

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Wednesday, May 31st, 2023, at 1:30 p.m.

Homes for Good conducted the May 31st, 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 comments, and listen to the call.

CALL TO ORDER

Board Members Present

Char Reavis

Heather Buch

Michelle Thurston

Justin Sandoval

Pat Farr

Kirk Strohman

Chloe Tirabasso

Larissa Ennis

Joel Iboa

Board Members Absent

None

Quorum Met

1. PUBLIC COMMENT

None

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

None

3. ADJUSTMENTS TO THE AGENDA

ORDER 23-31-05-02H: In the Matter of Updating the Administrative Plan – New Project Based Voucher Community & Local Preferences will have modifications to the board order. Those modifications will be outlined in the following minutes and the uploaded board order to the Homes for Good website.

4. COMMISSIONERS' BUSINESS

None

5. EMERGENCY BUSINESS

None

6. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed Homes for Good sponsoring and attending the Centro Latino Americano, Downtown Language and Huerto de la Familia Gala. These are culturally specific organization serving primarily the Latino community. The event specifically highlighted the merging of all three organizations into La Plaza de Comunidad. Homes for Good looks forward to growing the ongoing partnership with La Plaza de Comunidad.

The Fiscal Year 2022 audit is ongoing. Due to program size, Public Housing has been included in the audit testing. It is common for a new audit firm to dive deeper into programmatic testing than a firm that has worked with the same organization for several years.

Some audit materials requested are from the 1980s and 1990s. Some files may have been lost in the transition from the former Homes for Good Administrative Building Day Island location to the current West 13th location. This shouldn't pose an issue but does provide some delays in providing the requested information.

Brandy McPherson, the Finance Manager, has been asked to compare the Fiscal Year 2022 adjusted financials to the Fiscal Year 2022 unadjusted financials. There has been difficulty understanding how the former Finance Director accounted for and allocated funds. There aren't currently any concerns, but it does provide some delays in providing the requested information.

Homes for Good owns a small parcel of land on River Road. Neighbors to the land have reached out to use the area for a community garden. The plans for the land are not yet determined, but there will be thoughtful consideration for its use. Homes for Good would need to ensure safeguards are in place for the protection of the Agency and those utilizing the property should it be turned into a communal space.

Discussion Themes

- Missing signs on parcel of land in Florence
- River Road property specifications

B. Quarter 2 Excellence Awards

- Rent Assistance Supervisor, **Nat Dybens** presented the Excellence Award to **Ciera Snow**
- Rent Assistance Division Director, **Beth Ochs** presented the Excellence Award to **Sandy Young**

7. CONSENT AGENDA

A. Approval of April 26th, 2023, Board Meeting Minutes

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Chloe Tirabasso**

Discussion: *None*

Ayes: **Char Reavis, Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Tirabasso, Larissa Ennis, Joel Iboa, Pat Farr**

Abstain: *None*

Excused: *None*

The May 31st, 2023, Consent Agenda was passed [9/0/0]

PRESENTATIONS:

8. PRESENTATION: FY24 HUD PHA Annual Plan Process Overview

Compliance & Data Analyst, Mira Miller presenting

Overview

Each year there is a required process when reviewing and updating the HUD PHA Annual Plan. These events are opportunities for the public and the Resident Advisory Board to provide feedback. The timeline for that process is outlined below:

- Public Comment Period Opened: May 5th
- Public Hearing: June 16th
- MTW Hearing: June 16th

Discussion Themes

None

No action needed.

9. ORDER 23-31-05-01H: In the Matter of Updating the Administrative Plan – Temporary Local Preference in Response to Oregon’s Emergency Declaration due to Homelessness

Rent Assistance Director, Beth Ochs presenting

Overview

In response to the Governor Kotek’s Emergency Declaration due to Homelessness (January 10th, 2023 – January 2024), the local Multi-Agency Coordination Group (MAC) have collaborated to create a limited duration local preference called the All-In preference.

The All-In preference allows the provision of housing and shelter to homeless families with the Housing Choice Voucher (HCV/Section 8) waitlist. Entities that are interested, can provide a proposal via Lane County, and enter into an MOU from Homes for Good. For applicants that self-declare as homeless when they joined the Housing Choice Voucher waitlist and are referred from a local preference partner under the All-In Local Preference, those referrals will be placed higher on the waitlist in alignment with the policies of the Administrative Plan.

The funds provided from All-In via Lane County, can assist with application fees and security deposits..

There are opportunities to extend this funding if the state of emergency is renewed by Governor Kotek. This preference is a joint effort to house and shelter homeless families.

Discussion Themes

- Order of prioritization
- Data collected in the process – historically marginalized groups
- Rural support
- Future exploration of funding opportunities and grants
- Waitlist, wait times
- Variety of community partnerships & local preference

- Impact of funding delays from partners

Vote Tabulations

Motion: **Larissa Ennis**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Excused: **Char Reavis**

ORDER 23-31-05-01H was approved [8/0/1]

10. ORDER 23-31-05-02H: In the Matter of Updating the Administrative Plan – New Project Based Voucher Community & Local Preferences

Rent Assistance Director, Beth Ochs presenting

Overview

Homes for Good would like to add Shorepines at Munsel Creek to the list of Project Based Voucher communities and to Veteran’s Affairs Supportive Housing [VASH] for one-bedroom residences.

Additionally, Homes for Good would like to enter into an Memorandum of Understanding [MOU] with the Three Rivers Casino as a local preference partner in support of the tribal communities in Florence, Oregon. Three Rivers as an organization offers employee preferences to members of the tribal communities and their immediate family members. The MOU would allow for a more culturally specific local preference partner for three-bedroom residences at Shorepines at Munsel Creek.

Homes for Good would like to add a homeless preference for three-bedroom residences at Shorepines at Munsel Creek and Ketanji Court. Including the three-bedroom residence especially for Ketanji Court. Historically numerous applications would be received for residency at Ketnaji Court, but only a small percentage met the requirements. In changing the qualifications for the three-bedroom residences, more applicants will have an opportunity to qualify and be housed.

The Local Preference Partners for the homeless preference are Secretary of State, Three Rivers, HeadStart and Oregon Department of Human Services [ODHS]. MOUs should be completed in one to two weeks.

MODIFICATION I:

Three Rivers and Homes for Good are including the one-bedroom residence at Shorepines at Munsel Creek as part of the MOU.

MODIFICATION II:

Homes for Good is including the one-bedroom residence at Shorepines at Munsel Creek as part of the homelessness local preference

Discussion Themes

None

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Joel Iboa**

Discussion: *None*

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

Abstain: *None*

Excused: **Char Reavis**

ORDER 23-31-05-02H was approved [8/0/1]

11. ORDER 23-31-05-03H: In the Matter of Approving the FY23 Public Housing Admissions & Continued Occupancy [ACOP] Update to Include Housing & Urban Development [HUD] Housing Opportunity Through Modernization Act of 2016 [HOTMA] Over Income Provisions

Compliance & Data Analyst, Mira Miller presenting

Overview

In 2016 HUD began making changes to ensure the appropriate use of the Public Housing program. As part of these revisions per HUD, Homes for Good is required to update the ACOP by June 14th, 2023.

The change is to require households that have exceed 120% of area median income for two full years, to begin paying HUD determined fair market rent.

The alternative option is to terminate the lease for residents at that two-year period, but Homes for Good would prefer to maintain the least at the HUD determined fair market rent, to allow residents time to transition into different housing.

Discussion Themes

- Public Housing rent increases
- Federal regulations comparison to state regulations

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Chloe Tirabasso**

Discussion: *None*

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

Abstain: *None*

Excused: **Char Reavis**

ORDER 23-31-05-03H was approved [8/0/1]

12. ORDER 23-31-05-04H: In the Matter of Approving Contract 23-C-0023 [Construction Management/General Contractor Services] for the Lazy Days Mobile Home Park Rebuild at 52511 McKenzie River Highway Near Blue River, Oregon

Real Estate Development Director, Steve Ochs presenting

Homes for Good is requesting to enter in contract with Meili Construction for the Lazy Days rebuild. In 2022 a CM/GC solicitation was run, and two companies responded. Both respondents, Essex and Meili have previously conducted construction projects in the Blue River area.

Normally, Homes for Good receives more responses, but several companies viewed the location as a deterrent to submitting proposals.

There have been delays to the project commencement due to the Department of Housing and Urban Development required environmental review process. This process has since been complete and work can begin.

Meili Construction will begin site work in early June 2023 and ultimately place 20 modular homes and 10 park model homes.

MODIFICATION I:

The units to be used have been rendered defective and in lieu of using the modular homes, OHCS has committed to provide \$2.7 million (\$135,00 per unit) for Homes for Good to purchase new modular homes. OHCS will continue working with Homes for Good throughout this process. It is likely a solicitation will need to be ran to purchase the new modular homes.

Overview

- Clarification on OHCS funding
- Estimated timeline & delays
- Impact to residents displaced/unhoused due to the wildfires
- CM/GC guaranteed maximum price
- Applicable wage rates for the contract

Discussion Themes

None

Vote Tabulations

Motion: **Larissa Ennis**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Excused: **Char Reavis**

ORDER 23-31-05-04H was approved [8/0/1]

13. OTHER BUSINESS

None

Meeting adjourned at 2:43 p.m.

Minutes Taken By: Jasmine Leary