NOHA
northwest oregon housing authority

MONTHLY MEETING OF THE NOHA BOARD OF COMMISSIONERS

November 5, 2026 at 10:00 am

AGENDA Version 2*

CALL TO ORDER

I. Roll Call

II. Approval of the Agenda

III. Approval of the Minutes

IV. Public Comments

V. Management Report
   a. FYE26 July-December Goals
      i. Recalibrated Timeline
      ii. Significant Events
         1. Owens II multi-unit water damage incident
         2. End and Beginning of Another Property Management Generation
      iii. Property Management
         1. Restaffing
         2. Occupancy, KPI, Decentralization
      iv. Clatsop Shores and Gable Park/Rd Projects
      v. Sandhill and Columbia Park Roofing and Echanie Court Roofing/Envelope Projects
      vi. Other
   b. Financials
      i. NOHA FYE 2026 Audit Progress
      ii. September 2026 Financials
   c. HCV
      i. Monthly Review

VI. Old Business/Action Items
   a. Nominating Committee and Annual Meeting
   b. Finance Committee Scheduling
   c. Development Committee Scheduling
   d. HUD Proposed Mixed-Status Rule

VII. New Business/Action Items
   a. NAHRO The Handbook for Commissioners, 3rd Edition
   b. Executive Committee Scheduling
   c. Resolution 2026-31 Authorizing the Executive Director to Accept a Predevelopment Loan in the Amount of $750,000 from OHCS
   d. Resolution 2026-32 Delegating authority to the Executive Committee to review and approve a LIHTC Development Consulting Agreement for execution by the Executive Director.

VIII. Adjournment

Next Meeting Reminder:

- NOHA Regular Board Meeting: Thursday, December 3, 2026 at 10 am **on Zoom**

* Version 1 was posted on 11/3/2026 prior to 10 AM. Version 2 was posted on 11/4/2026 prior to 10 AM. All revisions are in red font.