

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

November 20, 2025

CALL TO ORDER: Lori Magel called to order the meeting of the Board of Commissioners at 12:25 p.m. The meeting was held in person.

In the absence of the Chair and Vice Chair, Rosemary Hernlein signed the meeting minutes and Resolution as Temporary Chair.

ROLL CALL: The following persons were present

Commissioner, Lori Magel
Commissioner, Pat Stoddard
Commissioner, Milan Hanson
Commissioner, Therese MacGregor

ABSENT: Commissioner, Jay Stormberg
Commissioner, Rosemary Hernlein
Commissioner, Teresa Gaglio (resigned 11/03/2025)

VISITORS PRESENT: Jennifer Nicholls, Attorney

EMPLOYEES PRESENT: Jason Elzy, Executive Director
Brian Conover, Director of Finance
Ryan Haynes, Director of Development
Jennifer Jennings, HCV Program Director
Cindy Tapa, HR Manager
Eric Hill, Development Specialist
Ray Garcia, Accounting Department Manager
Zuhey Rizo, Office Manager

APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

The minutes of October 16, 2025, were approved as presented.

HEARING OF VISITORS/ITEMS NOT ON THE AGENDA: None

NEW BUSINESS:

Teresa Gaglio, Tenant Board Member, submitted her resignation on November 3, 2025.

Approval of Resolution 2025-13: Snowberry Brook Interest Transfer. Therese MacGregor motioned for approval. Pat Stoddard seconded the motion. The resolution passed unanimously.

Approval of Resolution 2025-14: Rainier Point Application. Therese MacGregor motioned for approval. Pat Stoddard seconded the motion. The resolution passed unanimously.

FINANCIALS: Brian presented an overview of the September Financials.

BILLS AND COMMUNICATION:

Jason Elzy provided two articles: an OHCS press release titled "Royal Oaks Welcomes Residents, Celebrates Grand Opening" and an article from *The Oregonian* titled "Oregon Homeless Service Groups Say Trump's Overhaul of Key Housing Program Will Exclude Them From Funding." He provided a brief overview of both

DEPARTMENT REPORTS: None

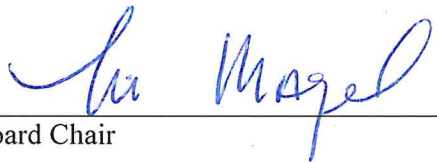
SECRETARY'S REPORT: None

UNFINISHED BUSINESS: None

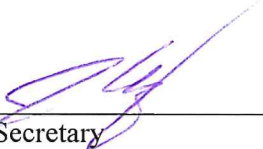
Adjourned to Executive Session 12:24 p.m.

The regular meeting was adjourned at 1:07 p.m.

DATED: 2/19/26



Board Chair

ATTEST: 

Jason Elzy, Secretary