



HOMES FOR GOOD BOARD OF COMMISSIONERS’ MEETING

Wednesday, April 29th, 2026

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Establishing Flexibility of Implementation of Work Requirements & Term Limits

AGENDA

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Location of the meeting:

Homes for Good Administrative Building
100 W 13th Avenue
Eugene, OR 97401



Teams

This meeting will be conducted in person with option to join via public video call and conference line (see details below).

Wednesday, April 29th, 2026 at 1:30pm

The April 29th, 2026 Homes for Good Board of Commissioners meeting will be held at the Homes for Good Administrative Building. It will also be available via a public video call with dial-in capacity. The public has the option to participate in person or by joining via video call or conference line.

Teams Meeting:

Join Meeting: [Link](#)

Meeting ID: 282 091 185 118 3

Passcode: 8wr7Zk29

Dial-In: +1 689-206-0388,,817935186#

Phone Conference ID: 817 935 186#

Guide to Using Teams: [Link](#)

1. PUBLIC COMMENTS

Maximum time 30 minutes: Speakers will be taken in the order in which they sign up and will be limited to 3-minutes per public comments. If the number wishing to testify exceeds 10 speakers, then additional speakers may be allowed if the chair determines that time permits or may be taken at a later time.

PLEASE NOTE: *The Homes for Good Board of Commissioners is a policy advisory body to Homes for Good and is not designated to respond to public comments in public meetings. The Board will not discuss or make decisions immediately on any public comment made.*

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)

3. ADJUSTMENTS TO THE AGENDA

4. COMMISSIONERS' BUSINESS

- A. Advocacy Ad Hoc Committee

5. EMERGENCY BUSINESS

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

- A. Executive Director Report
- B. Quarterly Employee Excellence Awards
- C. Agency Key Performance Indicators

8. CONSENT AGENDA

- A. Approval of 03/25/2026 Board Meeting Minutes

9. ORDER 26-29-04-01H

In the Matter of Updating the Housing Choice Voucher Administrative Plan (HCV Admin Plan) Local Preferences Language & Waitlist Order
(Aleksa Bruns, Rent Assistance Director) (Estimated 10 minutes)

10. ORDER 26-29-04-02H

In the Matter of Authorizing the Executive Director or Designee to Apply for Assistance from Oregon Housing & Community Services for the Florence Quince Street Site
(Marisa Johnson, Project Developer) (Estimated 5 minutes)

11. PRESENTATION

Annual Plan Updates
(Wakan Alferes, Supportive Housing Director) (Estimated 15 minutes)

12. DISCUSSION

Establishing Flexibility of Implementation of Work Requirements & Term Limits
(Jacob Fox, Executive Director) (Estimated 20 minutes)

13. OTHER BUSINESS

Adjourn.



Advocacy Do's & Don'ts

Do's

- ✓ Legislative related advocacy
- ✓ Writing or signing letters of support for bills
- ✓ Explaining impacts of legislation on Homes for Good
- ✓ Participating in policy coalitions
- ✓ Educating on factual housing needs, as long as content is not tied to a ballot measure



Don'ts

- ✗ Ballot-Related Adovacy
- ✗ Encouraging "yes" or "no" vote
- ✗ Using Agency resources to endorse candidates
- ✗ Share advocacy materials while representing the Agency
- ✗ Give any impression the Agency holds a political position



The Homes for Good Board of Commissioners consists of appointed officials, not elected.

All non-elected public employees are prohibited from engaging in political activity as outlined in ORS 260.432 while acting in capacity as a Homes for Good representative.

ADVOCACY AD HOC COMMITTEE

April 29th, 2026



PURPOSE

Identify opportunities for board members to encourage in advocacy efforts on behalf of Homes for Good with elected/appointed officials on the local and state level.

CADENCE

- Last month of the quarter
- Q1 + Q3 = Planning
- Q2 + Q4 = Impact Reflection

TACTIC #1

Homes for Good staff will develop a one-page overview of the Agency as a reference guide for Board members to utilize during community engagements.

TACTIC #2

Collaboration with other Public Housing Authorities and their boards including:

- Reach out to other like-size PHA's
- Connect with other Executive Directors through Housing Authorities of Oregon
- Collaborative efforts between other PHA Board members and Homes for Good Board members

TACTIC #3

Board presentation for Commissioners to debrief the Oregon legislative short session and prepare for the long session.

TACTIC #4

Create Board-specific goals based on the A.C.T. Now Lane goals and the Access & Opportunity Plan which will include advocacy opportunities from the lens of housing production.

TACTIC #5

Respond to emerging opportunities to advocate for Homes for Good as policy changes arise both as a committee and individual Board members. This includes availability to speak with policy makers when needed.

TACTIC #6

Board members hold one-on meetings with city and county officials on an annual basis.

TACTIC #6

Invite local elected officials to tour existing Homes for Good properties.

Within Homes for Good we are working to emphasize the importance of professionalism, accountability, responsible use of time management and to make it clear that fraud and abuse of public resources is strictly prohibited. The reason why we are doing this is because we are funded by federal, state and local taxes and because we owe it to our community and the people, we serve to provide exceptional customer services and increase housing production. We are setting these expectations by engaging staff and sharing the importance of professionalism and performance. We are also developing tools that outline our expectations and that hold employees at all levels of the organization accountable. For example, we recently modified our Hybrid Work Plan, we are updating our Code of Conduct, and we are developing a Progressive Discipline Toolkit. To be clear, many of our employees exceed expectations on professionalism and accountability, however, there is always room for growth and improvement.

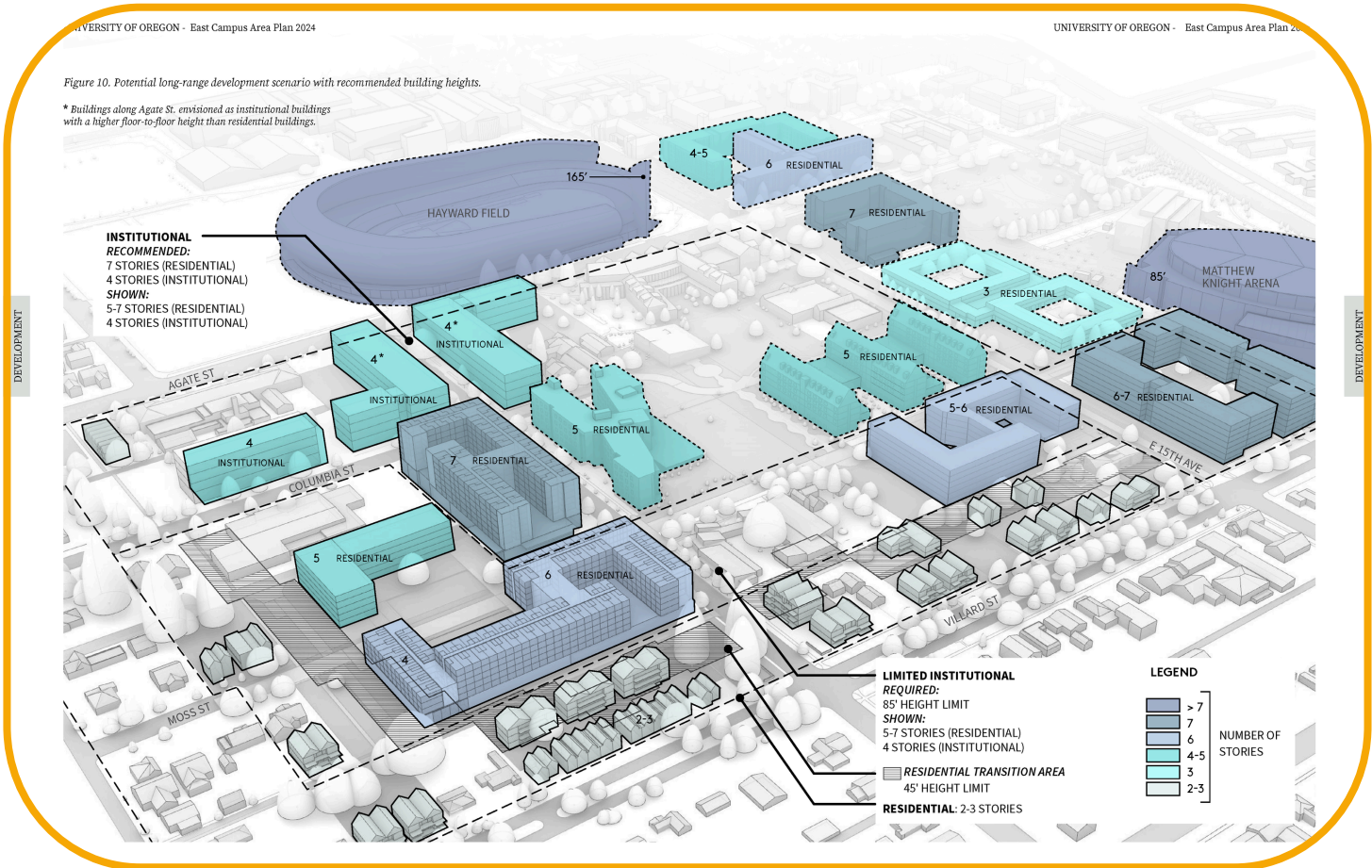
I met with the Executive Director from NOAH, and he encouraged Homes for Good to be more active in developing state policy/legislation, and he also encouraged us to be more involved requesting regulatory changes at OHCS that will help minimize financial hardship for us over time.

I got a status report from our consultant that is helping us with our portfolio analysis and lastly, I got an update on changes that are occurring at HUD. As I reflect on these meetings, I realize that since the pandemic our organization and our Leadership Team have been focused on running our organization and growing our work here in our community. As an organization we have a lot of experience that can be helpful to other organizations across the state, state agencies like OHCS and Oregon Legislature, so we need to shift some of our energy to making positive regulatory/legislative changes and finding new funding to support our work.

In late March I had an opportunity to spend two days in Portland in a series of meetings with key leaders from the City of Beaverton, the Orrick law firm, Network for Oregon Affordable Housing (NOAH), a consultant helping us plan for the financial sustainability for our real estate portfolio and the Portland HUD Field Office Director. I have a few takeaways from those meetings that I'll share broadly in this message and more specifically in future Board meetings. The new City Manager for Eugene, Jenny Haruyama, was the City Manager for the City of Beaverton prior to starting at the City of Eugene recently so I met with the Community Development Manager to better understand how investments in affordable housing happen in Beaverton. I met with a colleague from Orrick to better understand how municipal governments and public housing authorities can issue bonds and attract favorable debt terms in that process. We can issue bonds for much more debt than we have in the past.



Spring Cleaning at Lindeborg Place



Next Generation Development Plan Land Use Rendering
Courtesy of: Eugene City Council Meeting April 20th, 2026 Materials

In early April I met with University of Oregon (UO) leaders who have developed its Next Generation Housing Development Plan and the East Campus Area Plan. Both plans would increase density in this area by building new dormitories, apartments and potentially middle housing types like plex's. To move this plan forward in March of 2025 UO submitted a request for a Refinement Plan Amendment, Code Amendment and Zone Change to allow UO to pursue a dramatic increase in housing production and density between 15th Ave, 19th Ave, Columbia St, and Villard St. Members of the Fairmont neighborhood are actively opposing council's approval of the necessary amendments despite staff support and the Eugene Planning Commissions approval. The arguments in opposition focus on increased traffic and density and height allowances for the housing to be built. Because Homes for Good has a prominent role in ACT Now Lane's efforts to dramatically increase housing on April 20th I made public comment in a City Council hearing in support of the amendments and zone change.



EXCELLENCE AWARD

APRIL 2026

EXCELLENCE AWARD

APRIL 2026



TERESA HASHAGEN IS A VALUED MEMBER OF THE CAPITAL PROJECTS TEAM AND REAL ESTATE DEVELOPMENT DEPARTMENT. TERESA HAS WORKED FOR HOMES FOR GOOD FOR 11 YEARS, IMPLEMENTING THE CAPITAL PROJECTS PLAN TO MAINTAIN HOMES FOR GOODS PUBLIC HOUSING SITES. MOST RECENTLY, TERESA WAS PROACTIVE IN LEADING THE AGENCY'S HUD SECTION 3 REPORTING, WHICH HAD PREVIOUSLY BEEN ON HOLD AS A NEW PORTAL WAS LAUNCHED. TERESA WORKED WITH MULTIPLE CONTACTS ACROSS AGENCY DEPARTMENTS TO OBTAIN ALL AGENCY SECTION 3 DATA FROM FISCAL YEAR 24/25. TERESA'S EXPERTISE IN PROCUREMENTS AS PART OF THE PROCESS TO HIRE CONTRACTORS IS DEMONSTRATED THROUGH ACCURACY AND EFFICIENCY IN HER WORK. SHE HAS ALSO MADE HERSELF AVAILABLE TO OFFER GUIDANCE TO NEWER AGENCY STAFF WHO LESS OFTEN NAVIGATE PROCUREMENTS. TERESA ALSO BRINGS A SENSE OF HUMOR AND A SMILE TO HER WORK DAY, WHICH IS ALWAYS APPRECIATED. THANK YOU TERESA FOR YOUR CONSISTENCY, DEDICATION AND HARD WORK TO MAINTAIN HOMES FOR GOOD'S SITES AND SERVE OUR COMMUNITY.

AUDREY BANKS

REAL ESTATE DEVELOPMENT DIVISION DIRECTOR



EXCELLENCE AWARD

APRIL 2026

EXCELLENCE AWARD

APRIL 2026



I WANT TO RECOGNIZE SARAH STANLEY FOR HER CONSISTENT DEDICATION AND POSITIVE IMPACT ON THE TEAM. SHE DEMONSTRATES EXCELLENT ATTENDANCE AND BRINGS A THOUGHTFUL, CONSTRUCTIVE APPROACH TO HER WORK EACH DAY. SARAH IS DILIGENT IN SUPPORTING APPLICANTS THROUGH THE INTAKE PROCESS AND TAKES GREAT CARE TO ENSURE THEY FEEL SUPPORTED AND INFORMED.

SHE HAS BEEN A CRUCIAL PART OF THE LTRA TEAM AND IS ALWAYS WILLING TO STEP IN AND ASSIST WITH COVERAGE WHEN NEEDED. SARAH IS RECEPTIVE TO FEEDBACK AND CONTINUOUSLY APPROACHES HER WORK WITH PROFESSIONALISM AND A TEAM-CENTERED MINDSET. WITH OVER FOUR YEARS OF SERVICE TO THE AGENCY, HER EXPERIENCE AND RELIABILITY ARE DEEPLY VALUED AND APPRECIATED.

THANK YOU, SARAH, FOR YOUR COMMITMENT AND THE STEADY SUPPORT YOU PROVIDE TO BOTH APPLICANTS AND YOUR COLLEAGUES.

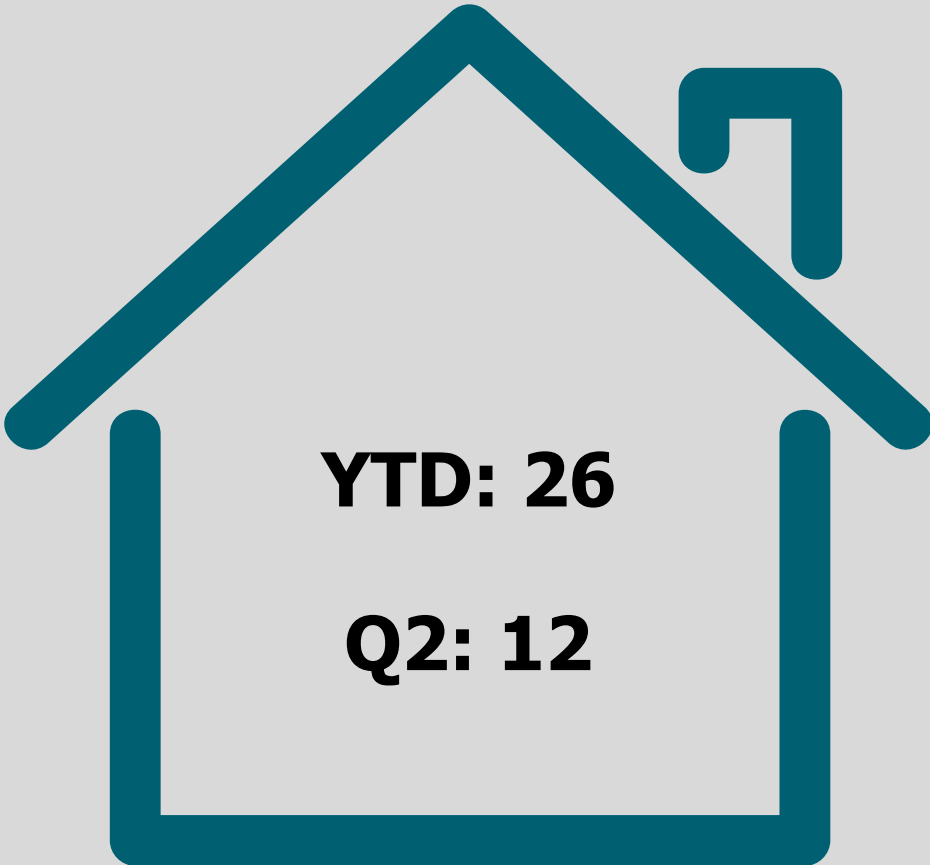
ALEKSA BRUNS
RENT ASSISTANCE DIVISION DIRECTOR



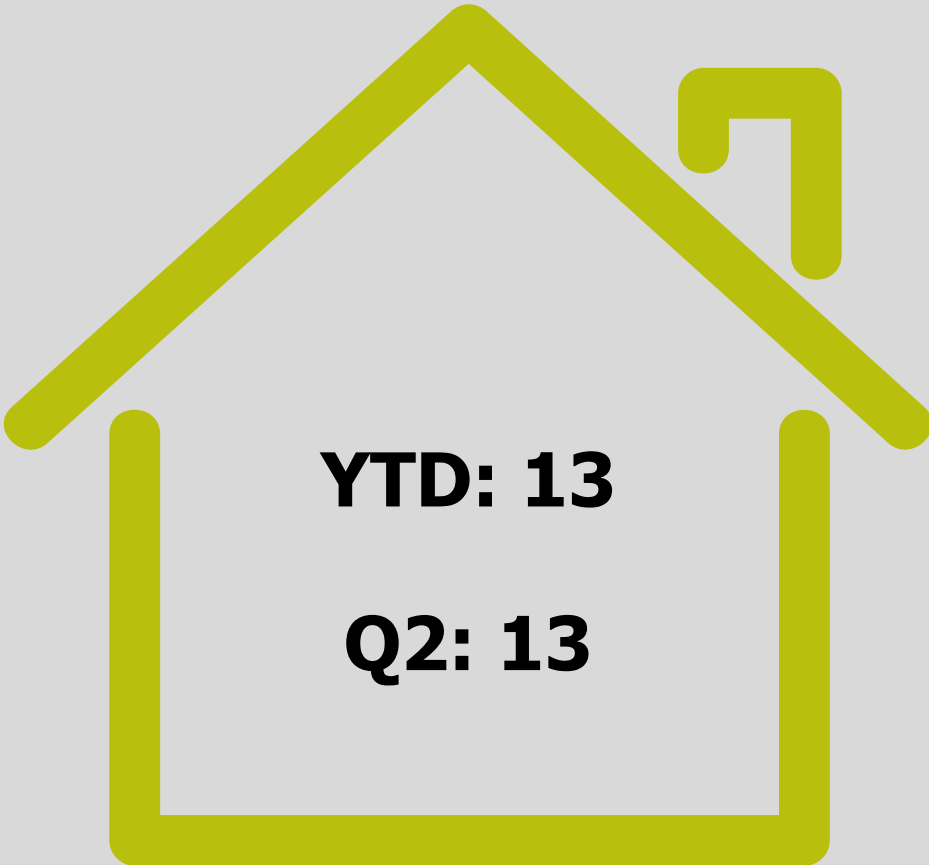
Homes for Good Key Performance Indicators

April 29th, 2026 Board Meeting

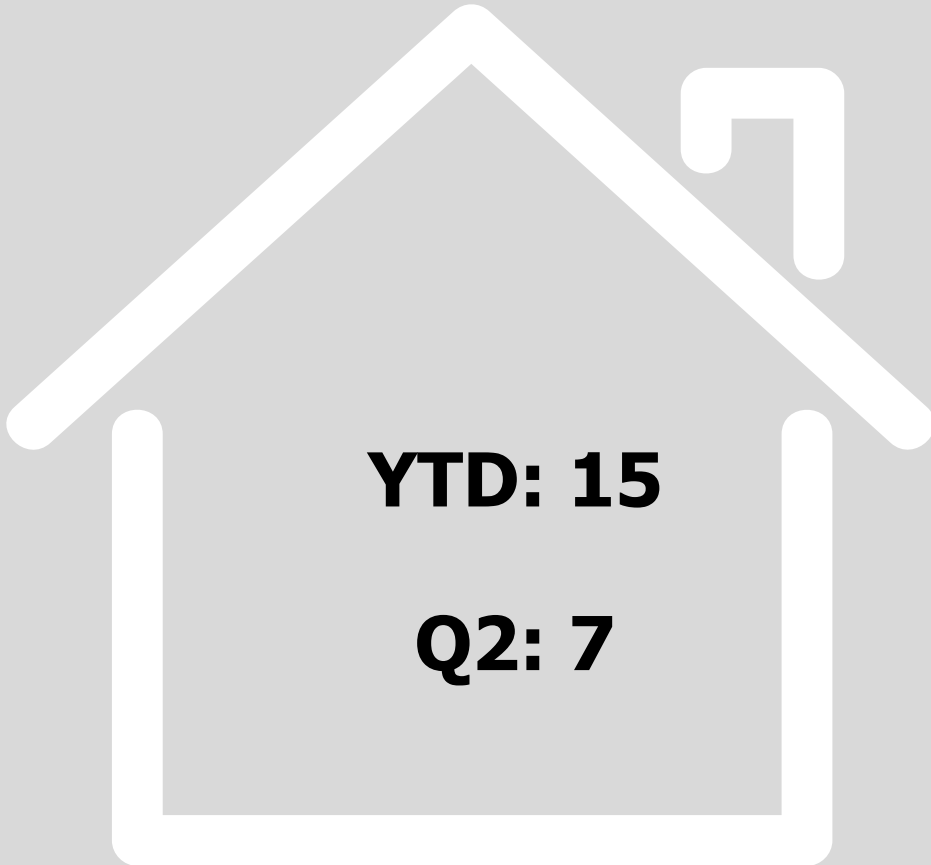
ENERGY SERVICES



Weatherized Homes



Climate Crisis Projects



Healthy Homes Projects

YTD: Oct. 2025 - March 2026

Q2: Jan. 2026 - March 2026

*does not track race & ethnicity demographics in the same way as other programs



FINANCE



**Payroll &
Fringe**



**Accounts
Receivable**

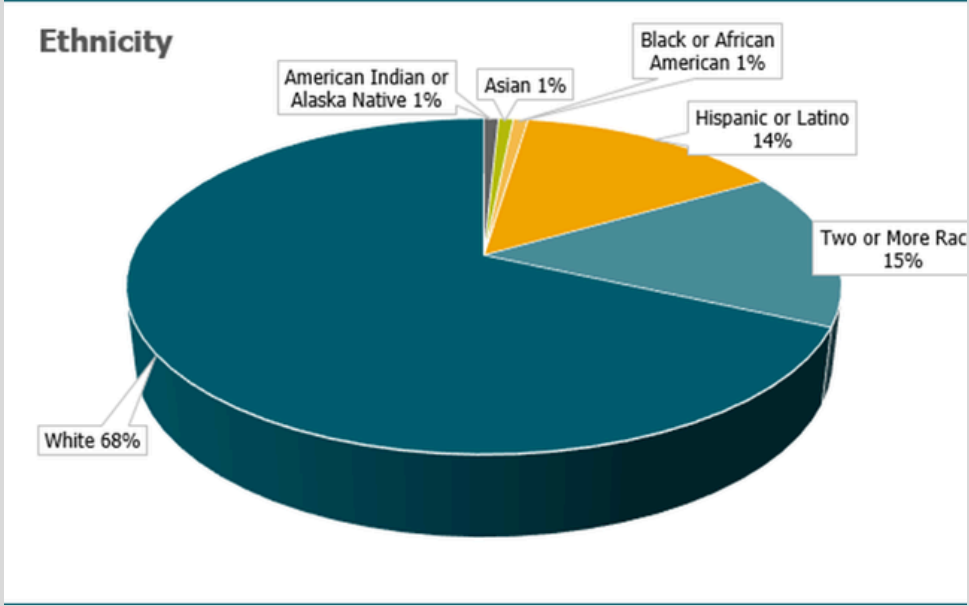
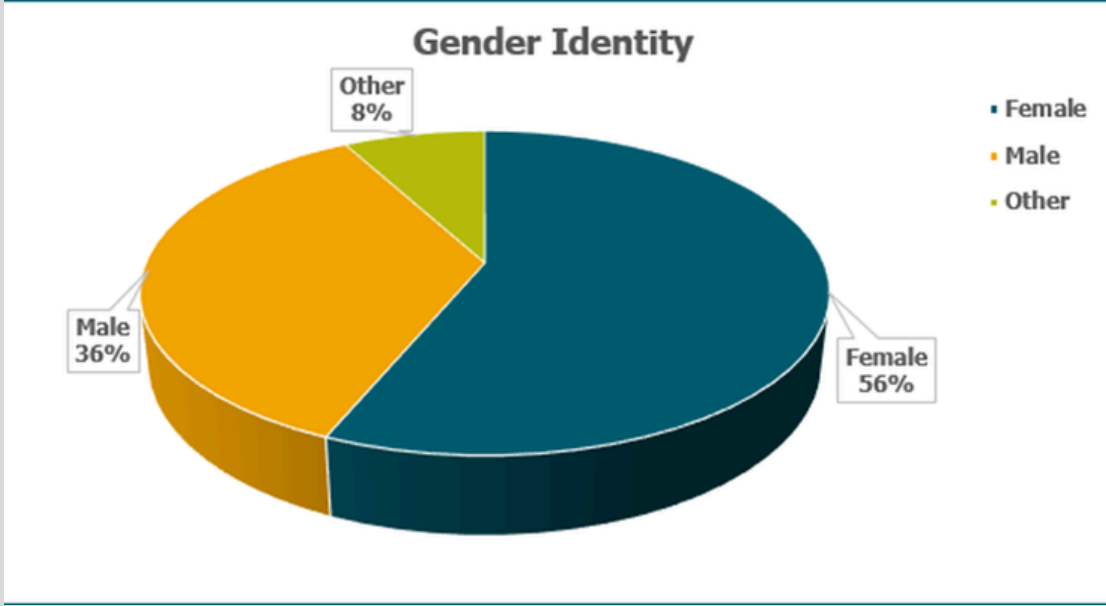
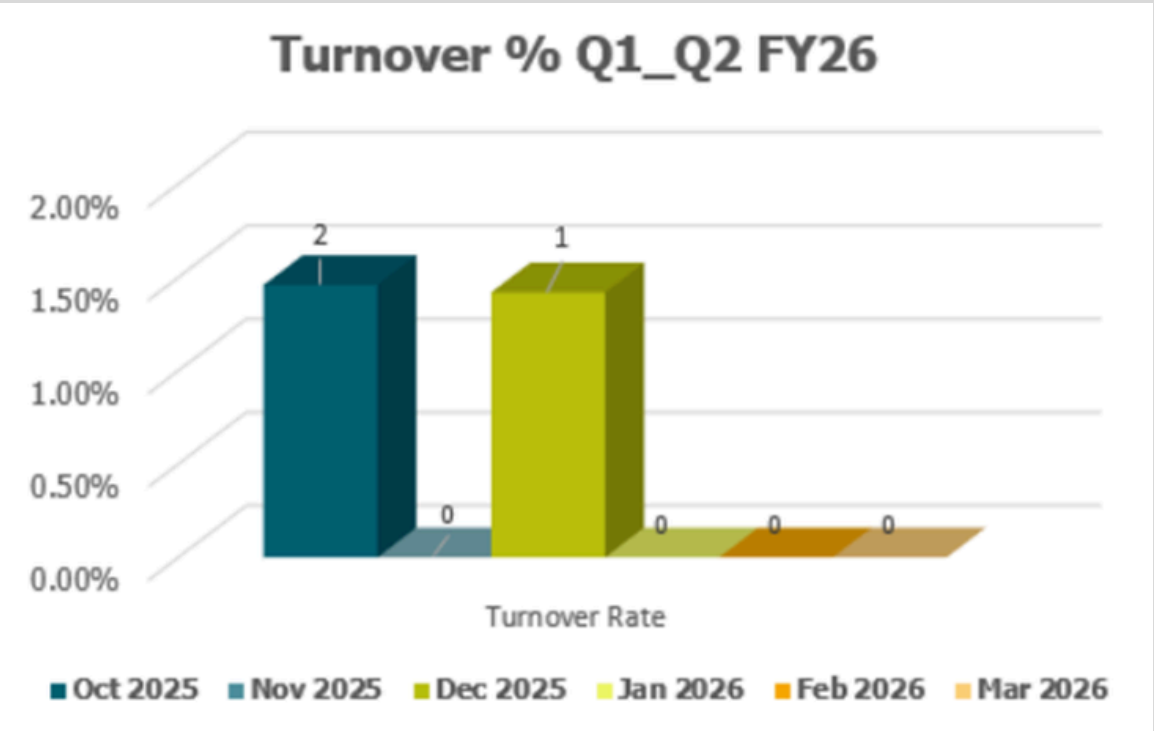
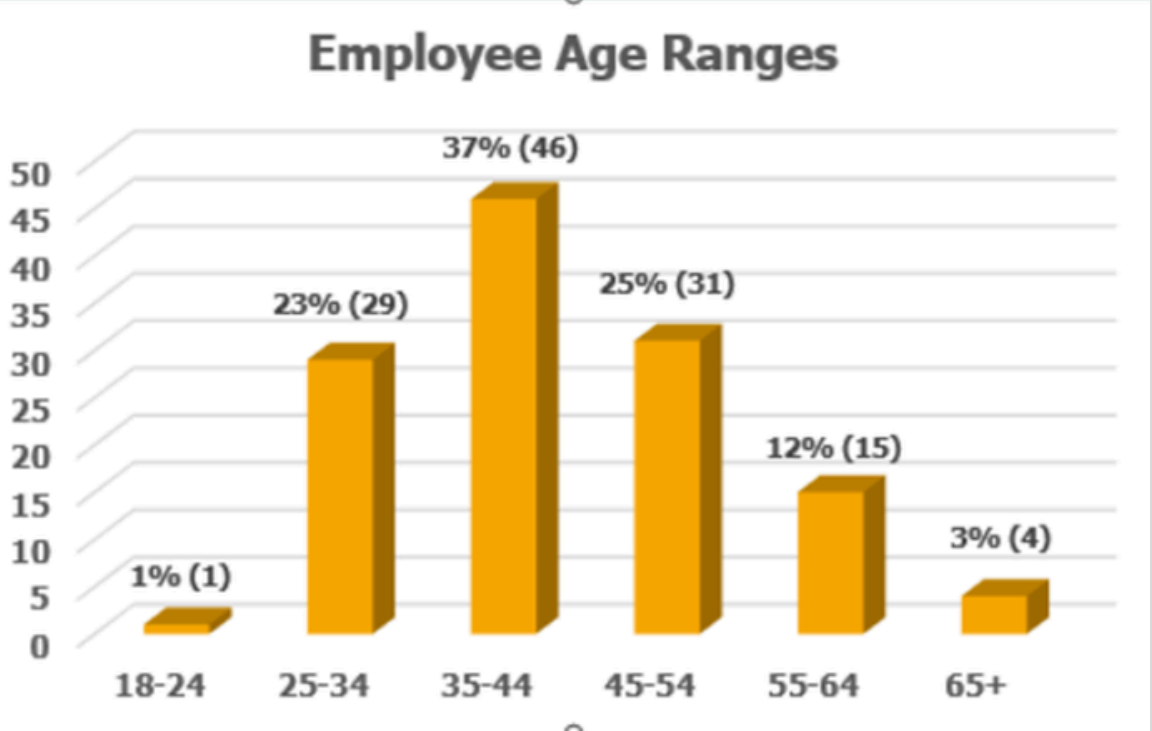
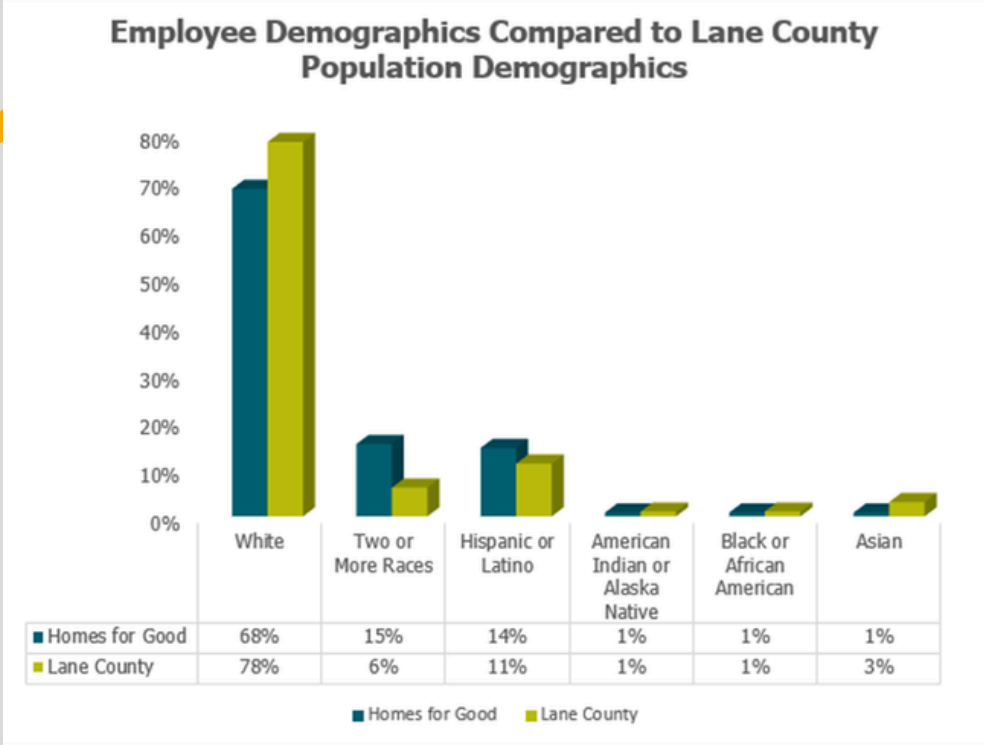


**Accounts
Payable**

YTD: Oct. 2025 - March 2026
Q2: Jan. 2026 - March 2026

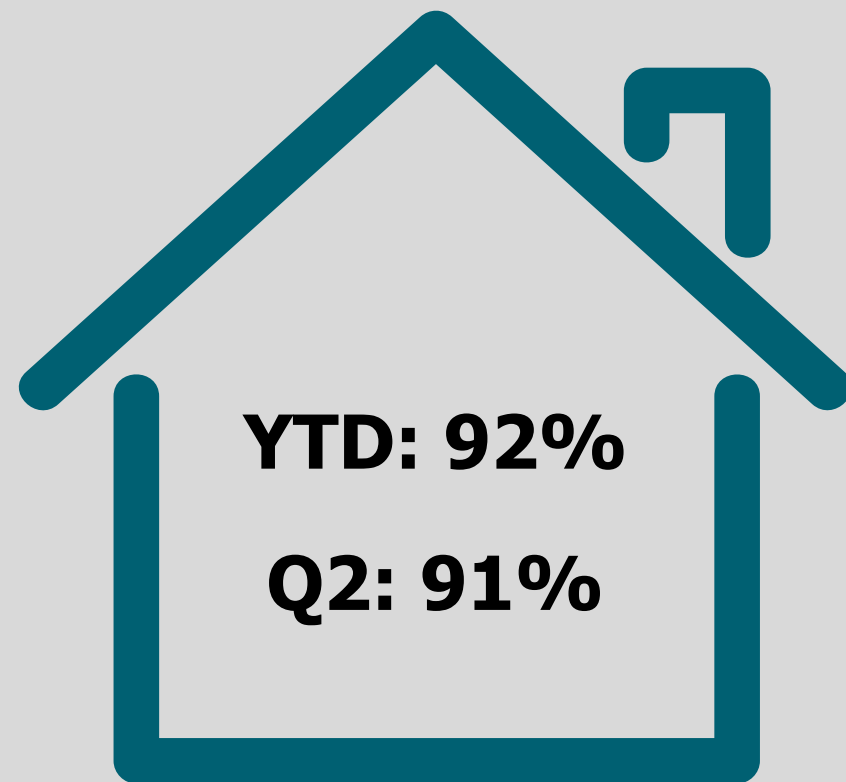


HUMAN RESOURCES

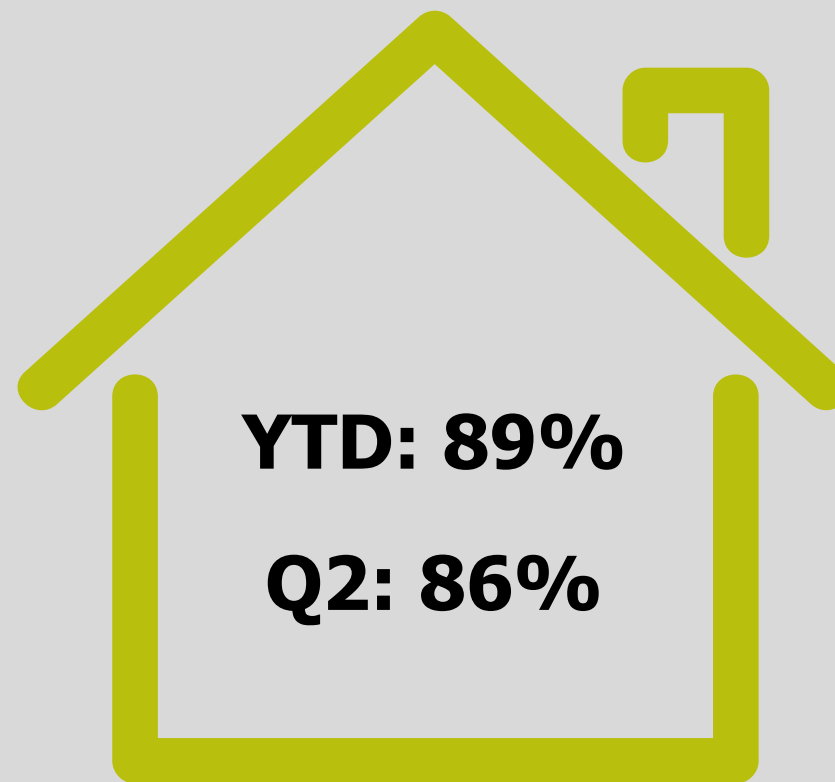


REAL ESTATE DEVELOPMENT

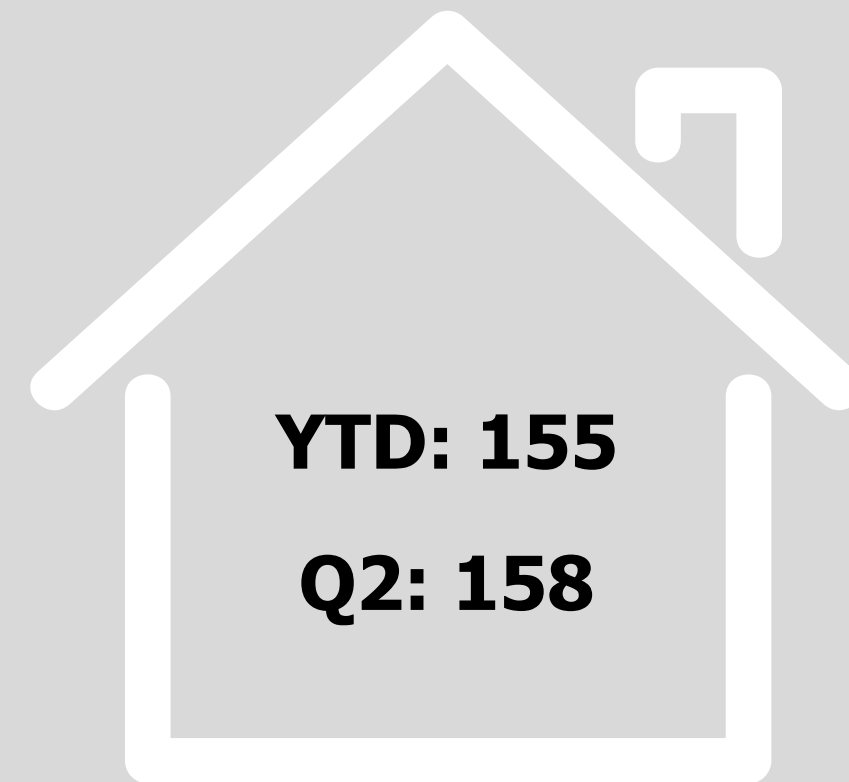
Asset Management



**Occupancy
Rate**



**Rent Collection
Rate**



**Vacant Unit
Turnaround in
Days**

YTD: Oct. 2025 - March 2026

Q2: Jan. 2026 - March 2026

REAL ESTATE DEVELOPMENT

Funds



**Developer Fee
Received**



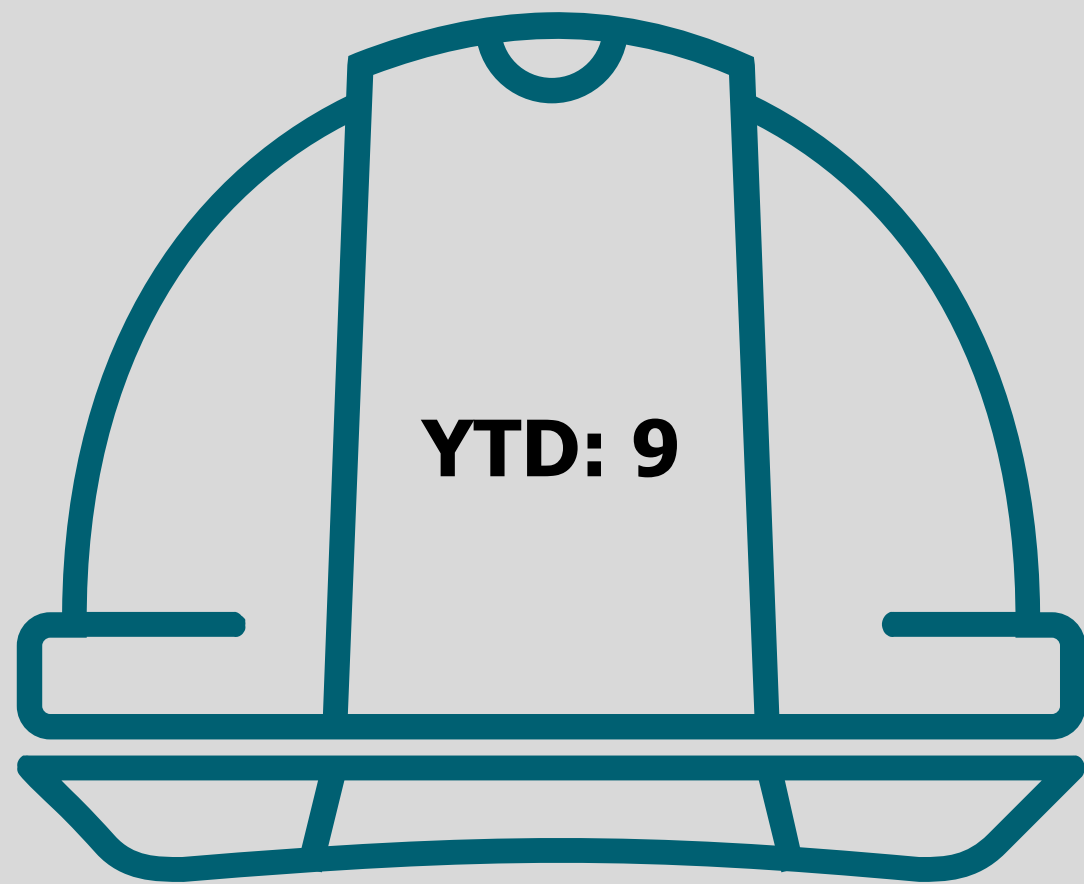
**Predevelopment Funds
Utilized**

YTD: Oct. 2025 - March 2026

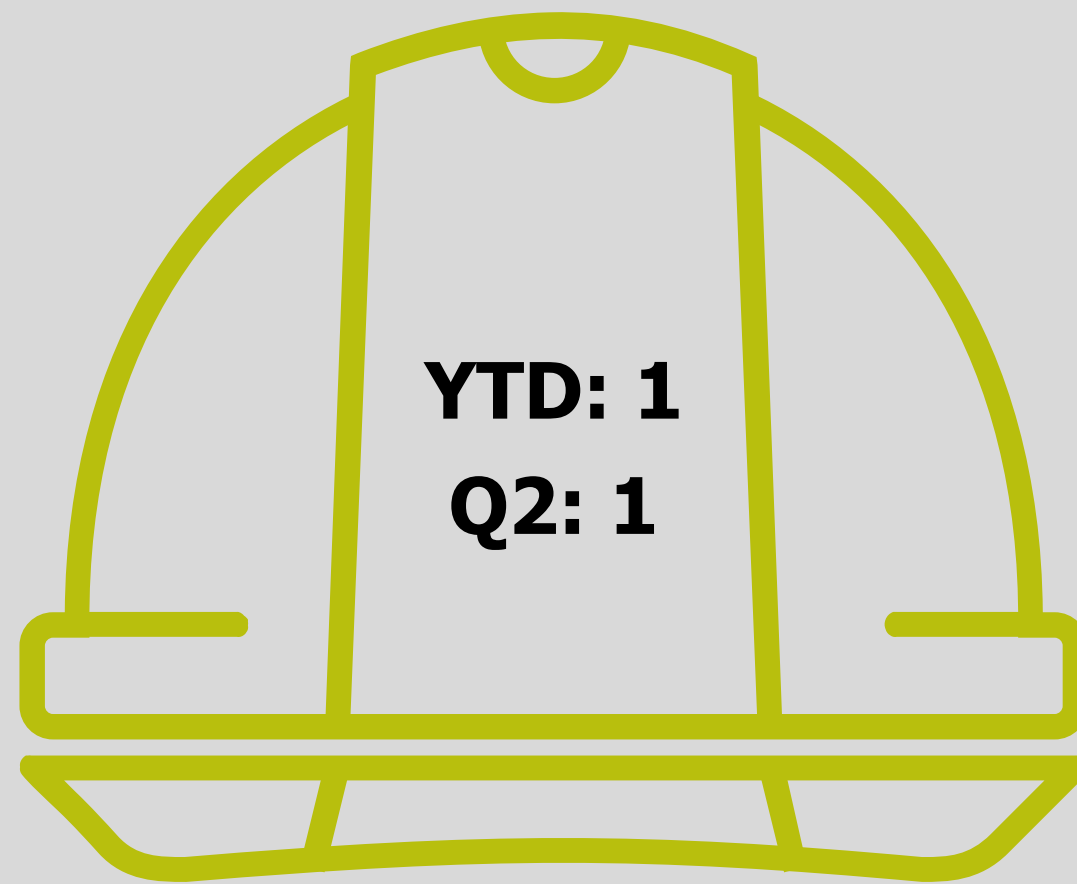
Q2: Jan. 2026 - March 2026

REAL ESTATE DEVELOPMENT

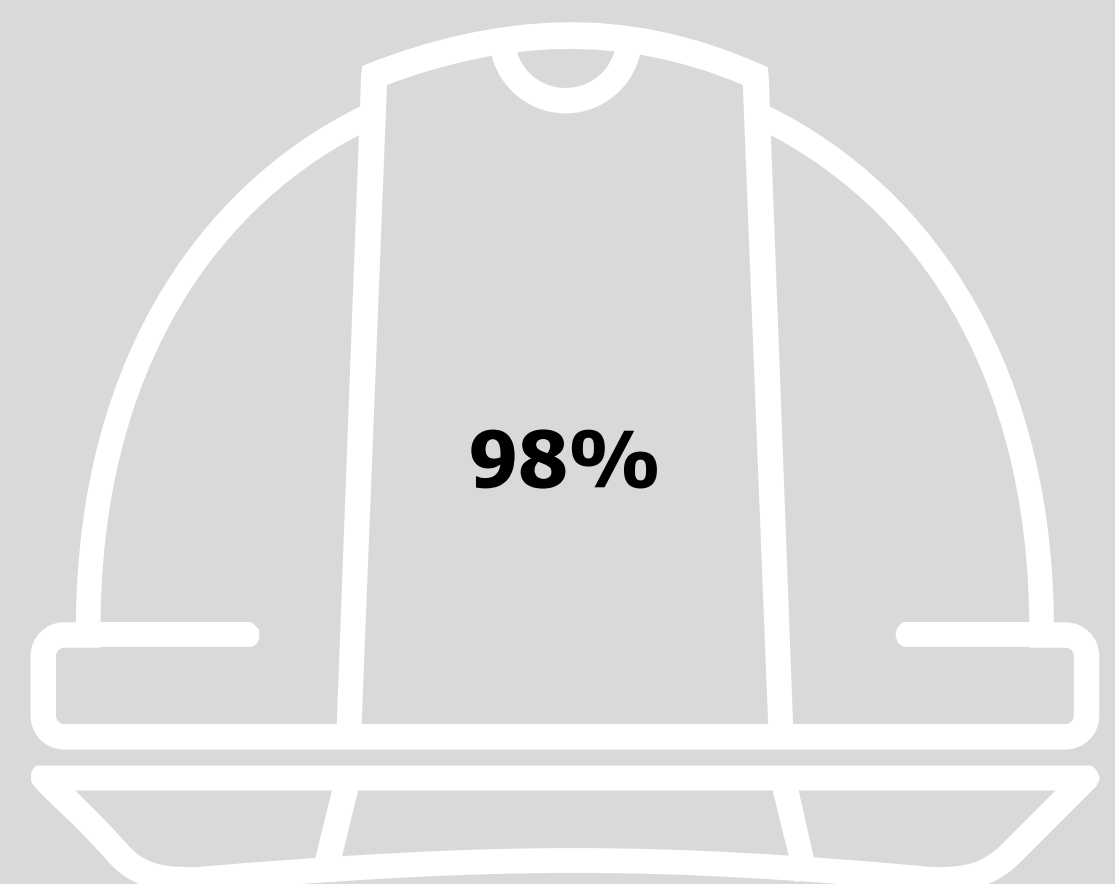
Active Construction & Projects



Active CAP Projects w/Funds Dispersed



Active Construction Projects



% Construction Complete on Ollie Court

YTD: Oct. 2025 - March 2026

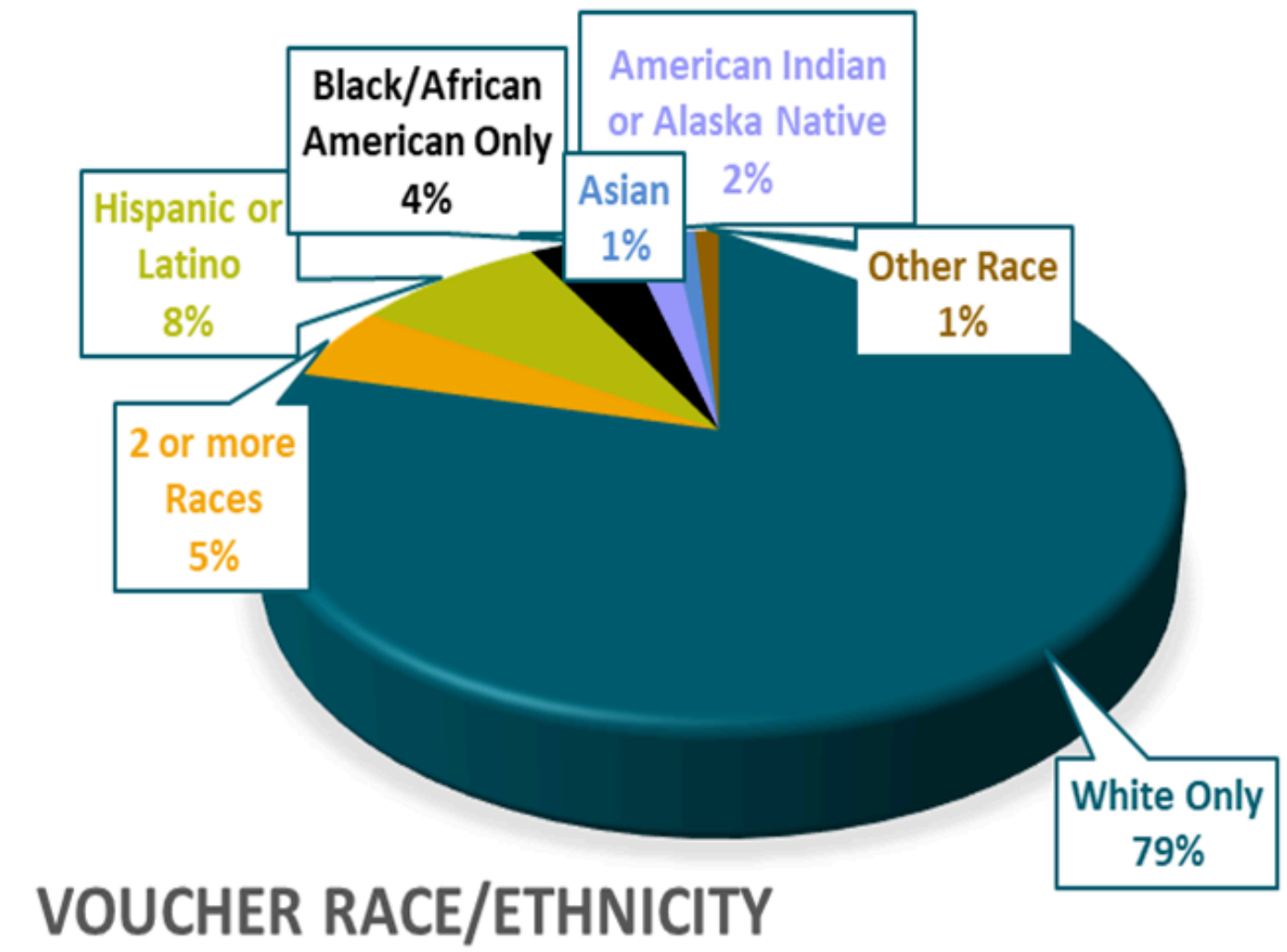
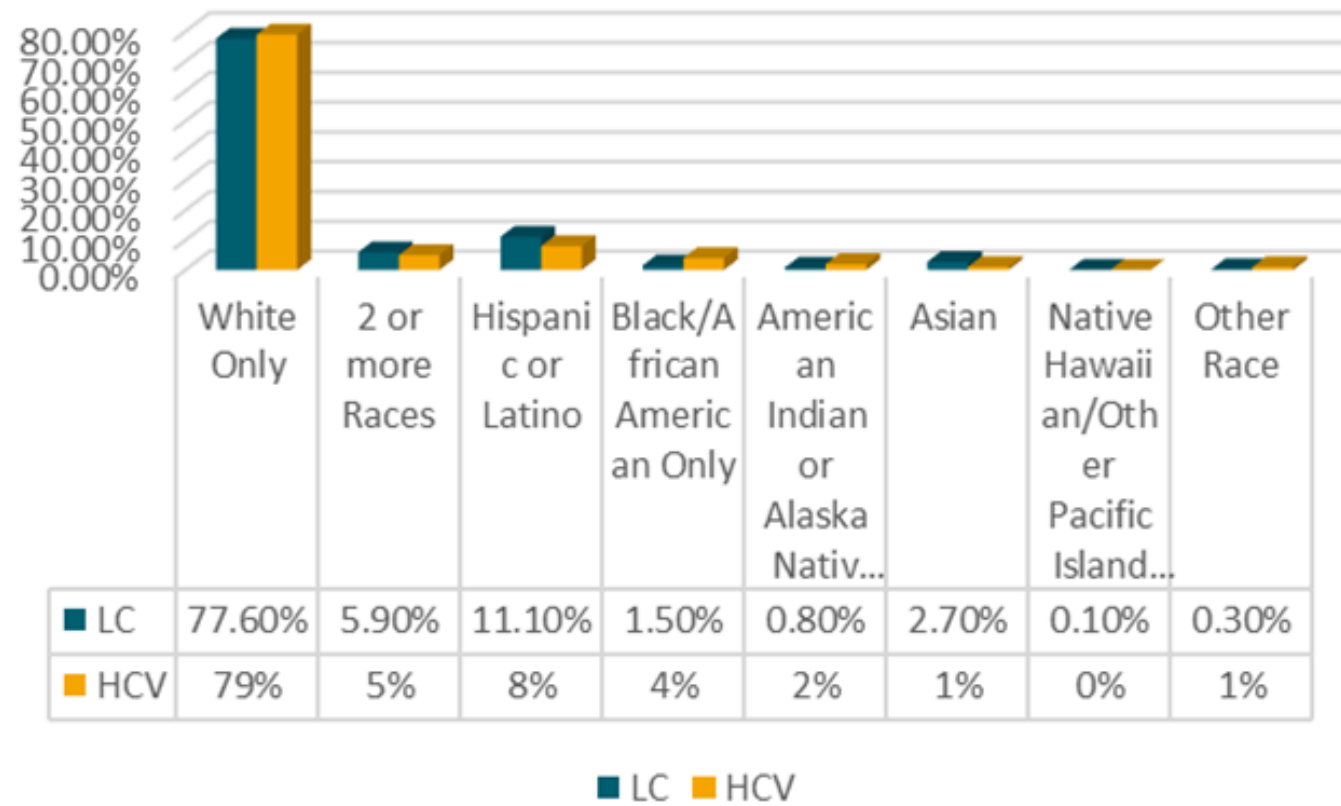
Q2: Jan. 2026 - March 2026



RENT ASSISTANCE

Demographics

Voucher Program Demographics Compared to Lane County Population Demographics



RENT ASSISTANCE

Vouchers

YTD: 161

YTD: 71

**YTD:
\$16,492,095.75**

Q2: 101

Q2: 33

**Q2:
\$8,320,672.78**

HCV Issued

HCV Leased-Up

**Housing Assistance
Payments**

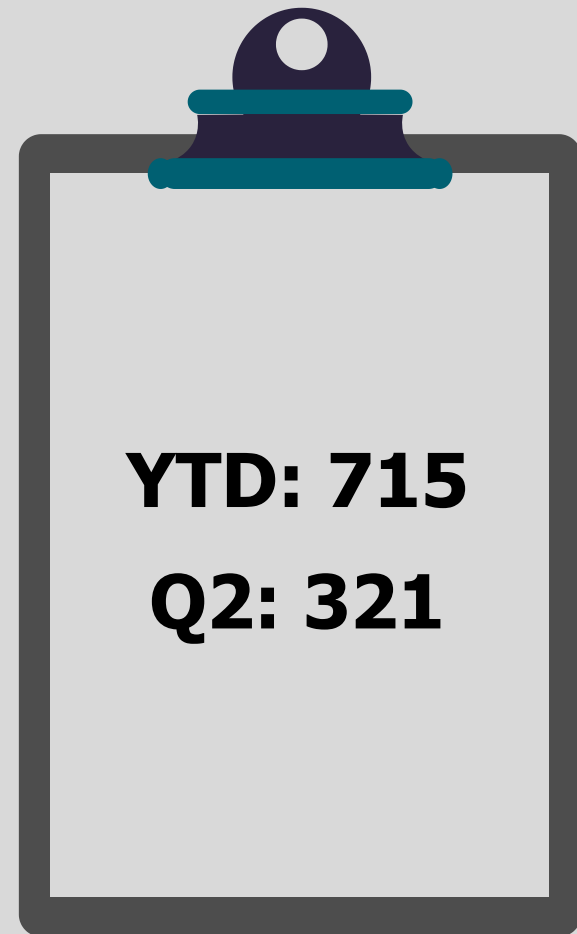
YTD: Oct. 2025 - March 2026

Q2: Jan. 2026 - March 2026

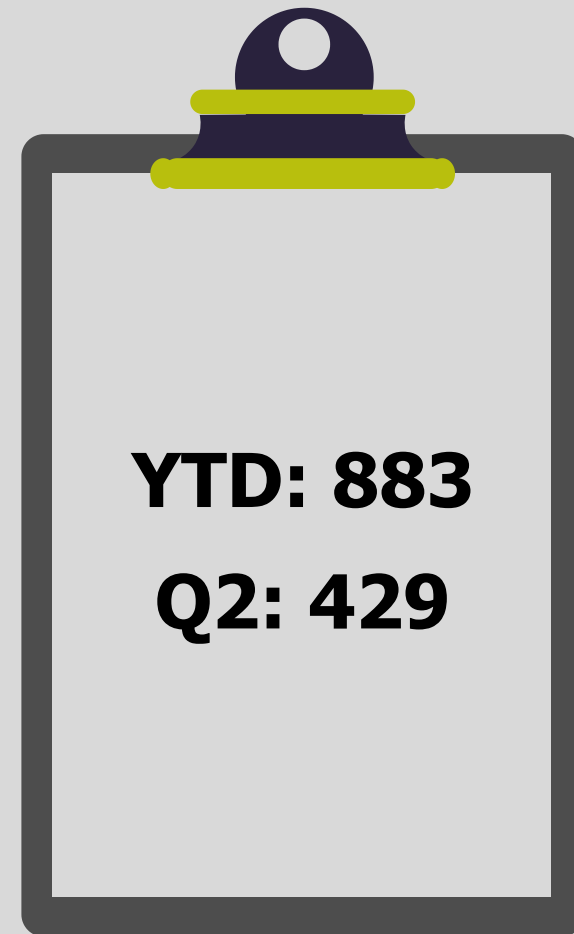


RENT ASSISTANCE

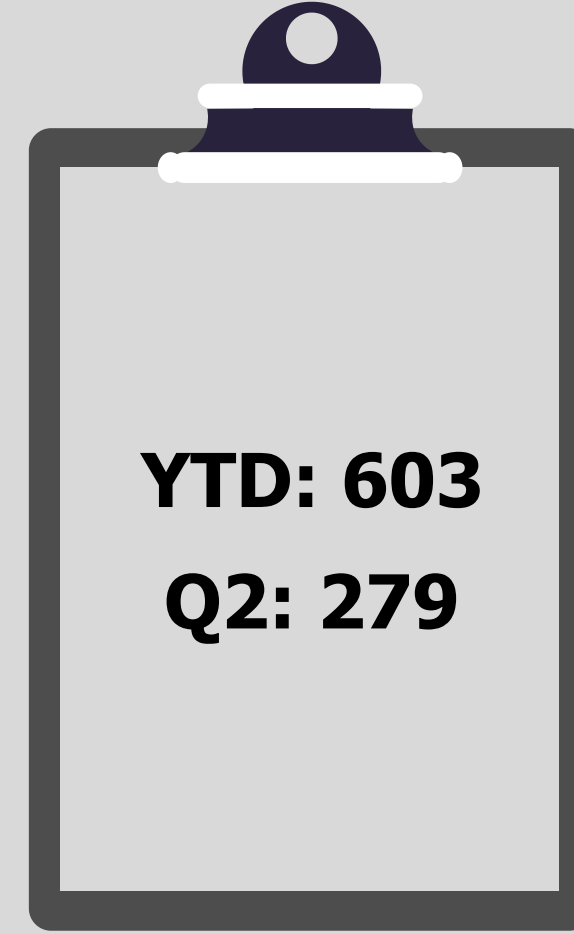
Inspections & Certifications



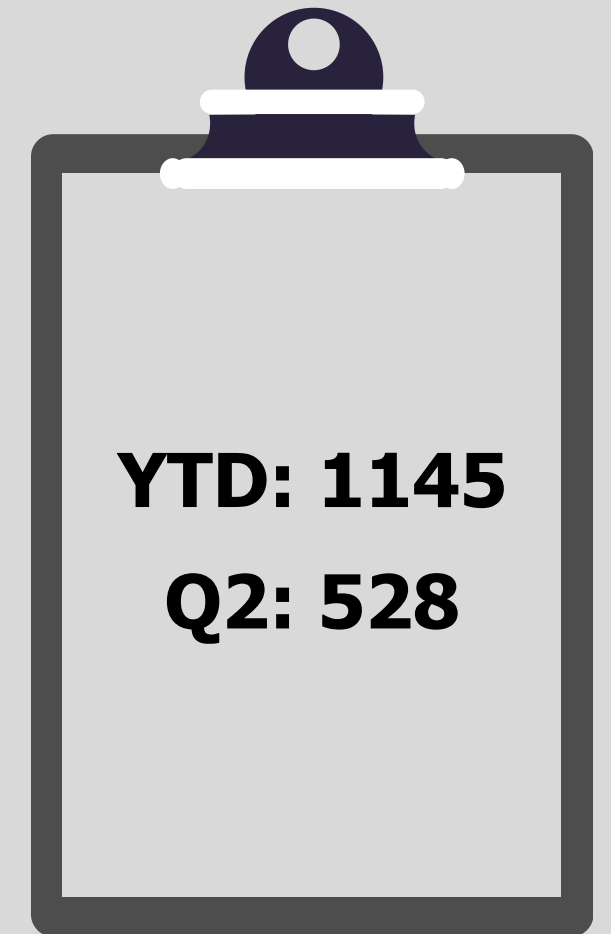
**Inspections
Completed**



Annuals Due



**Annuals
Completed**

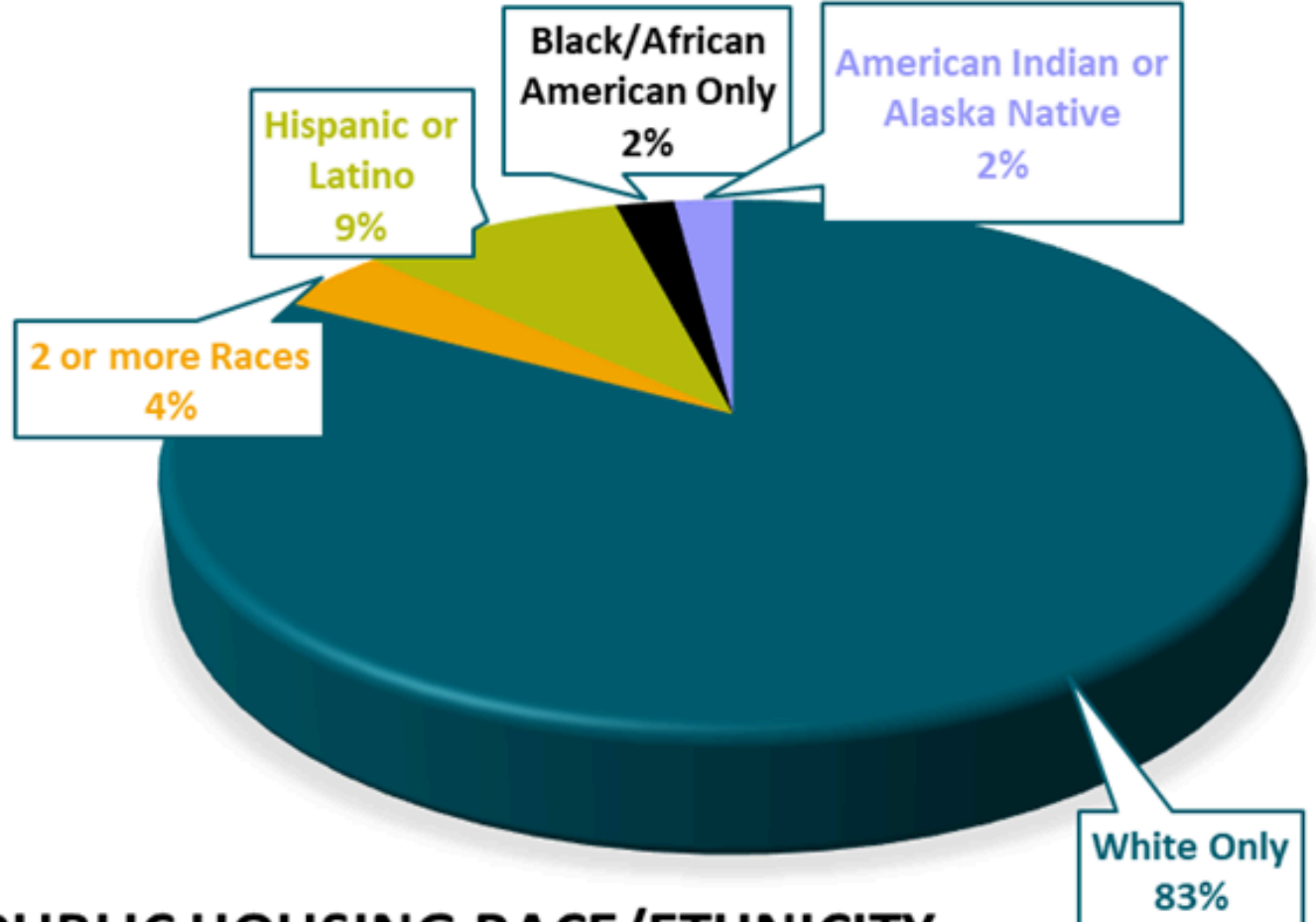
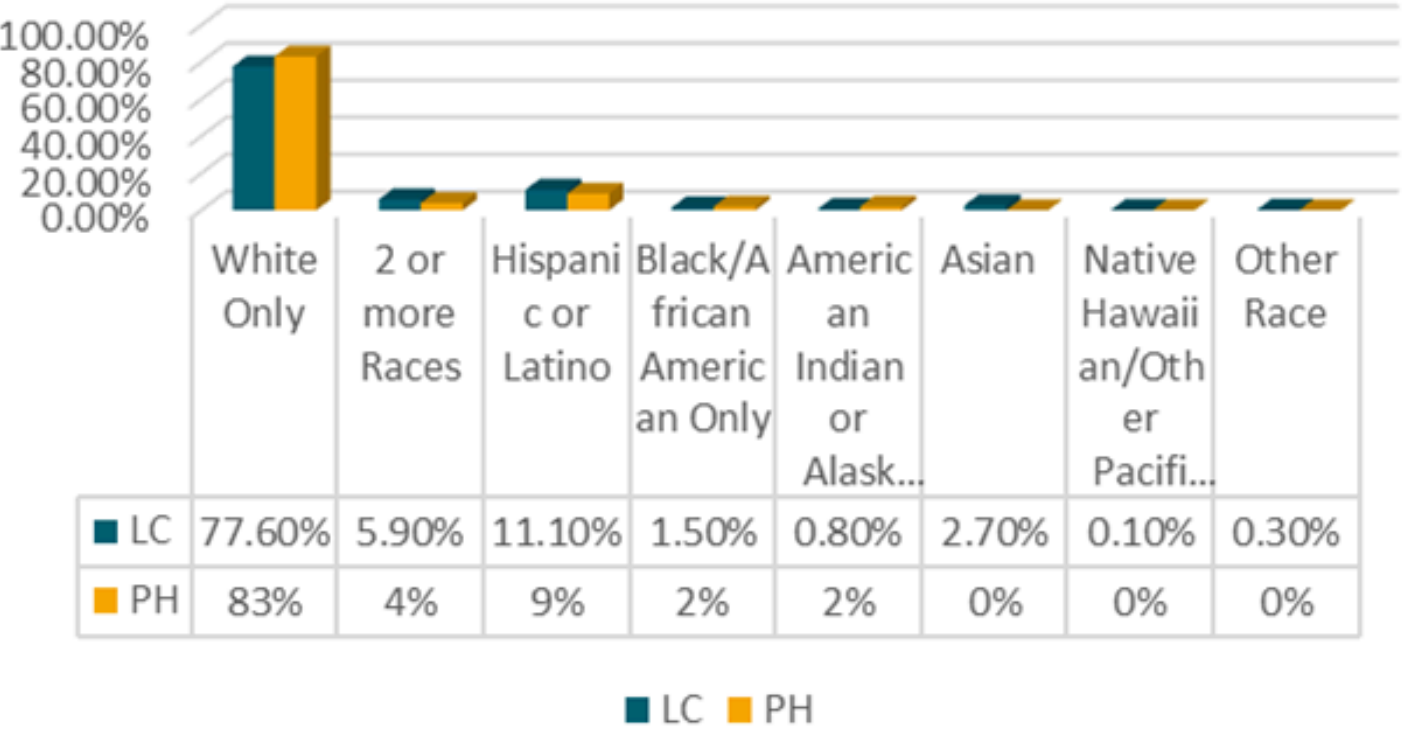


**Interims
Completed**

SUPPORTIVE HOUSING

Demographics

Public Housing Demographics Compared to Lane County Population Demographics

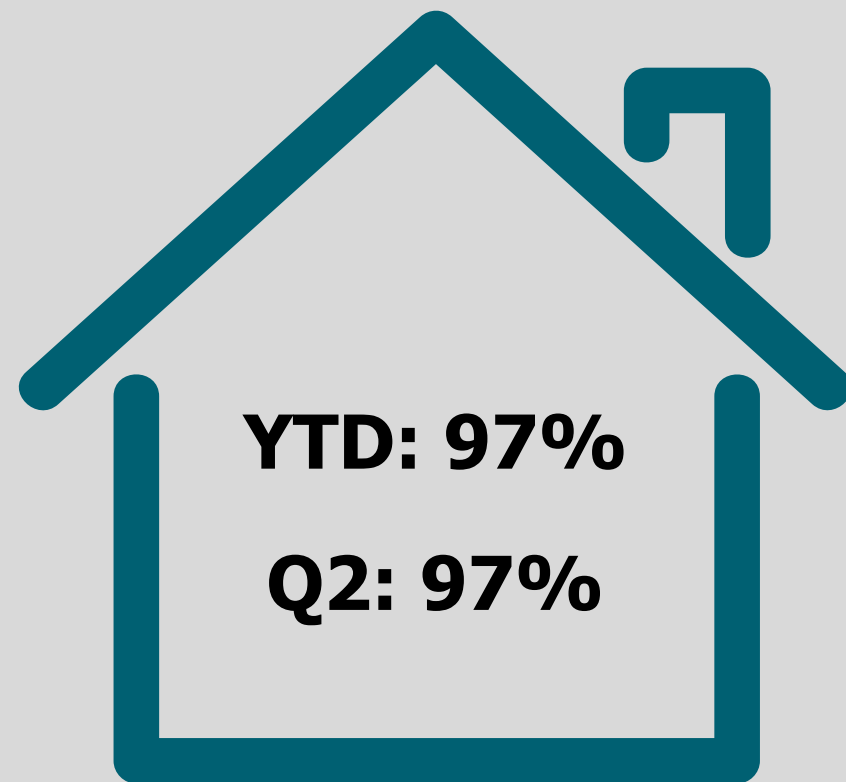


PUBLIC HOUSING RACE/ETHNICITY

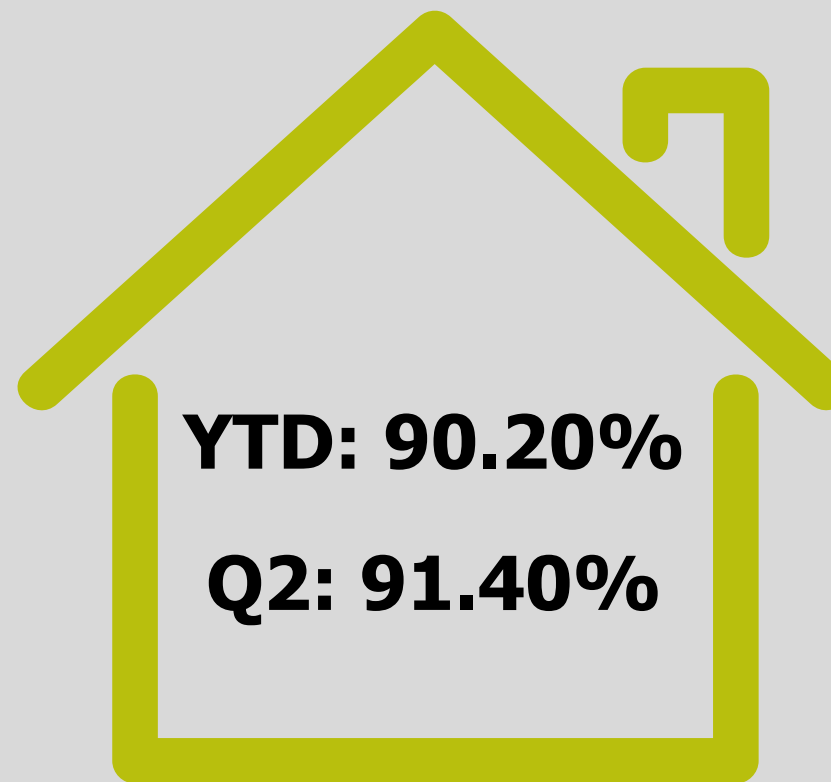


SUPPORTIVE HOUSING

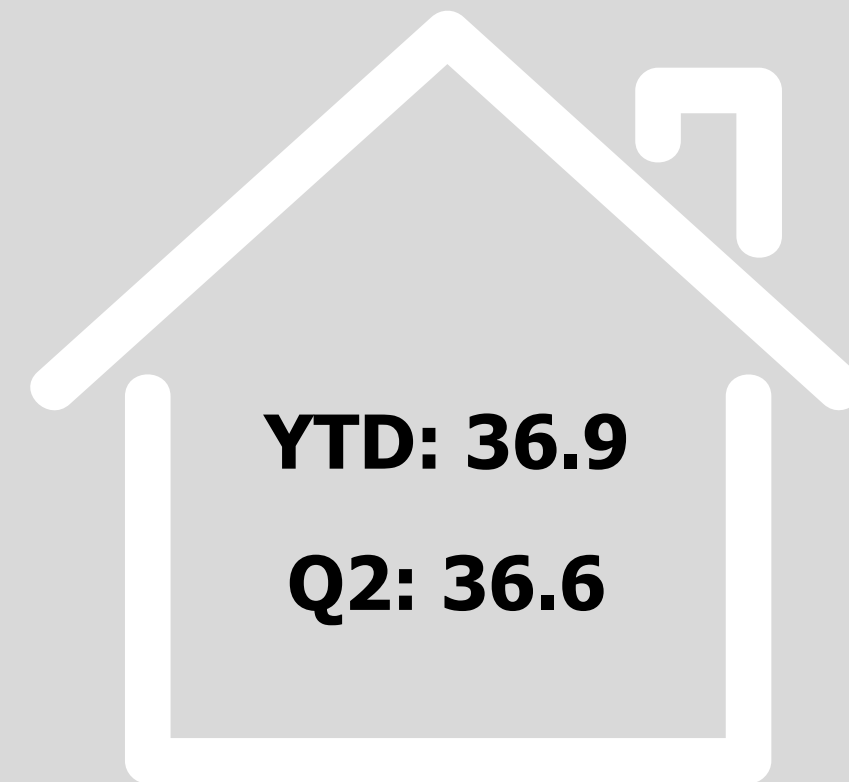
Public + Multi-Family Housing



**Occupancy
Rate**



**Rent Collection
Rate**



**Vacant Unit
Turnaround in
Days**

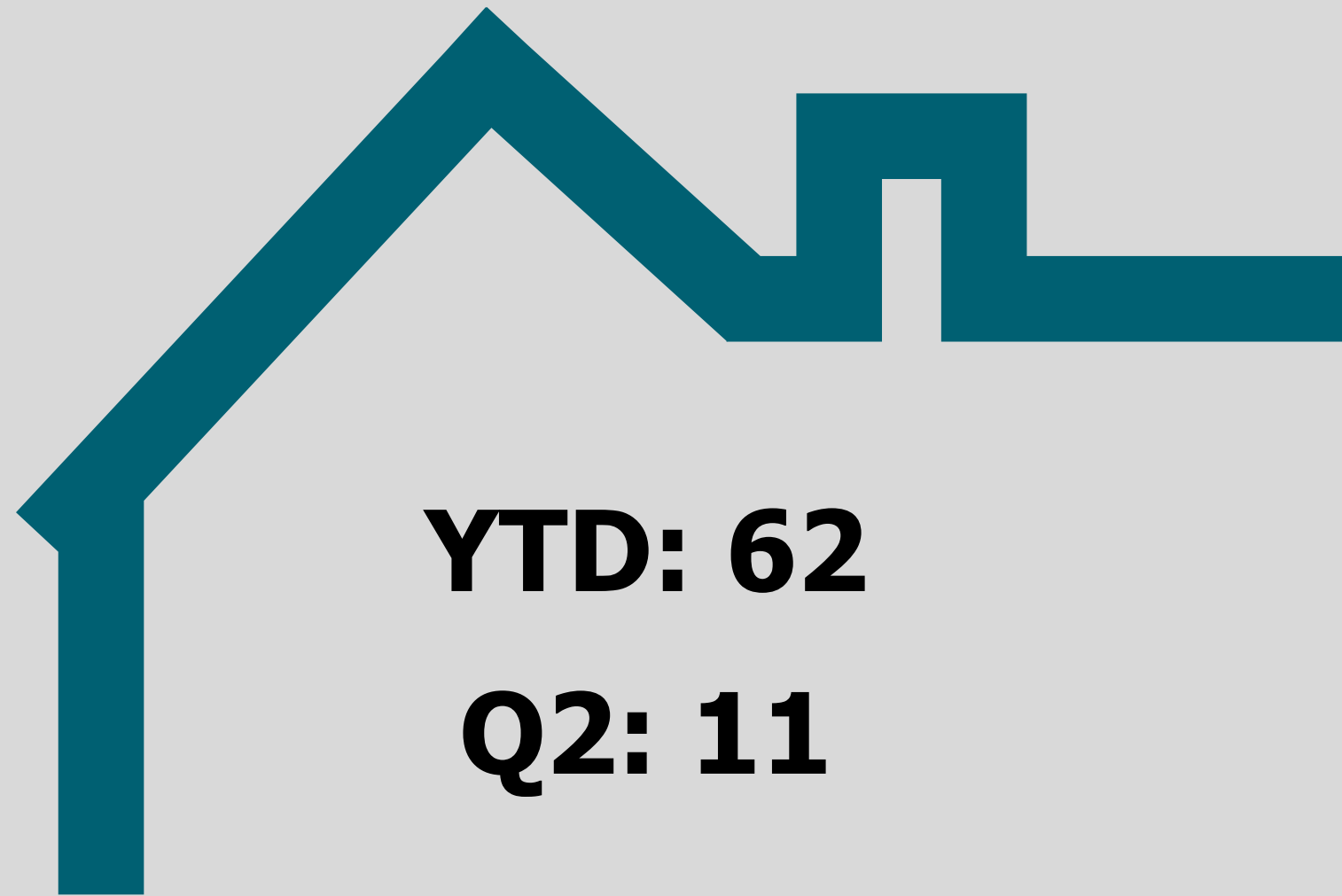
YTD: Oct. 2025 - March 2026

Q2: Jan. 2026 - March 2026

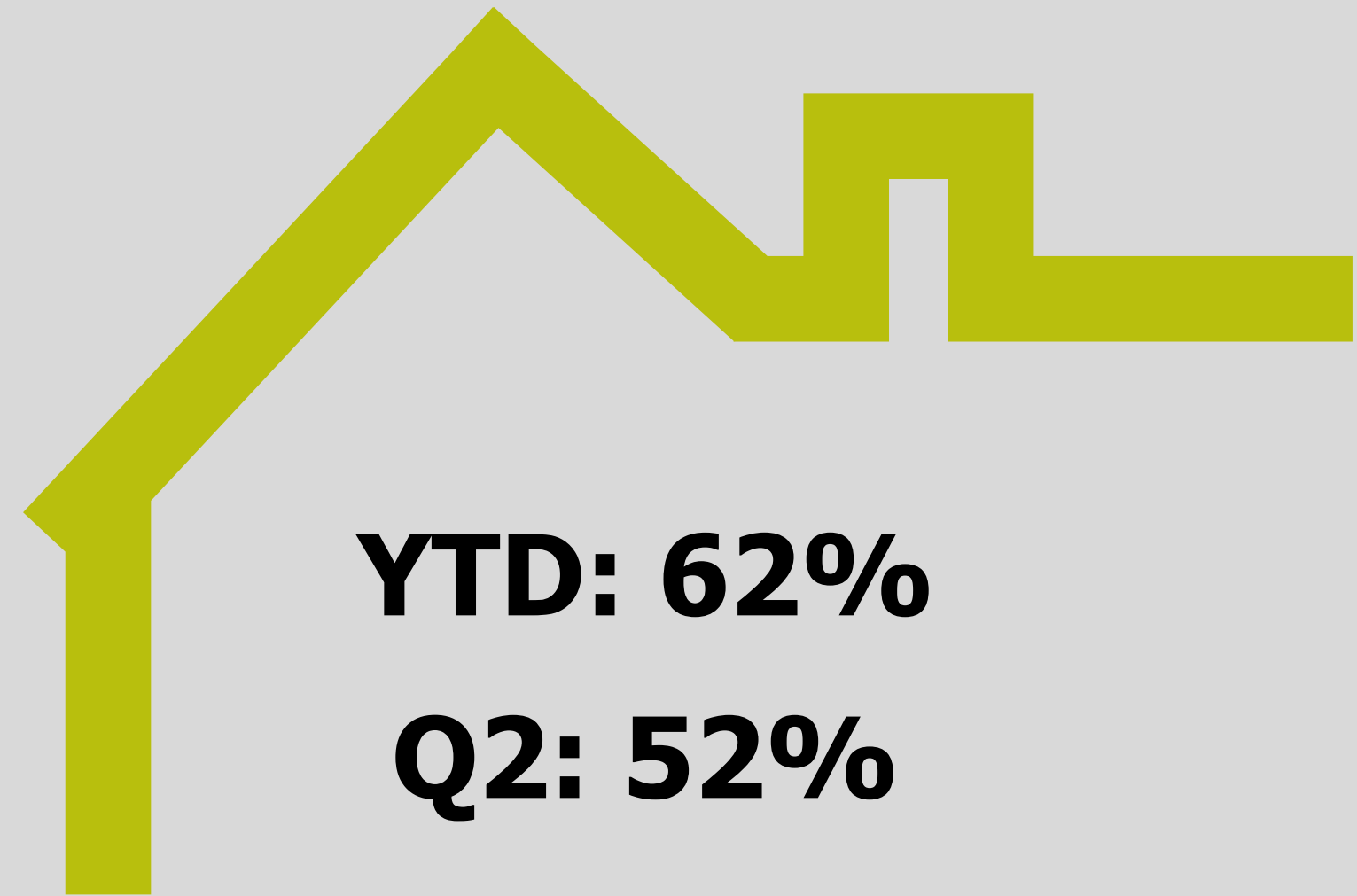


SUPPORTIVE HOUSING

Permanent Supportive Housing



Number of Exits from Homelessness



% Housed 12 Months or Longer

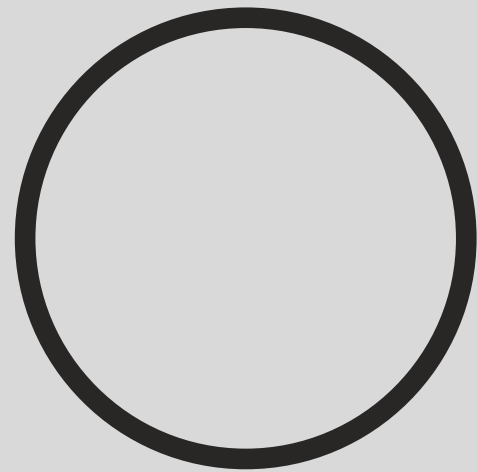
YTD: Oct. 2025 - March 2026

Q2: Jan. 2026 - March 2026



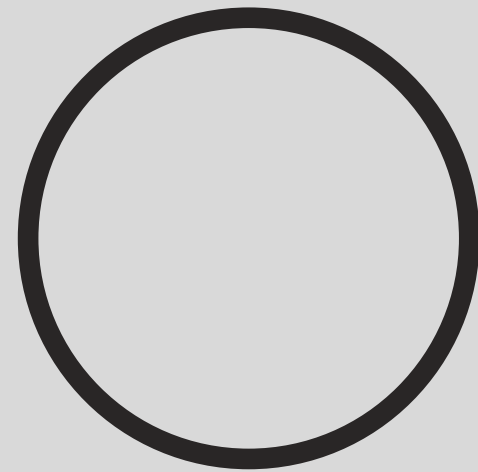
SUPPORTIVE HOUSING

Resident Services & Maintenance



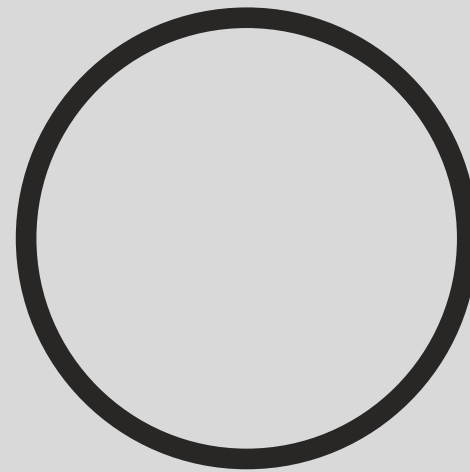
YTD: 3373
Q2: 1737

Work Orders



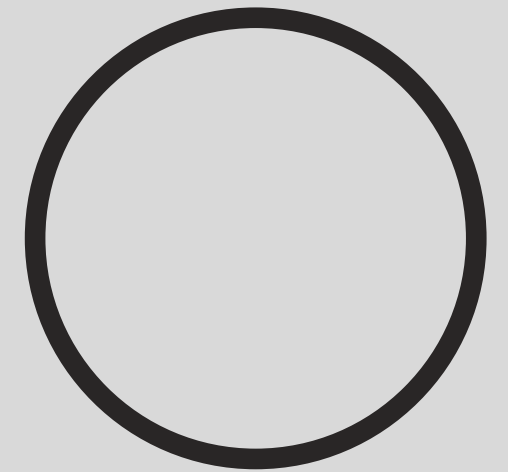
YTD: 1369
Q2: 643

Residents Served



YTD: 456
Q2: 223

Events



YTD: 5181
Q2: 2317

Services

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, March 25th, 2026 at 1:30 p.m.

Homes for Good conducted the March 25th, 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

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:

Kirk Strohman

Chloe Chapman

Quorum Met

1. PUBLIC COMMENT

None

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

- Commissioner Buch and Commissioner Farr are beginning Lane County's work for land banking. The committee will be appointed next week.

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 Measure 20-373 Watershed Bill of Rights will be on the May election ballot. Homes for Good is not permitted to engage in political activity (both as a board and staff) per ORS 260.432 as public employees and appointed Board members.

The Board Finance Committee has done a review of the quarterly budget variance reports with Homes for Good leadership. As there aren't many planned agenda items for April, the Finance Committee meeting will be cancelled. It is anticipated the May Finance Committee agenda will include various proformas to review with committee members.

Many of the Board members were able to attend a tour of Ollie Court on March 6th. While there have been some delays in the development of the project, residents are moving in. A hold for the Ollie Court grand opening event will be sent out to Board members soon tentatively for April 30th.

Discussion Themes

- Lane County Board of County Commissioners has not taken any position on Measure 20-373.
- City Club of Eugene is hosting a forum discussing the merits and demerits of the Measure 20-373

8. CONSENT AGENDA

- A. Approval of 02/25/2056 Board Meeting Minutes
- B. Order 26-25-03-01H: In the Matter of Accepting a Bid & Awarding Contract #26-C-0012 for Riverview Terrace Generator Installation Project

Vote Tabulations

Motion: **Heather Buch**

Second: **Justin Sandoval**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Larissa Ennis, Joel Iboa, Pat Farr, Destinee Thompson**

Abstain: *None*

Excused: **Chloe Chapman, Kirk Strohman**

The 03/25/2026 Consent Agenda was approved [7/0/2]

9. PRESENTATION: Financial Sustainability Roadmap Progress Update

Leadership Team presenting

Overview

The Financial Sustainability Roadmap was initially presented to the Board spring of 2025 after the Leadership outlined a set of goals and objectives pertaining to the finances of the Agency – or key elements that would have a financial impact.

A one-pager has been provided with key updates and progress made to the plan thus far.

[see: Financial Sustainability Roadmap Board Update]

Discussion Themes

- Portfolio repositioning analysis.
- The ability to forecast based on trends for budget-building in the future.
- Maximizing funding sources within the established rules and regulations.
- Introduction of Justin Ross as new Project Development Manager.
- Re-syndication of third-party managed properties.
- Public Housing portfolio.
- Lane County budget department support

No action needed.

10.DISCUSSION: HUD Proposed Rule for Mixed Immigration Status Households

Executive Director, Jacob Fox presenting

Overview

A proposed federal rule change from HUD has been issued. The proposal is to eliminate eligibility for mixed status households. A mixed status household is when some family members of the household are eligible for federal assistance and others are not based on citizenship or immigration status.

[see: [HAWC Mixed Status Rule Change Policy Brief](#)]

Discussion Themes

- Use of LTRA to mitigate impact to 21 households
- Communication plan to possibly impacted households
- Submission of comments at the end of the HUD comment period
- HUD field office correspondence
- Administrative burden of citizenship certification

No action needed.

11. DISCUSSION: Board Advocacy Ad Hoc Committee

Executive Director, Jacob Fox & Board Chair, Larissa Ennis presenting

Overview

The purpose of the Advocacy Ad Hoc Committee is to review opportunities for Board members to advocate on behalf of Homes for Good on the local and state level.

This initial discussion is to outline what existing advocacy efforts Board members are involved in (that overlap with the work of Homes for Good) and the next steps for staff and Board members to take action on.

Action Items

- Homes for Good Overview one-pager for Board member to use
- Debrief short session and brief upcoming long session
- Advocacy rules and regulations

Discussion Themes

- Existing board and committees Board members are on
- Existing boards and committees Jacob Fox is on involving other PHA's

No action needed.

12. OTHER BUSINESS

None

Meeting adjourned at 2:49 p.m.

Minutes Taken By: Jasmine Leary Mixon



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 04/29/2026

In the Matter of Updating the Housing Choice Voucher Administrative Plan
(HCV Admin Plan) Local Preferences Language & Waitlist Order

DEPARTMENT: Rent Assistance Division

CONTACT : Aleksa Bruns

EXT: 2547

PRESENTER: Aleksa Bruns

EXT: 2547

ESTIMATED TIME : 10 minutes

- ORDER/RESOLUTION**
- PUBLIC HEARING/ORDINANCE**
- DISCUSSION OR PRESENTATION (NO ACTION)**
- APPOINTMENTS**
- REPORT**
- PUBLIC COMMENT ANTICIPATED**

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "JAF", is written over a horizontal line.

DATE: 04.20.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM REFERENCE DOCUMENT

TO: Homes for Good Board of Commissioners
FROM: Aleksa Bruns, Rent Assistance Director
TITLE: In the Matter of Updating the Housing Choice Voucher Administrative Plan (HCV Admin Plan) Local Preferences Language and Waitlist Order.
DATE: April 29th, 2026

MOTION:

DISCUSSION:

A. Issue

The Emergency Housing Voucher (EHV) Program is scheduled to sunset on December 31, 2026, as available funding is projected to be exhausted. The sunset of this program places the 148 EHV-assisted households in Lane County at risk of losing housing assistance, increasing their vulnerability to homelessness.

B. Background

The Emergency Housing Voucher (EHV) Program was created as part of the American Rescue Plan Act of 2021 ("the Act," P.L. 117-2), which provided over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic. The Act appropriated \$5 billion for new incremental EHV's and the cost of administering EHV's. 70,000 EHV's were awarded to 626 Public Housing Authorities (PHAs) throughout the country. This includes state agencies and PHAs serving rural counties.

The EHV program has specific eligibility criteria and was limited to the families who are:

1. Homeless
2. At risk of homelessness
3. Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or
4. Recently homeless and for whom providing rental assistance will prevent the family's homelessness or have high risk of housing instability.

As part of the American Rescue Plan Act of 2021 the funds available for EHV program were scheduled through September 30, 2030 to assist eligible families.

In March 2025, HUD published Notice PIH 2025-07, which directed PHAs to stop issuing any new EHV's after 14 calendar days and reminded PHAs that any incoming EHV ports must be billed to the initial PHA.



In June 2025, HUD published Notice PIH 2025-19 to provide further Guidance on Transitioning EHV Families into HCV and End of EHV Services Fee Expenditure. In the notice, HUD strongly encourages PHAs to transition EHV families to the HCV program so that EHV families do not lose assistance and potentially face homelessness.

In order to transition EHV families into the PHA's regular HCV program, the family must be selected through the PHA's HCV waiting list as required by 24 CFR 982.204(a).

Guidance also states that PHAs may establish a local preference based on local housing needs and priorities as determined by the PHA (24 CFR 982.207(a)(2)), and this may include families participating in EHV. PHAs that want to transition EHV families into the HCV program should structure the preference in a way that provides clarity that only current EHV participants are eligible for the preference. PHAs with a currently closed HCV waiting list who opt to transition EHV families may choose to open their waiting list only for families that qualify for an EHV preference. In this case, the PHA must include the preference in its administrative plan (24 CFR 982.54(d)(1)).

C. Analysis

By establishing a new "At Risk of Rental Assistance Loss" preference, the PHA would prioritize eligible Emergency Housing Voucher (EHV) participants on the Housing Choice Voucher (HCV) waiting list ahead of all other local preferences and existing waitlists, except for applicants qualifying under the Violence Against Women Act (VAWA) preference, who would continue to receive priority. This approach would help ensure eligible EHV households are able to transition to the HCV program and maintain housing assistance.

D. Furtherance of the Access & Opportunity Plan

The proposed amendment advances Homes for Good's **Access & Opportunity Plan (July 2025–June 2026)** by supporting **Pillar 4: Lead and Grow Ethically**, through responsible program administration, compliance with federal guidance, and proactive planning to mitigate the risk of housing instability for households affected by the sunset of the Emergency Housing Voucher program. The proposed action further supports **Pillar 3: Create Pathways to Self-Sufficiency** by promoting continuity of housing assistance, which is foundational to household stability, long-term economic security, and the ability of families to pursue employment, education, and other self-sufficiency goals.

E. Alternatives & Other Options

If the Board of Commissioners does not approve the proposed order, Homes for Good would retain the option to place Emergency Housing Voucher (EHV) households on the Housing Choice Voucher (HCV) waiting list without the proposed **At Risk of Rental Assistance Loss** preference. Under this alternative, EHV households would be subject to existing waitlist selection processes and priorities.



However, given current waitlist volume and turnover, EHV households may not all be selected for HCV assistance prior to the scheduled sunset of the EHV program. As a result, affected households would face a significant risk of losing rental assistance upon program expiration, which may increase the likelihood of housing instability or homelessness and or may experience a limited availability of the housing alternatives.

F. Timing & Implementation

Homes for Good has determined that the establishment of a waiting list preference constitutes a significant amendment to the PHA Plan pursuant to 24 CFR § 903.21. In accordance with federal requirements, a public examination and comment period commenced on March 26, 2026, and will conclude on May 13, 2026. A public hearing is scheduled for May 13, 2026, at 9:00 a.m., to be held at the Homes for Good Service Center, first floor, located at 100 West 13th Avenue, Eugene, Oregon 97401, with a virtual attendance option available via Microsoft Teams.

Homes for Good also conducted targeted stakeholder engagement as part of this process. A public comment period with the Resident Advisory Board was completed on April 9, 2026. In addition, Homes for Good has communicated the operational challenges associated with the planned sunset of the Emergency Housing Voucher (EHV) program to Lane County leadership, which recommended that this information also be presented to the Poverty and Homelessness Board at its meeting on April 16, 2026.

Staff requests that, at its meeting on April 29, 2026, the Homes for Good Board of Commissioners grant conditional approval of this order, with the approval to take effect upon completion of the required public examination and comment period. Concurrently, the PHA is continuing its planning efforts to support a smooth and orderly transition of Emergency Housing Voucher (EHV) participants into the Housing Choice Voucher (HCV) program. Homes for Good intends to provide clear and timely communication to EHV participants regarding the transition plan as soon as planning is finalized.

G. Recommendation

It is recommended that the Board of Commissioners approve the amendment to the current FY 2026 Administrative Plan to include "At Risk of Rental Assistance Loss" preference.

H. Follow Up

None

I. Attachments

None

IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 26-29-04-01H

In the Matter of Updating the Housing Choice
Voucher Administrative Plan (HCV Admin
Plan) Local Preferences Language and
Waitlist Order.

WHEREAS, Homes for Good is permitted to establish local preferences, and to give priority to serving families that meet those criteria under 24 CFR 982.207; and

WHEREAS, Homes for Good proposes to add a new definition identifying individuals eligible to be served under the Housing Choice Voucher Program through the proposed At Risk of Rental Assistance Loss preference, including individuals who have previously experienced homelessness and are currently participants in the Emergency Housing Voucher program; and

WHEREAS, Homes for Good is conducting a public comment period that began on March 26, 2026, and will conclude on May 13, 2026; and

WHEREAS, Homes for Good completed a public comment period with the Resident Advisory Board on April 9, 2026; and

WHEREAS, Homes for Good has shared the challenges associated with the sunset of the program with Lane County, which recommended that this information also be presented to the Poverty and Homelessness Board on April 16, 2026.

NOW IT IS THEREFORE ORDERED THAT:

The Housing Choice Voucher Administrative Plan for Fiscal Year 2026 shall be revised as follows:

Page 4-14 through 4-15 is amended to state under Local Preferences,

At Risk of Rental Assistance Loss Preference (limited to 148 families on Emergency Housing Voucher (EHV) Program)

This preference applies to participants in Lane County's Emergency Housing Voucher (EHV) program who elect to be placed on the Housing Choice Voucher (HCV) waiting list will receive this preference. This preference will place eligible EHV participants ahead of all other local preferences and existing waitlists on the HCV waiting list, except for applicants qualifying under the Violence Against Women Act (VAWA) preference, who will continue to receive priority.

DATED this _____ day of _____, 2026

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 04/29/2026

AGENDA TITLE: In the Matter of Authorizing the Executive Director or Designee to Apply for Assistance from Oregon Housing and Community Services for the Florence Quince Street Site

DEPARTMENT: Real Estate Development Division

CONTACT : Marisa Johnson

EXT: 2565

PRESENTER: Marisa Johnson

EXT: 2565

ESTIMATED TIME : 5 minutes

- ORDER/RESOLUTION**
- PUBLIC HEARING/ORDINANCE**
- DISCUSSION OR PRESENTATION (NO ACTION)**
- APPOINTMENTS**
- REPORT**
- PUBLIC COMMENT ANTICIPATED**

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "M. Johnson", is written over a horizontal line.

DATE: 04.20.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners
FROM: Marisa Johnson, Project Developer
TITLE: In the Matter of Authorizing the Executive Director or Designee to Apply for Assistance from Oregon Housing and Community Services for the Florence Quince Street Site
DATE: April 29, 2026

MOTION:

It is moved that the Executive Director or Real Estate Development Director is authorized to apply for assistance from Oregon Housing and Community Services Oregon Centralized Application (ORCA) for The Field on Quince development to be located at 505 Quince St. Florence, Oregon.

DISCUSSION:

A. Issue

Homes for Good owns a property in Florence, encompassing a single 7.73-acre parcel located at 505 Quince St. Florence, Or 97439. The parcel was purchased in 2021 by Homes for Good with the intention of developing affordable housing. Funding has not yet been awarded for the development of this property. The Oregon Centralized Application (ORCA) is the application process administered by Oregon Housing and Community Services (OHCS) for the purpose of funding affordable housing developments in Oregon.

Multiple funding sources can be paired through the ORCA application process, including, but not limited to, Local Innovation and Fast Track (LIFT), Low Income Housing Tax Credit (LIHTC) funding, and federal HOME funds for rural communities. ORCA applications may be submitted on a rolling basis to ensure a non-competitive funding process. Homes for Good intends to apply through the ORCA for a combination of funding through OHCS for the development of Field on Quince.

B. Background

Homes for Good Housing Agency is leading the effort to develop 85-95 units of new affordable rental apartment housing on Field on Quince. Previous community outreach conducted by Homes for Good in 2023 resulted in the community voting on the site name, Field on Quince. The proposed development site is zoned 'Old Town Area B'. Through a previous selection process, Homes for Good has selected BDA architecture to design site plans which include three residential buildings: the first is a four-story, elevator-served



structure featuring a mix of one-, two-, and three-bedroom units. The second and third buildings will offer a combination of two- and three-bedroom units.

The development will also provide a range of community amenities, including a dedicated community space, community garden, children's play area, landscaping, on-site parking, long term bicycle parking and all necessary supporting infrastructure.

C. Analysis

The Architectural Firm, BDA Architecture, has developed a conceptual plan for the project and is standing by to begin schematic designs once the project is adequately funded. If successful in obtaining 2027 funding awards from OHCS, the estimated timeline is to start construction in summer 2028 with a construction completion in spring of 2030.

At this time, funding has not been awarded to this project. The funding combination currently contemplated in the ORCA application process includes LIFT, LIHTC and HOME funds, with a possible addition of sources such as General Housing Account Program (GHAP) and Federal Home Loan Bank (FHLB). The application is currently in preparation and on track to be submitted in May to ensure that it is reviewed in a timely manner by OHCS prior to the 2027 legislative session. The ORCA process places projects on waitlists for funding in the order they are received, reviewed and approved. Due to the time projects are on the waitlist, and the natural fluctuation in construction costs, Homes for Good may need to be prepared to adjust the funding structure over time and apply for additional funding sources.

D. Furtherance of the Strategic Equity Plan

The construction of The Field on Quince helps implement the Homes for Good strategic equity plan in the following ways:

- Providing additional opportunities for contracting with MWESB contractors and Section 3 (Low-income) workers.

Approval of the attached order will allow Homes for Good to execute necessary documents and achieve these outcomes.

E. Alternatives & Other Options

If the board does not approve the order, Homes for Good will pause efforts to develop The Field on Quince as described above and will not apply for OHCS resources through the ORCA.

F. Timing & Implementation

Homes for Good staff will work to finalize and submit the application to OHCS as early as May, and no later than July 1, 2026.

G. Recommendation



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



Homes. People. Partnerships. Good. www.homesforgood.org

It is recommended that the Board of Commissioners approve the attached Board order to allow Homes for Good Housing Agency to apply for the LIFT and LIHTC funding.

H. Follow Up

If successful in the OHCS ORCA, there will be numerous future approvals needed from the Board to move forward with development of the site. These Board Orders will include approval for the formation of Limited Partnerships, entering into the construction contract, and final approval of financing.

I. Attachments

None

IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 26-29-04-02H

In the Matter of Authorizing the Executive
Director or Designee to Apply for Assistance
from Oregon Housing and Community
Services for the Florence Quince Street Site

WHEREAS, Housing and Community Services Agency of Lane County doing business as Home for Good Housing Agency (the "Authority") is a public body corporate and politic, exercising public and essential governmental functions, and having all the powers necessary or convenient to carry out and effectuate the purposes of the ORS 456.055 to 456.235 (the "Housing Authorities Law"); and

WHEREAS, Homes for Good Housing Agency, has been collaborating with the City of Florence Oregon to develop up to 95 units of affordable housing for people with low income.

WHEREAS, Homes for Good Housing Agency recognizes the need in our community to provide housing for people with low income and/or are elderly/disabled.

WHEREAS, Homes for Good Housing Agency, once completed with due diligence and funding secured, intends to construct three new buildings, in which one is a four-story elevator served building consisting of 45-50 1- and 2-bedroom units and two are 3-story buildings consisting of 30-45 2- and 3-bedroom units on the lot located at 505 Quince St. Florence, OR.

WHEREAS, Homes for Good Housing Agency wishes to obtain assistance from the State of Oregon Housing and Community Services (OHCS) to provide affordability;

NOW IT IS THEREFORE ORDERED THAT:

Homes for Good Housing Agency resolves to develop the Field on Quince project with up to 95 units of affordable housing;

That the Executive Director or Deputy Director is authorized to apply to Oregon Housing and Community Services for funding for the Field on Quince in Florence, Oregon;

That Homes for Good Housing Agency will accept the responsibilities and requirements of any tax credit and/or grant or loan programs applied for through the Oregon Centralized Application (ORCA);

That the Executive Director or Deputy Director is authorized to execute the program and legal documents associated with accepting the tax credit, loan, and grant programs;

That the Executive Director, Deputy Director or Real Estate Development Director is authorized to release project information to OHCS from the financial partners listed in the

application and authorizes OHCS to verify any application information as required to complete its due diligence; and

That the Executive Director, Deputy Director, Real Estate Director is authorized to sign all draw requests, monthly progress reports and miscellaneous forms associated with the tax credit, loan, and grant programs awarded to the project.

DATED this _____ day of _____, 2026

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 04/29/2026

AGENDA TITLE: Annual Plan Updates

DEPARTMENT: Supportive Housing Division

CONTACT : Wakan Alferes

EXT:

PRESENTER: Wakan Alferes

EXT:

ESTIMATED TIME : 15 minutes

- ORDER/RESOLUTION
- PUBLIC HEARING/ORDINANCE
- DISCUSSION OR PRESENTATION (NO ACTION)
- APPOINTMENTS
- REPORT
- PUBLIC COMMENT ANTICIPATED

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "Wakan Alferes", is written over a horizontal line.

DATE: 04.20.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM

Board of Commissioners

TO: Homes for Good Board of Commissioners
FROM: Wakan Alferes, Supportive Housing Division Director
TITLE: PHA Annual Plan Updates
DATE: April 22, 2026

MOTION:

No action needed at this time.

DISCUSSION:

A. Issue

The Board will be asked to approve the FY27 PHA Annual Plan during the June board meeting. The "small book" will be published and sent to the Board for review and discussion ahead of approval.

B. Background

The Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit an Annual Plan to HUD. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified agencies. This year the Agency is required to submit an Annual Plan covering FY 2027, which begins October 1, 2026, and ends September 30, 2027.

As in previous years, the focus of the Plans is to identify the programs and services provided under the Public Housing (PH) and Section 8 Tenant Based Assistance Programs and to allow public access and comment on those programs and services.

The Work Responsibility Act requires that housing authorities work with their Public Housing Resident Advisory Boards (RAB) on the planning and development of the Plans. In order to meet this requirement, the Agency began meeting with the RAB in February 2026 to begin reviewing these proposed changes and most recently met with them in April 2026 to review the content being presented today.



The final materials will be published to Homes for Good's website and open for public comment starting on April 27, 2026, and will remain open through the public hearing scheduled for June 11, 2026. The Agency will be submitting the Plan to the Homes for Good Board of Commissioners for deliberation after this hearing in June and if approved the Plan will be electronically submission to HUD no later than July 18, 2026.

C. **Analysis**

Below is a recap of significant changes to policies for FY2027 for the ACOP and Admin Plan, and which sections of the plans were affected by these changes.

Key Updates to Annual Plan:

- Alignment of 5-year goals and progress updates with Access & Opportunity Plan.

Key Changes to the Administrative Plan focused on expanding communication methods and aligning with updated HUD guidance:

- Update to waiting list policy for Project Based Vouchers to mirror the changes in the Admissions and Continued Occupancy Plan (ACOP)
- Changes to communication methods to include electronic communication
 - Driven by the rollout of portals, changes added language throughout many Admin Plan policies (chapter 4, 5, 8, 9, 10, 11, 13, 17, 18, 19) to allow both families and Homes for Good additional options for communicating.
- Removal of LEP requirements from policies to reflect HUD changes
- Adoption of new policy regarding EIV document distribution for income verification once HOTMA becomes effective
- Updated Emergency Transfer Plan to reflect HUD guidance

Key Changes to the Admissions and Continued Occupancy Plan (ACOP) focused on policies to increase occupancy and allow us to more effectively manage vacancies as well as reflecting updated HUD guidance.

- Update to waiting list and leasing policies to better manage vacancies:
 - Applicants will be removed from all public housing and PBV waiting lists once they have been served by one of these programs (chapter 4.II.F updating the waiting list)
 - When a unit is ready for occupancy, applicant/participant families will have 7 business days from the time they are notified of this by the PHA to execute lease documents (chapter 8.I.C execution of lease)
 - Applicants may refuse a unit for good cause if accepting the offer would cause undue hardship due to a lease breaking fee (chapter 5.II.D refusals of unit offers)
- Updated repayment policy to include maximum timeframes for repayment



- Adoption of new policy regarding EIV document distribution for income verification once HOTMA becomes effective
- Removal of LEP requirements from policies to reflect HUD changes
- Update to Pet policy (deposit) to reflect current procedures.
- Updated Emergency Transfer Plan to reflect HUD guidance

The MTW Supplement only contains progress updates, no key changes.

D. Furtherance of the Access & Opportunity Plan

The annual plan now integrates the goals in the Access & Opportunity Plan into our 5-year goals submitted to HUD. This year's PHA Annual Plan also includes a Moving to Work (MTW) Supplement that is intended to create flexibilities and efficiencies that allow Homes for Good staff to engage with our stakeholders and customers at a deeper level and create staff capacity to pursue Access & Opportunity Plan goals.

E. Alternatives & Other Options

N/A

F. Timing & Implementation

Public Hearing will be held on June 11, 2026 and the Annual Plan will be finalized for presentation to the Board at the June meeting. Upon approval by the Board, the Executive Director will direct staff to submit the Annual Plan to HUD by July 17, 2026.

G. Recommendation

N/A

H. Follow Up

After the Public Hearing is completed on June 11th and all comments are included, the full plan will be represented to the board for approval at the June Board meeting.

I. Attachments

- [Draft Annual Plan](#)



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 04/29/2026

AGENDA TITLE: Establishing Flexibility of Implementation of Work Requirements & Term Limits

DEPARTMENT: Executive

CONTACT : Jacob Fox

EXT: 2527

PRESENTER: Jacob Fox

EXT: 2527

ESTIMATED TIME : 20 minutes

- ORDER/RESOLUTION
- PUBLIC HEARING/ORDINANCE
- DISCUSSION OR PRESENTATION (NO ACTION)
- APPOINTMENTS
- REPORT
- PUBLIC COMMENT ANTICIPATED

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "JF", is written over a horizontal line.

DATE: 04.20.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT’S WORK AND DIGNITY COALITION

Coalition Background

On Friday, February 27, 2026, Secretary Turner announced a [proposed rule](#) to provide all public housing authorities (PHAs) and Section 8 project-based rental assistance (PBRA) owners flexibility to implement work requirements and time limits for non-elderly, non-disabled work-capable adults in HUD-funded housing.

As part of the announcement, the Secretary launched the Work and Dignity Coalition, bringing together PHAs, owners, Tribes, states, non-profit partners, and faith-based organizations that support the principles behind HUD’s proposed efforts to strengthen work, opportunity, and self-sufficiency. By joining, participating entities will publicly signal support and interest in implementing accountability and supportive services to promote the dignity of work and economic independence.

About the Coalition

As a member of the Work and Dignity Coalition, organizations recognize that it takes both accountability policies and supportive services to help residents and families on the path to self-sufficiency and economic independence. Coalition members are interested in utilizing work requirements, time limits, or other rent-structure incentives to promote and reward work for residents and families. Coalition members are also interested in providing and facilitating through partnerships the necessary supportive services to reduce barriers to employment, build workforce and community connections, and strengthen pathways to economic mobility for residents and families. Coalition participation reflects a shared commitment to collaboration, learning, advancing, and implementing policies that promote “Work and Dignity.” Participation in the coalition does not establish an endorsement or bestow any rights or privileges.

Certificate Statement

This certificate is proudly presented to *[Organization Name]* as a member of the Department of Housing and Urban Development’s Work and Dignity Coalition and affirms its support for advancing the principles of work, opportunity, and self-sufficiency for assisted households.

- *Signature Line #1: PHA Executive Director, Owner, Tribal leader, or CEO*
- *Signature Line #2: HUD Secretary, Deputy Secretary, Assistant Secretary, or Regional Administrator*

HUD Term Limits and Work Requirements Proposed Rule Published

Comments Due May 1, 2026

March 3, 2026 — Yesterday, HUD published a proposed rule titled “[Establishing Flexibility for Implementation of Work Requirements and Term Limits](#)” in the *Federal Register*. **The proposed rule would provide agencies the flexibility to implement term limits, work requirements, both, or neither.** The rule establishes guardrails that agencies choosing to implement work requirements or term limits must follow, while still allowing agencies and owners the flexibility to adopt alternative standards within those boundaries. In short, the rule would allow PHAs and PBRA owners to implement a work requirement of up to 40 hours per week per individual and a term limit for assisted households not shorter than two years.

The rule would apply to the public housing, Housing Choice Voucher (HCV), Project-Based Voucher (PBV), and Project-Based Rental Assistance (PBRA) programs. It also proposes definitions and specifies policy decisions PHAs must make if an agency chooses to implement work requirements or term limits. Only PHAs and PBRA owners and agents (O/As) in good standing would be allowed to implement work requirements. For both work requirements and term limits, PHAs and owners would be responsible for creating policies that fall within the guardrails set forth in the proposed rule and they would also be responsible for tracking and enforcing those policies.

Work Requirements

This rule would incorporate significant flexibilities for PHAs and O/As.

- Generally, this section would apply to “work-eligible adults” no younger than the age of 18 and no older than the age of 61. The rule proposes other exemptions, including students, those caring for a family member, and other situations. PHAs would have the option to “determine the appropriate length of time for student enrollment.”
- PHAs and owners would have the ability to create requirements for various programs and different projects within the same program. Importantly, all residents in the same public housing development or project must have the rule applied to them equally. Similarly, specific special purpose vouchers must also have the rule applied equally. The HUD-VASH program is exempted from this rule, and agencies could exempt other special purpose vouchers as well.
- Policies would not be allowed to require an individual member of a household to work more than 40 hours per week.
- PHAs and owners would also need to stipulate whether the requirement would apply to the family—where a family must work a certain number of hours—or each

individual subject to the rule, though no individual would be required to work more than 40 hours per week.

- In order to implement work requirements, PHAs and O/As must offer supportive services to help residents engage in work activities. This could include partnering with other organizations to provide these services. Housing Choice Voucher Administrative Fees cannot be used to fund supportive services, nor can PBRA project funds.
- PHAs and O/As may create specific language regarding what counts as a work activity and how they would handle specific circumstances arising from self-employment.
- Those opting to implement work requirements would need to add these policies to their plans (and public housing leases, if applicable). They would also need to notify tenants, implement a hardship waiver policy and offer supportive services in response to local needs.
- PHAs and O/As would be responsible for tracking, enforcing, and documenting resident compliance with their new policies.

Term Limits

The term limit option described in this rule would be prospective, meaning the term limit would begin for current residents only when the policy goes into effect. Any time a family previously spent receiving assistance would not count toward the term limit once the policy is implemented. As with work requirements, this section of the rule would incorporate significant flexibilities for PHAs and PBRA owners.

- Generally, this section applies to “non-elderly, non-disabled families.” The rule specifically notes that owners and agents can apply term limits “within and between” the different programs, so requirements could vary between projects and programs as well.
- PHAs could not set a term limit shorter than two years but would have the ability to implement a limit longer than two years.
- In order to implement term limits, PHAs and O/As must offer supportive services to help residents engage in work activities. HUD notes in the Work Requirements section that Housing Choice Voucher Administrative Fees and PBRA project funds cannot be used to fund supportive services. In preparing residents for term limits, “HUD encourages PHAs and Owners to assess the needs of the non-elderly, non-disabled families to determine the types of support necessary to help families prepare for transitioning from assistance.” The rule would not provide additional funding to meet these requirements.

- PHAs would need to add these policies to their plans (and public housing leases, if applicable), implement a hardship waiver policy, and offer supportive services in response to local needs.
- The policies and tenant notifications would need to state how the PHA or owner would enforce term limits. Tenants would need to be notified in writing three months before policies are implemented, 12 months before a family hits a term limit, six months before the term limit, and 30 days before the term limit.
- HUD proposes exempting HUD-VASH, FUP, and FYI, and agencies could exempt other special purpose vouchers as well.
- Moving to Work (MTW) agencies would be unaffected by the rule.



HUD WORK REQUIREMENTS & TERM LIMITS HOMES FOR GOOD IMPACT

Summary

The Housing Choice Voucher Program and Public Housing properties are 75-80% elderly/disabled with 60-70% of the non-elderly/disabled already working and/or receiving wages. New policy would impact roughly 354 Housing Choice Voucher participating households and 32 Public Housing households.

Category	Housing Choice Voucher		Public Housing	
General Data				
Total Participants	3306		595	
Non-Elderly/Disabled	834		107	
Elderly/Disabled	2472	74.8%	488	82.0%
Non-Elderly/Non-Disabled Data				
Wages	480	57.6%	75	70.10%
No Wages	354		32	
Welfare	170		17	
\$0 income	117		19	
Total Non-Elderly/Disabled No Wages	42.4%		29.9%	