

**MINUTES OF THE
BOARD OF COMMISSIONERS OF
HOUSING AUTHORITY OF JACKSON COUNTY**

July 17, 2025

CALL TO ORDER: Lori Magel called to order the meeting of the Board of Commissioners at 12:02 p.m. The meeting was held in person.

ROLL CALL: The following persons were present

Commissioner, Lori Magel
Commissioner, Pat Stoddard
Commissioner, Jay Stormberg
Commissioner, Therese MacGregor
Commissioner, Teresa Gaglio

ABSENT: Commissioner Milan Hanson
Commissioner Rosemary Hernlein

VISITORS PRESENT: Jackson County Board Commissioner, Rick Dyer

EMPLOYEES PRESENT: Jason Elzy, Executive Director
Brian Conover, Director of Finance
Ryan Haynes, Director of Development
Cara Carter, Director of Real Estate Operations
Jennifer Jennings, HCV Program Director
Dianna Berry, Asset Manager
Zuhey Rizo, Office Manager

APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

The minutes of June 26, 2025, were approved as presented.

HEARING OF VISITORS/ITEMS NOT ON THE AGENDA: None

NEW BUSINESS: None

FINANCIALS: None

BILLS AND COMMUNICATION:

Jason Elzy provided an overview of the Reconciliation Bill, including a discussion on Appropriations versus Reconciliation, and shared highlights of the proposed Trump HUD budget.

DEPARTMENT REPORTS:

Asset Management – Presented by Dianna Berry

In 2024, over \$1.8 million was spent on 122 capital improvement projects across 42 properties, including major upgrades such as HVAC replacements, exterior painting, fire system replacements, and elevator improvements. A separate rehab project at West Pine Terrace began in September under a contract with

Adroit. Insurance coverage increased, with property values rising to \$331 million and premium costs exceeding \$1.1 million. A policy consolidation saved \$10,000 annually on flood insurance.

As of mid-2025, 26 contracts have been procured, totaling over \$600,000. The West Pine Terrace rehab is progressing, with most interiors and exteriors completed, and remains on schedule for completion on October 10th. Discussions have begun on the 15-year LIHTC exit for Snowberry Brook I, while Canterbury Hills is at Year 14 but not yet ready for exit.

Development Update – Presented by Ryan Hanes

Slides were presented for the Allen Creek Crossings project in Grants Pass, which includes 9 buildings and 67 units, with a total project cost of \$22.2 million.

At Royal Oaks, 40 of the 118 units are currently on site. Beginning July 21st, the next batch of units will be delivered from Klamath Falls. On August 5th, those units are scheduled to be set on foundations, with a second batch anticipated to be set in September or October.

The Permanent Supportive Housing (PSH) partnership project with Maslow Project has been submitted to the ORCA State Allocation process and is currently in the intake phase. Work on this application will continue through the summer and possibly into the fall. Best case scenario, approval is anticipated by the end of the year.

For Orchard Prescott, the project is projected to generate a \$7.3 million development fee for the Housing Authority.

An update on potential changes to Community Development Block Grant (CDBG) policies will be provided at the next board meeting.

SECRETARY'S REPORT: None

UNFINISHED BUSINESS: None

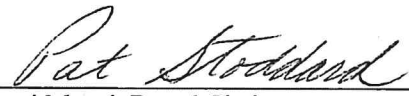
Adjourned to Executive Session 12:29 p.m.

The regular meeting was adjourned at 12:58 p.m.

DATED: August 21, 2025

ATTEST: 

Jason Elzy, Secretary



~~Lori Magel, Board Chairperson~~
Pat Stoddard, Vice-Chair