



MARION COUNTY HOUSING AUTHORITY (MCHA)
April 28, 2026, Regular Meeting Minutes

CALL TO ORDER:

Commissioner Colm Willis called the meeting to order at 3:00 PM

ROLL CALL:

Board Members Present: Colm Willis, Chair; Ambra Martin, Resident Commissioner; Kevin Cameron, Commissioner.

Board Members Not Present: Danielle Bethell, Commissioner.

Marion County Administration: Trevor Lane; Scott Norris; Chris Eppley; Toni Whittler; Shawnnell Fuentes.

MCHA Staff: Alice Garcia; Christine Sommer; Jason Icenbice; Angelo Reyes; Doug Ebanks.

PUBLIC COMMENT/TESTIMONY: None

ACTION ITEMS

1. A motion to approve the minutes of the February 17, 2026, Regular Board Meeting was made by Commissioner Kevin Cameron and seconded by Resident Commissioner Ambra Martin. The motion carried unanimously.
2. A motion to approve the minutes of the March 31, 2026, Special Board Meeting was made by Commissioner Kevin Cameron and seconded by Resident Commissioner Ambra Martin. The motion carried unanimously.

PROGRAM UPDATES:

1. Executive Director Report – Jason Icenbice
 - a. Jason reported that HUD funding remains stable and sufficient to support agency operations. He also discussed preservation-focused legislation and funding opportunities for affordable housing preservation and capital improvements.
 - b. Jason provided development updates, noting that Farmdale remains the agency's primary focus, with financial closing anticipated on June 3, 2026. A Special Board Meeting is scheduled for May 14, 2026, to consider final financing resolutions and Guaranteed Maximum Price (GMP).
 - c. Jason reported that modular construction was determined to be less financially feasible than traditional stick-built construction for the planned homeownership development. He also provided updates on the Legacy Properties 9% LIHTC preservation application, Mill City Cottages, and ongoing discussions with OHCS regarding funding opportunities.



- d. Jason stated that the Mt. Angel project remains on hold while staff members focus on current development efforts. He recommended a future Board work session to discuss long-term development priorities and development pipeline capacity.

2. Finance Report by Doug Ebanks:

- a. Doug reported that the annual audit remains on schedule and is expected to be completed prior to the June 30 deadline.
- b. Doug stated that first-quarter financials reflect a temporary operating deficit due to the timing of revenues and expenses, including major capital improvements at Spruce Terrace. He noted that reserve balances remain strong and sufficient to support ongoing operational and capital needs.
- c. Doug explained that utility and annual contract expenses are typically higher during the first quarter and provided an update on Housing Choice Voucher portability activity, including several outbound moves to higher-cost housing markets.

3. Property Management Report by Alice Garcia

- a. Alice reported that portfolio occupancy remains strong at approximately 96.54%, with tenant delinquencies over 30 days totaling less than \$4,000. She noted that four move-ins are scheduled, additional applicants are being processed, and eight rent-ready units are currently available.
- b. Alice reported continued improvement in the portfolio's financial performance, including increased revenue per unit and lower maintenance expense ratios. She also stated that maintenance operations remain current, with timely work order completion and no major unresolved property issues.
- c. Alice shared that resident concerns regarding lighting and landscaping at Spruce Terrace have been resolved. She also reported that recent regulatory inspections at multiple properties received "Meets" ratings, reflecting continued compliance and operational performance.
- d. Alice announced that Camp Rosenbaum has reserved eight camper spots for MCHA residents, with participation confirmations currently pending.

4. Housing Choice Voucher Update by Christine Sommer

- a. Christine reported that 884 vouchers are currently utilized, with 30 households actively searching for housing, resulting in a success rate of approximately 56%.



She also stated that 21 VASH vouchers are leased, with four households currently searching for housing.

- b. Christine reported that the Emergency Assistance Program has helped 22 households maintain housing stability while attending school and informed the Board that the Special Preference Voucher referral process has reopened to Marion County partner agencies.
- c. Christine stated that staff continue working through the SEMAP review process and anticipate maintaining High Performer status. She also reported that the Housing Choice Voucher department remains fully staffed.

OTHER BUSINESS

- a. The Board discussed regional affordable housing trends, Housing Choice Voucher utilization, and ongoing housing development activity throughout Marion County and the Salem area.
- b. Staff provided information regarding voucher allocation methodologies, population growth within Marion County, and potential opportunities to expand housing resources in the future.
- c. The Board reviewed MCHA's portfolio composition and discussed the agency's role in serving senior, disabled, and low-income households through both owned housing and voucher programs.
- d. Staff highlighted the agency's strong occupancy rates, low vacancy levels, and continued success in maintaining effective program administration and operational performance.
- e. The Board commended staff for their ongoing efforts to maintain high standards of property management, regulatory compliance, and resident service delivery.

ADJOURNMENT

Chair, Colm Willis adjourned the meeting at 4:27 PM