

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