for Good attended the January 9th Lane County Board of Commissioners meeting to seek approval for the appointment of Destinee Thompson to the Homes for Good Board and to extend Joel Iboa's term to four additional years. The Lane County Board approved these motions.

Discussion Themes

- Use of insurance to cover damages
- Purchasing of emergency supplies for residents
- Lane County response to emergency management
- Emergency Preparedness Advisory Council
- Commissioner Thurston expressed appreciation for Homes for Good's response to the inclement weather crisis in Lane County
- Networking at the State level for climate resiliency and resource development

9. CONSENT AGENDA

A. Approval of 12/20/2023 Board Meeting Minutes

Vote Tabulations

Motion: **Heather Buch**

Second: **Kirk Strohman**

Discussion: *Kirk Strohman's name edited for spelling. Adjust the Executive Director report for Bridges on Broadway funding to be \$1,000,000 versus \$750,000 quoted.*

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

Abstain: *None*

Excused: **Pat Farr**

The 01/24/2024 Consent Agenda was approved [8/0/1]

10. ORDER 24-24-01-01H: In the Matter of Approving Contract 24-C-0021 (Construction Management/General Contractor Services) for Bridges on Broadway Project Located at: 599 E. Broadway in Eugene, Oregon

Project Developer, Spencer McCoy Presenting

Overview

Homes for Good is seeking approval to award Meili Construction with the Construction Management/General Contractor (CM/GC) contract for the Bridges on Broadway Permanent Supportive Housing (PSH) community. Bridges on Broadway is at the same location as the former Red Lion Hotel. It is need of renovation to provide 57 studio apartment units to individuals at risk of homelessness and/or chronically homeless.

The conceptual renovation has been designed in partnership with Pinnacle Architecture and Meili will execute the plan. The project design and service delivery with be utilizing a trauma informed lens.

Discussion Themes

- Construction timeline
- Alternative shelters for individuals that don't qualify for the centralized waitlist
- Success of turnkey projects
- Difference between Bridges on Broadway and The Commons on MLK
- Third party property managements vs. self-management

Vote Tabulations

Motion: **Heather Buch**

Second: **Larissa Ennis**

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 24-24-01-01H was approved [8/0/1]

11. ORDER 24-24-01-02H: In the Matter of Approving Authorizing the Formation of a Limited Liability Company for Bridges on Broadway Project Located at: 599 E. Broadway in Eugene, Oregon

Project Developer, Spencer McCoy Presenting

Overview

Homes for Good is seeking approval to form an LLC for Bridges on Broadway per the recommendation of legal counsel to pursue this ownership structure for liability protections.

Bridges on Broadway will be a Permanent Supportive Housing (PSH) development with the focus of housing the at risk and/or chronically homeless. It is the site of the former Red Lion Hotel and was previously utilized in partnership with Lane County to provide housing for individuals experiencing homelessness, at risk of homelessness or displaced by wildfires.

Discussion Themes

None

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Kirk Strohman**

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 24-24-01-02H was approved [8/0/1]

12. ORDER 24-24-01-03H: In the Matter of Authorizing the Financing and Development of Bridges on Broadway Located at: 599 E. Broadway in Eugene, Oregon

Project Developer, Spencer McCoy Presenting

Overview

Homes for Good has secured several funding sources for the financing of the development of the Bridges on Broadway project. Approval will grant Homes for Good authorization to negotiate, execute, and deliver on behalf of the Agency.

Bridges on Broadway will be a Permanent Supportive Housing (PSH) development with the focus of housing the at risk and/or chronically homeless. It is the site of the former Red Lion Hotel and was previously utilized in partnership with Lane County to provide housing for individuals experiencing homelessness, at risk of homelessness or displaced by wildfires.

Discussion Themes

- Utilizing the finance subcommittee to review finance structures of upcoming projects
- Estimated total project costs
- Deferred developer fee
- Review of funding sources for Bridges on Broadway with the Board

Vote Tabulations

Motion: **Heather Buch**

Second: **Chloe Chapman**

Discussion: Approval contingent on the finance subcommittee review of the Bridges on Broadway proforma and bring any concerns to the larger board.

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

Abstain: *None*

Excused: **Pat Farr**

ORDER 24-24-01-03H was approved [8/0/1]

13. ORDER 24-24-01-04H: In the Matter of the Joint Board of Commissioners and Local Contract Review Board Amending State Public Contracting Rules for Homes for Good Housing Agency

Executive Support Coordinator, Jasmine Leary Mixon Presenting

Overview

The State made revisions to the State Public Procurement Policy. Homes for Good's legal council reviews the changes to policy and drafts a suggested new procurement policy for the Agency. The changes include:

- Small/Direct Award Threshold – Increased from \$10,000 to \$25,000
- Intermediate Threshold – Increased from \$150,000 to \$250,000
***Not including public improvement contracts*
- Expanding preference from service-disabled veteran preference to any qualifying veteran that owns 51% of the business and is part of the day-to-day business operations
- Can offer 5% preference to certified B-corps

Additionally, the Agency has adjusted approval limits and purchase card limits for employees. The bank gives the Agency a blanket purchase card limit, which in turn is dispersed amongst employees on their individual Agency purchasing cards. Limits have been adjusted to fulfill the differing purchase needs of employees. It is important to note that the authority limits and purchase card limits are tied to a position, not the employee filling the position.

Discussion Themes

None

Vote Tabulations

Motion: **Larissa Ennis**

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 24-24-01-04H was approved [8/0/1]

14. PRESENTATION: Presenting the Resident Survey Results to the Board

Supportive Housing Director, Wakan Alferes & Rent Assistance Manager, Nat Dybens Presenting

Overview

[see presentation]

Discussion Themes

- Finding opportunities for work to be done within the Agency versus outsourcing in contracts
- Use of Homes for Good maintenance for plumbing needs
- Intentional questions for feedback specific to properties
- Efforts to get all resident feedback

No action needed.

15. PRESENTATION: The 6-Month Progress Report on the Strategic Equity Plan

Equity Strategy Team Presenting

Overview

[see presentation]

Discussion Themes

None

No action needed.

16. OTHER BUSINESS

None

Meeting adjourned at 4:00 p.m.

Minutes Taken By: Jasmine Leary Mixon