

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, September 25th, 2024, at 1:30 p.m.

Homes for Good conducted the September 25th, 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

Kirk Strohman

Chloe Chapman

Larissa Ennis

Destinee Thompson

Joel Iboa

Board Members Absent:

Pat Farr

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

Homes for Good Board will hold an Executive Session pursuant to ORS 192.660(2)(e), to conduct deliberations with persons designated by Homes for Good Board of Commissioners to negotiate real estate property transactions.

7. ADMINISTRATION

A. Executive Director Report

Jacob Fox discussed Deputy Director, Ela Kubok receipt of the "20 Under 40 Rising Business Star" award and the opportunity to celebrate her numerous accomplishments not only at Homes for the Good but within the community.

Currently the modular homes that will be used for the Lazy Day Mobile Home Park are stored at Blazer Industries in Aumsville, Oregon. The homes have been inspected and will be re-inspected once placed on the foundations. The primary delay to placing the homes is due to insurance companies having a moratorium on new policies as a result of active wildfires in the area. Once the wildfires reach 75% containment, insurance companies will consider issues new policies. The hope is to have the 20 modular homes placed on foundation in October 2024.

Discussion Themes

- Homes for Good will host a Lazy Days tour to see the modular homes.
- Representative Pam Marsh and Governor Tina Kotek have indicated a desire to attend the Lazy Days tour.

B. Board 2025 Engagements

The board is asked to review the document titled "2025 Board Calendar Presentations" and confirm the proposed dates for board engagements work for their schedules. At the October board meeting any concerns and adjustments will be discussed and calendar invites will be sent out.

Discussion Themes

None

8. CONSENT AGENDA

- A. Approval of 08/21/2024 Board Meeting Minutes
- B. ORDER 24-25-09-03H: Approve the Reopening of Contract 23-C-0030 Parkview Fire Rehab to Revise Final Contract Amount to Match Insurance Settlement

Vote Tabulations

Motion: **Larissa Ennis**

Second: **Justin Sandoval**

Discussion: *None*

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

Abstain: *None*

Excused: **Joel Iboa, Pat Farr**

The 09/25/2024 Consent Agenda was approved [7/0/2]

9. ORDER 24-25-09-01H: In the Matter of Approving the Fiscal Year 2025 Budget

Executive Director, Jacob Fox Presenting

Overview

The Agency Budget Document provides a narrative and overview of the budgets for fiscal year 2025 (October 1, 2024 – September 30, 2025). A series of office hours were held for each division as an opportunity for board members to familiarize themselves with the budgets and ask clarifying questions.

This is the first year that the budget was prepared by each Division Director in Yardi.

[see presentations titled: "Budget Reference Table" and "FY25 Budget Doc Link"]

Discussion Themes

- Appreciation for Board Budget Office Hour engagement prior to bringing the finalized budget to the board
- The narratives and glossary increase the accessibility for folks to be able read the document
- Appreciation for navigating how to present a balanced budget and discussing those details with the Board

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Chloe Chapman**

Discussion: *None*

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

Abstain: *None*

Excused: **Joel Iboa, Pat Farr**

ORDER 24-25-09-01H was approved [7/0/2]

10.ORDER 24-25-09-02H: In the Matter of Approving the Fiscal Year 2025 Public Housing Operating Budget

Supportive Housing Director, Wakan Alferes Presenting

Overview

HUD requires the board to review and approve the Public Housing Operating Budget separate from the approval of the Agency overall budget.

Discussion Themes

- *None*

Vote Tabulations

Motion: **Justin Sandoval**

Second: **Chloe Chapman**

Discussion: *None*

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

Abstain: *None*

Absent: **Joel Iboa, Pat Farr**

ORDER 24-25-09-01H was approved [7/0/2]

11. PRESENTATION: Client Accounting & Advisory Services (CAAS) Finance Review

CAAS Engagement Director, Holly Atkins Presenting

Overview

[see presentation titled: "CAAS Homes for Good Introduction"]

Discussion Themes

- Time frame for CAAS work completion
- Needed attributes in a Finance Director
- Role of **Jacob Fox** and **Ela Kubok** in the future of supporting the Finance Department

No action needed.

12. OTHER BUSINESS

None

Meeting adjourned at 2:57 p.m.

Minutes Taken By: Jasmine Leary Mixon