



MARION COUNTY HOUSING AUTHORITY (MCHA)
February 17th, 2026, Regular Meeting Minutes

CALL TO ORDER:

Commissioner Colm Willis, called the meeting to order at 3:03 PM

ROLL CALL:

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

Board Members Not Present:

Marion County Administration: Trevor Lane; Scott Norris; Chris Eppley; Andrew Mittendorf; Shawnnell Fuentes;

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

SPECIAL ACTION ITEM:

1. Election of Board Chairperson for 2026
 - a. Chair Danielle Bethell nominated Commissioner Colm Willis. Commissioner Kevin Cameron seconded the motion. All were in favor, and the motion passed unanimously

PUBLIC COMMENT/TESTIMONY: None

ACTION ITEMS

1. A motion to approve the minutes of the December 16, 2025, 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 Resolution 2026-001R SEMAP Certification Submission was made by Resident Commissioner Ambra Martin and seconded by Commissioner Danielle Bethell. The motion carried unanimously.
3. A motion to approve Resolution 2026-002R Authorize Entity Formation and Financing Applications for Extensive Rehabilitation of Five Existing MCHA Properties by Commissioner Danielle Bethell and seconded by Commissioner Kevin Cameron. The Motion carried unanimously.

PROGRAM UPDATE:

1. Executive Director Report by Jason Icenbice
 - a. **Farmdale Redevelopment (Woodburn):**
Construction financing is anticipated in Spring 2026. Staff continue to evaluate



project based voucher strategies and identify solutions to address the current funding gap.

b. **Portfolio Rehabilitation (LIHTC Application):**

A 9% LIHTC application has been submitted to support the preservation of legacy properties. This effort focuses on extending the useful life and long-term viability of the existing housing portfolio.

c. **Mt. Angel - Marmion Hall:**

A feasibility analysis is currently underway, including evaluation of rehabilitation versus demolition scenarios. The Board will review financial feasibility and long-term use options once analysis is complete.

d. **Spruce Terrace:**

The recently acquired property is undergoing capital improvements, including roofing upgrades. Integration into the MCHA portfolio is progressing as planned.

e. **Homeownership Initiative (Woodburn):**

A feasibility study is underway to evaluate modular construction options. The target sales price is approximately \$400,000. Financing strategies, including down payment assistance and potential lending partnerships, are currently being explored.

f. **Mill City Cottages:**

Early-stage pre-development and feasibility planning efforts are ongoing.

2. Finance Report by Jason Icenbice:

- a. Jason stated that year end financials reflect a positive operating position, with revenues meeting or exceeding projections and expenditures remaining within approved budget levels. Reserve balances remain stable and sufficient to support ongoing operations and future capital needs.
- b. Jason stated that audit preparation is underway, with all required financial documentation and reconciliations in progress. External auditors are scheduled for an onsite review, and staff continue to coordinate closely to ensure a smooth and timely audit process.
- c. Jason shared that submission of the HUD Financial Data Schedule (FDS) is currently in progress, with staff working to ensure accuracy, completeness, and compliance with all HUD reporting requirements ahead of the established deadline.



- d. Jason reported that all required tax reporting, including W-2s and 1099s, has been completed successfully and submitted in accordance with federal deadlines. Internal processes ensured accuracy and timely distribution to employees, vendors, and applicable agencies.

3. Property Management Report by Alice Garcia

- a. Alice stated occupancy currently stands at 94.84%, reflecting ongoing unit turnover and leasing activity across the portfolio. Staff continue to prioritize timely unit readiness and lease-up efforts to maintain strong occupancy levels.
- b. Alice informed that rent collection remains strong at 99.8%, demonstrating effective tenant communication, consistent enforcement of lease obligations, and successful implementation of payment support strategies where needed.
- c. Alice mentioned vacancies total 13 units, with all units actively progressing through the turnover and leasing pipeline. Coordination between maintenance and property management staff continues to support efficient unit readiness and reduced vacancy duration.

4. Housing Choice Voucher Update by Christine Sommer

- a. Christine Sommer reported current Housing Choice Voucher program activity and highlighted progress under the Housing Recovery Services Program. She stated that two wildfire survivor households have now been housed through the program, one in Stayton and one in Woodburn, including one family of two and one family of four.
- b. She also reported that staff connected with DevNW regarding down payment assistance available to wildfire survivors, including a potential \$150,000 down payment resource. Participating households would work with DevNW during their first year of voucher assistance to evaluate whether homeownership is financially feasible, with MCHA's homeownership voucher program available as a potential next step.
- c. Christine further reported that financial literacy classes have started through a partnership with Walt Schultz. The classes are offered monthly via Zoom, are open to voucher participants, and had more than 30 attendees at the most recent session.

OTHER BUSINESS

1. The Board discussed several coordination and policy topics, including:
 - A. Strengthening collaboration with Department of Human Services (DHS) regarding foster youth housing placements
 - B. Improving awareness and utilization of MCHA's priority housing programs



- C. Expanding coordination with community-based partners to enhance housing stability outcomes
- D. Continued interest in aligning housing programs with supportive services and stabilization resources

Board members emphasized the importance of proactive engagement with regional partners to better serve vulnerable populations.

ADJOURNMENT

Chair Colm Willis adjourned the meeting at 4:27 PM