

MINUTES

**Homes for Good Housing Agency
BOARD OF COMMISSIONERS**



Wednesday, December 17th, 2025, at 1:30 p.m.

Homes for Good conducted the December 17th, 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

Michelle Thurston

Justin Sandoval

Pat Farr

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa (*delayed arrival*)

Destinee Thompson

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

- Move Item "Commissioners' Business" to later in the agenda, after ORDER 25-17-12-05H for when all board members are present
- Move Approval of 10/29/2025 Minutes off consent agenda
- Removed Presentation "Executive Director Performance Evaluation Following an Executive Session Pursuant to ORS 192.660(2)(i)" as was combined with the subsequent board order

4. EMERGENCY BUSINESS

None

5. ADMINISTRATION

A. Executive Director Report

Jacob Fox in addition to his written report, shared appreciation for Commissioner Chapman and Commissioner Ennis for their continued support of the Homes for Good board and their willingness to serve an additional four-year term.

The Homes for Good Finance team has completed the submission of unaudited financials to HUD. The hope is that historical deficiencies won't appear on this year's submission. Past submissions have had internal control findings as a result of discrepancies between audited versus unaudited financials. The new Finance Director, Janeal Kohler will be starting on January 5th, 2026.

An offer has been made for the Real Estate Development Manager position. This person has immense experience working in the private sector that will transfer well to the role with Homes for Good.

6. CONSENT AGENDA

- A. ORDER 25-17-12-01H: In the Matter of Accepting a Bid & Awarding Contract No.: 26-C-0002 for the Parkview Terrace Exterior Paint & Seal Project
- B. ORDER 25-17-12-02: In the Matter of Reappointing Chloe Chapman to an Additional Four-Year Term to the Homes for Good Board of Commissioners
- C. ORDER 25-17-12-03: In the Matter of Reappointing Larissa Ennis to an Additional Four-Year Term to the Homes for Good Board of Commissioners
- D. ORDER 25-17-12-04: In the Matter of Authorizing the Formation of a Limited Liability Company for The Coleman

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Destinee Thompson**

Discussion: *None*

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

Abstain: *None*

Excused: **Joel Iboa**

The 12/17/2025 Consent Agenda was approved [8/0/1]

7. Approval of 10/29/2025 Board Meeting Minutes

- Update Commissioner Farr call to order
- Commissioner Business can be held for 2 one-year terms versus one two-year terms

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Heather Buch**

Discussion: *None*

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

Abstain: *None*

Absent: *None*

ORDER 25-17-12-05H was approved [9/0/0]

8. ORDER 25-17-12-05H: In the Matter of Approving Contract 26-P-0017 (Architectural Services) for The Coleman

Project Developer, Johanna Jimenez Presenting

Overview

Oregon Housing & Community Services (OHCS) has committed Local Innovation & Fast Track (LIFT) funding to Homes for Good for the development of The Coleman. The Coleman is designed to be permanent housing for folks who have completed programming and come from transitional housing out of Sponsors, Inc.

Sponsors, Inc. is a nonprofit organization that provides crucial housing and support services for folks returning to the community after incarceration.

This development is currently in the development design phase at which point Homes for Good works with an architect to develop the design of the structure. For architects, the procurement process is using a “pool procurement” with the help of our legal counsel at Local Government Law Group.

There is a possibility of opposition to this development based on local neighborhood feedback and inquiries from community members.

Discussion Themes

- Commissioner Farr shared historical community responses regarding the development of additional service centers in this area of town and the positive responses that ensued
- Commissioner Iboa spoke to the outdoor air quality concerns and took those into consideration during the design process.
- Difference of pre-development contract versus the actual
- Further detail of the “Pool” procurement method for design firms
- Conversation with local neighborhood associations

Vote Tabulations

Motion: **Heather Buch**

Second: **Justin Sandoval**

Discussion: *None*

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

Abstain: **Chloe Chapman**

Excused: *None*

ORDER 25-17-12-05H was approved [8/1/0]

9. COMMISSIONERS' BUSINESS

Appointment of Board Chair

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Chloe Chapman**

Discussion: *None*

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

Abstain: *None*

Absent: *None*

The Appointment of Larissa Ennis as Chair was approved [9/0/0]

Appointment of Board Vice Chair

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Pat Farr**

Discussion: *None*

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

Abstain: *None*

Absent: *None*

The Appointment of Destinee Thompson as Vice Chair was approved [9/0/0]

10. EXECUTIVE SESSION I

Homes for Good Board will hold an Executive Session pursuant to ORS 192.660(2)(i) to review and evaluate the job performance of a chief executive officer, other officers, and employees, and staff, if the person whose performance is being reviewed and evaluated does not request an open hearing.

No action needed.

11. EXECUTIVE SESSION II

Homes for Good Board will hold an Executive Session pursuant to ORS 192.660(2)(h) to consult with Homes for Good's legal counsel regarding legal rights and duties related to litigation or litigation likely to be filed."

No action needed.

12.ORDER 25-17-12-04: In the Matter of Approving the Eighth Amendment of the Executive Director Employment Contract Following the Annual Executive Director Performance Evaluation

Human Resources Director, Bailey McEuen Presenting

Overview

Each year Executive Director, Jacob Fox has a performance evaluation prior to signing a new contract for the calendar year. On "odd" years there is a 360 evaluation that includes surveying community partners specifically selected based on how they interact with Jacob and his work.

Discussion Themes

- Class compensation study on Executive Director salary
- Shared appreciation for Jacob's leadership within the Agency and the community

Vote Tabulations

Motion: **Joel Iboa**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Absent: *None*

ORDER 25-17-12-04H was approved [9/0/0]

13.OTHER BUSINESS

[Inclement Weather Preparedness]

- Homes for Good has a Continuity of Operations Plan that includes a Hazard Vulnerability Assessment (site-specific) and Winter Weather Annex
- Staff are working to be prepared in the event of flooding
- Lazy Days currently has a generator issue, but residents have back-up batteries and water
- Keep an eye on Field on Quince to determine what to expect for future development

Meeting adjourned at 3:55 p.m.

Minutes Taken By: Jasmine Leary Mixon