

**UPDATED NOTICE:**

The Board of Commissioners of Home Forward will meet on Friday, May 1, 2026, at 9:00 a.m. virtually using the Teams webinar platform. The meeting will be accessible to the public via phone and electronic device. Updated notice is being made of a possible executive session.

This meeting is an emergency meeting as permitted by ORS 192.640 and the Home Forward Bylaws. The topics of this meeting will be employment agreements and delegation of signature authority. The Board of Commissioners may meet in executive session pursuant to 192.660(2)(b) and (i). If the Board meets in executive session, Only commissioners, designated staff, and representatives of the news media shall be allowed to attend the Executive Session. Pursuant to ORS 192.660(6), no final action or final decision will be made during an executive session.

Due to time constraints, public comment will be permitted from 9:00 a.m to 9:35 a.m. only. Any member of the public may register to speak using the link below no later than 8:00 a.m. Friday, May 1. An additional opportunity to register for comment will be provided at the beginning of the meeting. Any registered members of the public who are unable to comment at the May 1 meeting due to time constraints will be automatically registered to provide comment at the upcoming May 19 Board of Commissioners meeting.

The commission meeting is open to the public. If you would like to view the meeting, please use this link or the call in information:

## **Microsoft Teams meeting**

### **Join:**

<https://events.qcc.teams.microsoft.com/event/2d8cea56-6d07-4b14-b1de-68a3e6dd0e34@6b67b033-974d-4ab4-84e2-cc1717834b09>

Meeting ID: 248 982 453 243 539

Passcode: w4zF2NC9

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### **Dial in by phone**

[+1 206-800-4749,,913206593#](tel:+12068004749913206593) United States, Richmond Beach

[\(866\) 318-6504,,913206593#](tel:(866)3186504913206593) United States (Toll-free)

Phone conference ID: 913 206 593#

### **Celia Strauss**

Executive Assistant



135 SW Ash Street  
Portland, Oregon 97204

tel: 503.802.8423

web: [www.homeforward.org](http://www.homeforward.org)

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This meeting is an emergency meeting as permitted by ORS 192.640. The topics of this meeting will be employment agreements and temporary delegation of executive director authority.

If you would like to view the meeting, please use this link or the call in information:

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## Microsoft Teams meeting

### Join:

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[\(866\) 318-6505,,913206593#](tel:(866)3186505,913206593#) United States (Toll-free)

[\(866\) 318-6506,,913206593#](tel:(866)3186506,913206593#) United States (Toll-free)

[Find a local number](#)

Phone conference ID: 913 206 593#

The commission meeting is open to the public. There will not be a chance to provide public comment. The next opportunity for public comment is at the May 19 Board of Commissioners meeting at 5:30 PM.

### Celia Strauss

Executive Assistant

Executive Department

Pronouns: she/her [Pronouns.org Resources on Personal Pronouns](https://www.pronouns.org)



135 SW Ash Street  
Portland, Oregon 97204

*tel:* 503.802.8423

*fax:* 503.802.8312

*tty:* 503.802.8554

*web:* [www.homeforward.org](http://www.homeforward.org)



MEMORANDUM

To: Board of Commissioners

Date: April 30, 2026

From: Matthew Gebhardt, Board Chair

Subject: Authorize Separation Agreement for Ivory Mathews, Authorize Employment Agreement for Michael Buonocore, and Designate Signature Authority

Resolution 26-05-01

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The Board of Commissioners is requested to authorize the following related to the transition between Home Forward's Chief Executive Officer and Interim Executive Director.

**ISSUE**

Ivory Mathews' last day of employment as Chief Executive Officer of Home Forward will be Friday, May 1, 2026. The Board Chair has negotiated a separation agreement with Ms. Mathews.

The Board Chair has negotiated a temporary employment agreement with former Executive Director Michael Buonocore. Mr. Buonocore's first day of employment as Interim Executive Director will be Monday, May 18, 2026.

By way of this resolution, the Board approves the terms of Ms. Mathews' separation agreement, approves the terms of Mr. Buonocore's employment agreement, and designates signature authority during the transition period.



RESOLUTION 26-05-01

**RESOLUTION 26-05-01 AUTHORIZES THE SEPARATION AGREEMENT FOR IVORY MATHEWS, THE EMPLOYMENT AGREEMENT FOR MICHAEL BUONOCORE, AND DELEGATES ACTING EXECUTIVE DIRECTOR DUTIES DURING THE TRANSITION PERIOD**

**WHEREAS**, Oregon housing authorities maintain the explicitly delineated power, "vested in the commissioners of the authority," "to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority" pursuant to ORS 456.120(4) and "to exercise all or any part or combination of powers granted in the Housing Authorities Law [ORS 456.005 to 456.725]";

**WHEREAS**, Section 1 of Article II of the Bylaws of Home Forward provides that all corporate powers shall be exercised by or under the authority of, and the affairs of Home Forward managed under the direction of, the Board of Commissioners;

**WHEREAS**, Section 2 of Article III of the Bylaws of Home Forward provides that the Chair of the Board of Commissioners shall exercise general supervision over the Executive Director including, but not limited to, negotiating terms of an employment agreement and negotiating any changes in length of service, compensation or other contract matters;

**WHEREAS**, Section 4 of Article III of the Bylaws of Home Forward provides that the titles of Executive Director and Chief Executive Officer may each be used as approved by the Board;

**WHEREAS**, Section 4 of Article VII of the Bylaws of Home Forward provides that the Chair and the Secretary (in their capacity as Executive Director or any other approved title) are each authorized to execute all notes and contracts authorized by the Board of Commissioners;

**WHEREAS**, the Chair of the Board of Commissioners, in consultation with members of the Executive Committee and with the advice of counsel, has negotiated terms of a separation agreement with Ivory Mathews, including her release of any possible legal claims in exchange for six (6) months' pay (\$171,424.80), six (6) months' insurance coverage under

COBRA, payout of accrued vacation leave, and eligibility for reimbursement of outplacement career services of up to \$50,000 over twelve (12) months upon receipt of documentation of services rendered;

**WHEREAS**, the Chair of the Board of Commissioners, in consultation with members of the Executive Committee and with the advice of counsel, has negotiated terms of an employment agreement with Michael Buonocore for the role of Interim Executive Director for up to a nine (9) month period. The terms include full-time employment at an annualized rate of \$275,000 paid on a pro-rated basis, benefits eligibility, and prorated vacation and sick leave;

**WHEREAS**, Ivory Mathews' last day of employment as Chief Executive Officer of Home Forward will be Friday, May 1, 2026, and Michael Buonocore's first day of employment as Interim Executive Director of Home Forward will be Monday, May 18, 2026;

**WHEREAS**, Home Forward may require an authorized official to carry out a limited set of duties between May 1, 2026, and May 18, 2026, in unplanned circumstances, namely: (1) execution of emergency declarations; (2) signature of necessary contracts or financial instruments; (3) required timely certifications to state, federal, or other agencies; and (4) authorization of urgent travel.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of Home Forward that the Board Chair is authorized to enter into a separation agreement with Ivory Mathews in substantial accordance with the terms outlined above.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of Home Forward that the Board Chair is authorized to enter into an employment agreement with Michael Buonocore in substantial accordance with the terms outlined above.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of Home Forward that Michael Buonocore is appointed to serve as Interim Executive Director beginning May 18, 2026, and shall have responsibility for all aspects of management of Home Forward. Such authority includes, but is not limited to, the execution of all instruments that the Executive Director is authorized to execute including, but not limited to, all checks, certifications, and agreement of every kind and description. The duties of the Interim Executive Director shall also include clear communication with the Board of Commissioners and supporting organizational stability during the interim period, including supporting Home Forward's recruitment of a permanent Executive Director.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of Home Forward that Chair Matthew Gebhardt is authorized to execute any notes, contracts, checks, certifications, and agreements of every kind and description wherein execution is necessary prior to May 18, 2026, at 8:59 a.m. These limited circumstances include: (1) execution of emergency declarations; (2) execution of necessary contracts and financial instruments; (3) required timely certifications to state, federal, or other agencies; and (4) authorization of urgent travel. If exercise of this authority is necessary, the Board Chair shall brief the Board of Commissioners during the regularly scheduled May meeting of the Board of Commissioners.

**ADOPTED: MAY 1, 2026**

**Attest:**

**Home Forward:**

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Jenny Kim, Vice-Chair

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Matthew Gebhardt, Chair