

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, April 30th, 2025, at 1:30 p.m.

Homes for Good conducted the April 30th, 2025, 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

Justin Sandoval

Kirk Strohman

Chloe Chapman

Larissa Ennis

Destinee Thompson

Board Members Absent:

Michelle Thurston

Pat Farr

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 ongoing work with A.C.T Now Lane and the Housing Production Subcommittee development of a GIS Mapping tool that identifies optimal land for housing production. Additionally, there are a variety of proformas to financially plan for various housing types. Such as: 70-unit garden style apartment community, mid-rise, 2-plex, 3-plex, 4-plex, and 9-plex along with other non-traditional housing types.

Hayden Homes is providing plans for 9-plex developments specifically.

Pivot Architecture is working on developing plans for a detached bedroom community (bed/bath with shared laundry and kitchen space)

Larissa Ennis and Kirk Strohman are both on the A.C.T. Now Steering Committee. Additionally, Larissa Ennis is the lead for the Communications Subcommittee.

Jacob Fox sits on the Synchron Board with determines and sets insurance rates for the insurance pool Homes for Good is a part of. In previous meetings the board has discussed removing Homes for Good from that pool – but with Jacob's ongoing involvement and ability to advocate on behalf of Homes for Good, the Agency for the time being will remain in the pool.

Homes for Good received money from Northwest Natural and Oregon Health Authority to replace the heating and colling system at the Heeran Center. Based on recent appraisal of \$5.2 million Homes for Good is open to selling the property Lane County if they are interested.

A reminder that Jacob Fox will be out of the office next month and Deputy Director, Ela Kubok will be handling the meeting in Jacob's place.

Discussion Themes

- GIS Mapping and accessibility factors included
- B. Quarterly Employee Excellence Awards
- Rent Assistance Manager, Nat Dybens presented the Employee Excellence Award to Denise Hernandez
 - Deputy Director, Ela Kubok presented the Employee Excellence Award to Cori Larson

8. CONSENT AGENDA

- A. Approval of 03/19/2025 Board Meeting Minutes
- B. Approval of 04/09/2025 Finance Committee Meeting Minutes
- C. ORDER 25-30-04-01H: In the Matter of Accepting a Bid & Awarding Contract #25-C-0018 McKenzie Village Reroofs Phase 10

Vote Tabulations

Motion: **Heather Buch**

Second: **Justin Sandoval**

Discussion: *None*

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

Abstain: *None*

Excused: **Michelle Thurston, Joel Iboa, Pat Farr**

The 04/30/2025 Consent Agenda was approved [6/0/3]

9. ORDER 25-30-04-02: In the Matter of Approving the Bylaws of Homes for Good Housing Agency of Lane County, Oregon Revisions

Executive Director, Jacob Fox Presenting

Overview

A Bylaws Ad Hoc Committee was established to review, update and revise the bylaws to provide more specificity and clarity surrounding the Homes for Good Board of Commissioner Bylaws. The Ad Hoc Committee members were Jacob Fox, Kirk Strohman, Justin Sandoval, and Jasmine Leary Mixon. Homes for Good utilized other Public Housing Authority Bylaws as reference documents such as Jackson County and Home Forward.

The primary changes or clarifications included in the revisions were:

- Specificity of Board Finance Committee
- Term limits of Chair and Vice Chair
- Board Chair and Vice Chair nomination/succession process
- Conflict of interest language and reference ORS as basis

Discussion Themes

- Clarifying authorized signers Board Chair and/or
- Clarifying the succession plan of Chair to include the Vice Chair may assume the role upon election period, but it is not mandatory nor guaranteed.
 - Article III Section 3: Revised language to say, "The Chair of the Agency may be the previous Vice Chair"."

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Destinee Thompson**

Discussion: *None*

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

Abstain: *None*

Excused: **Michelle Thurston, Joel Iboa, Pat Farr**

ORDER 25-30-04-02H was approved [6/0/3]

10. ORDER 25-30-04-03H: In the Matter of Authorizing the Executive Director to Enter Homes for Good into a Joint Development Agreement with Atkins-Dame and an Intergovernmental Agreement with the City of Eugene to Develop Affordable Housing on Parcel 2 in the Eugene Urban Renewal District

Real Estate Development Director, Audrey Banks Presenting

Overview

"Parcel 2" is a one of several parcels in the Eugene Riverfront Urban Renewal District owned by the City of Eugene and is specifically designated for affordable housing. City of Eugene currently owns the land. Homes for Good wants to enter into an intergovernmental agreement (IGA) with the City of Eugene for a real property transfer agreement in the amount of \$1.00.

Atkins Dame would be the contractor and project manager for all aspects of pre-development and construction. Homes for Good wants to enter into a joint development agreement (JDA) with Atkins-Dame. Developer fees would be split 50/50.

The current concept would be a mixed property of 29 studios and 48 open 1-bedroom units. The development would also include a ground-floor management office, bike storage, and lobby. A community room would be located for residents on the 2nd floor. There is space for 14 parking spaces and additional parking options are being discussed.

Discussion Themes

- Appreciation for the expediency of the development and that affordable housing will be developed as part of this urban renewal project.
- Confirmed legal review of proposed agreements
- Windows in units
- Parking options without building additional parking facilities (City Hall, Parkview Terrace, etc.)
- Incorporation of the area history – specifically the displacement of the Black community to build the Ferry Street Bridge

Vote Tabulations

Motion: **Destinee Thompson**

Second: **Heather Buch**

Discussion: *None*

Ayes: **Heather Buch, Justin Sandoval, Kirk Strohmman, Chloe Chapman, Larissa Ennis, Destinee Thompson**

Abstain: *None*

Excused: **Michelle Thurston, Joel Iboa, Pat Farr**

ORDER 25-30-04-03H was approved [6/0/3]

11. OTHER BUSINESS

[Justin] May is bike month – ride a bike!

Meeting adjourned at 2:25 p.m.

Minutes Taken By: Jasmine Leary Mixon