



## HOMES FOR GOOD BOARD OF COMMISSIONERS MEETING

Wednesday, March 20<sup>th</sup>, 2024

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# AGENDA

Homes for Good Housing Agency

## BOARD OF COMMISSIONERS

### Location of the meeting:

Homes for Good Administrative Building  
100 W 13<sup>th</sup> Avenue  
Eugene, OR 97401



Zoom

This meeting will be conducted in person with the option to join via public video call and conference line (see details below).

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### Wednesday, March 20<sup>th</sup>, 2024, at 1:30pm

The March 20<sup>th</sup>, 2024, Homes for Good Board of Commissioners meeting will be held at the Homes for Good Administrative Building. It will also be available via a public video call with dial-in capacity. The public has the option to participate in person or by joining via video call or conference line.

### Join Zoom Meeting:

<https://us02web.zoom.us/j/88069630164>

#### 1. PUBLIC COMMENTS

Maximum time 30 minutes: Speakers will be taken in the order in which they sign up and will be limited to 3-minutes per public comments. If the number wishing to testify exceeds 10 speakers, then additional speakers may be allowed if the chair determines that time permits or may be taken at a later time.

**PLEASE NOTE:** *The Homes for Good Board of Commissioners is a governance body to Homes for Good and is not designated to resolve issues in public meetings. The Board will not discuss or make decisions immediately on any issue presented.*

#### 2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)

#### 3. ADJUSTMENTS TO THE AGENDA

#### 4. COMMISSIONERS' BUSINESS

**5. EMERGENCY BUSINESS**

**6. EXECUTIVE SESSION**

**7. ADMINISTRATION**

A. Executive Director Report

**8. CONSENT AGENDA**

A. Approval of 02/28/2024 Board Meeting Minutes

**9. PRESENTATION**

Homes for Good Auditor Berman Hopkins Entrance Review  
(Laura Anne Pray, Berman Hopkins) (Estimated 20 minutes)

**10. DISCUSSION**

February 15<sup>th</sup> Board Work Session Feedback & Next Steps  
(Jacob Fox, Executive Director) (Estimated 20 minutes)

**11. PRESENTATION**

Eugene Chamber of Commerce Building Home Action Team Update  
(Jacob Fox, Executive Director) (Estimated 20 minutes)

**12. PRESENTATION**

Real Estate Development Pipeline Overview  
(Matt Salazar, Interim Project Manager) (Estimated 30 minutes)

**13. OTHER BUSINESS**

Adjourn.

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The Lazy Days mobile home park rebuilding project has taken a significant investment of my time over the past month. In late January we submitted a revised proforma to Oregon Housing and Community Services (OHCS) to reflect the finalized costs for the 20 modular homes, an increase in developer fee and increase in sewer system expense. After I requested a response from OHCS leadership in late February we scheduled a meeting for March 7th and received a mostly favorable response. We received authorization to move forward with ordering the modular homes and a commitment for increased funding so we can rebuild the entire community.

As reported last month we are actively engaged in the Fiscal Year (FY) 23 organizational audit process and the Calendar Year 23 Audit process for our Low Income Housing Tax Credit (LIHTC) apartment communities. The update on the FY 23 organizational audit is that we will not complete the audit by the March 30th State of Oregon deadline. We submitted a waiver request to the State of Oregon and were approved an extension until June 30th, which aligns with our Department of Housing and Urban Development FY 23 audit submission deadline. While our FY 23 audit process for our LIHTC properties has progressed our auditors are experiencing challenges reconciling the financial statements from one of our third party property management companies. We will focus on these reconciliations over the next couple of weeks.





# MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

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**Wednesday, February 28<sup>th</sup>, 2024, at 1:30 p.m.**

Homes for Good conducted the February 28<sup>th</sup>, 2024, meeting in person at the Homes for Good administrative building and via a public video call with dial-in capacity. The public was able to join the call, give public comment, and listen to the call.

## CALL TO ORDER

Board Members Present:

**Heather Buch**

**Michelle Thurston**

**Justin Sandoval**

**Pat Farr**

**Kirk Strohman**

**Chloe Chapman**

**Larissa Ennis**

**Joel Iboa**

**Destinee Thompson**

Board Members Absent:

**QUORUM MET**

## 1. PUBLIC COMMENT

*None*

## 2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE

*None*

## 3. ADJUSTMENTS TO THE AGENDA

*None*

## 4. COMMISSIONERS' BUSINESS

*None*

## 5. EMERGENCY BUSINESS

*None*

## 6. EXECUTIVE SESSION

*None*

## 7. ADMINISTRATION

### A. Executive Director Report

**Jacob Fox** discussed the current recruitment for Real Estate Development Director position along with the upcoming recruitment for the Project Manager position. Currently **Victoria Smithweiland** is interim Real Estate Development Director and **Matt Salazar** is the interim Project Manager.

Homes for Good leadership, supervisors, and managers over the past year have engaged collaboratively on how to develop professionally, support each other, and have an opportunity to interact in a more relaxed setting.

The Fiscal Year (FY) 23 organizational audit is in progress. Currently financial and compliance documentation is being submitted to our auditors – ahead of schedule in comparison to last year's audit. HUD has rejected the unaudited financial submission for reasons immaterial in nature, and the finance team is currently working to re-submit the unaudited financials to HUD prior to the deadline. The overall deadline to complete the organization audit is March 30<sup>th</sup>. The finance team has engaged Clifton Larsen Allen, a CPA firm to assist with the ongoing software migration to Yardi and details pertaining to audit documentation.

In response to the need for increased housing production the Eugene Area Chamber of Commerce has gathered community partners together to collaborate and determine how to effectively meet the needs of housing in the community and to stabilize lower middle class Lane County. The community partners involved in this engagement include **Commissioner Strohman, Chair Ennis and Commissioner Chapman**. Executive Director, **Jacob Fox** volunteered to lead a group called the "Building Home Action Team" to develop plans for increased housing in Lane County. Homes for Good's former Real Estate Development Director (in 2013) **Betsy Hunter** is co-leading this group with **Jacob**. Currently approximately 1,000 units are built every year – including all types of housing (affordable housing, high end homes, etc.). The action team is determining the cost of building 2,000 – 2,500 units per year instead. Should the State of Oregon approve an additional \$500,000 for housing production statewide, the action would be

tasked with securing as much of that funding as possible to begin housing production efforts in Lane County. Additionally, to further activate the lower-income housing space, Homes for Good has brought on Steve Ochs Consulting, Essex and Cameron McCarthy Landscape and Architecture Planning to provide support for this action team.

### **Discussion Themes**

- Determining what types of housing to build to impact the community most positively
- The future of board engagement as it pertains to the Building Home Action Team
- Urban Reserves vs. Urban Growth Boundary

#### B. Quarterly Excellence Awards

Rent Assistance Supervisor **Nat Dybens** presents the Quarterly Excellence Award to Office Assistant **Selena Gonzalez-Flores**

CAP Project Manager **Kurt von der Ehe** presents the Quarterly Excellence Award to Contract Administrator **Jared Young**

## **8. CONSENT AGENDA**

### A. Approval of 01/24/2024 Board Meeting Minutes

#### **Vote Tabulations**

Motion: **Chloe Chapman**

Second: **Heather Buch**

Discussion: Commissioner Chapman's previous last name was used throughout the document

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr, Destinee Thompson**

Abstain: *None*

Absent: *None*

**The 02/28/2024 Consent Agenda was approved [9/0/0]**

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## 9. DISCUSSION: February 15<sup>th</sup> Board Work Session Feedback Next Steps

*Executive Director, Jacob Fox Presenting*

### **Overview**

On February 15<sup>th</sup>, 2024, the Homes for Good Board of Commissioners met to review and discuss the Strategic Equity Plan (SEP) in the form of a "Gallery Walk". The activity was split into two parts:

- (1) Targeted Questions
- (2) Goal + Tactic Prioritization

The targeted questions provided an opportunity for the board to provide feedback on a series of questions aimed at helping staff add to and refine the SEP Year 3 which will come to the board in the Summer Of 2024.

The questions were:

- (1) How would you like to see us engage with Rural Lane County?
- (2) What goals would you like to see next year?
- (3) Do you feel like the items we bring to the board are in alignment with our Strategic Equity Plan Goals?
- (4) What gaps do you see in our current Strategic Equity Plan?

The goal and tactic prioritization activity provided an opportunity for the board to indicate which goals and/or tactics they would like to prioritize and which tactics they would like to deprioritize.

### **Discussion Themes**

- Timeline for Year 3 of the Strategic Equity Plan and board engagement

**No action needed.**

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**10. ORDER 24-28-02-01H: In the Matter of Accepting Bid and Awarding Contract #24-C-0008 for the Parkview Terrace Window Replacement Project**

*CAP Projects Manager, Kurt von der Ehe Presenting*

**Overview**

Parkview Terrace is an apartment community in downtown Eugene serving seniors and individuals with disabilities. The building currently has single-pane windows.

The award of this contract to GBC Construction would be to upgrade the windows to double-pane windows. This will increase energy efficiency and improve the quality of life for residents as the increased U-value will keep temperatures more regulated during seasonal shifts.

Due to high costs – the project will be completed in two phases. The contract will cover the first phase with a total amount of \$1,376,900.00. Performance and payment bonds for this contract. The high costs are primarily attributed to the type of window used. Given that the structure was built in the 1960's and considered historic, the State Historic Preservation Office is requiring that Homes for Good utilize a more expensive type of replacement window that looks similar to the original windows installed.

**Discussion Themes**

- Impact of construction on the residents
- Direct Pay Funds: Rebate that covers 30% - 70% of projects

**Vote Tabulations**

Motion: **Heather Buch**

Second: **Justin Sandoval**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr, Destinee Thompson**

Abstain: *None*

Absent: *None*

**ORDER 24-28-02-01H was approved [9/0/0]**

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## **11. ORDER 24-28-02-02H: In the Matter of Approving the Formation of a Limited Partnership (LP) and Limited Liability Corporation (LLC) for Ollie Court at 1520 W. 13<sup>th</sup> Avenue in Eugene, Oregon**

*Interim Project Development Manager, Matt Salazar Presenting*

### **Overview**

Homes for Good is seeking approval to form a Limited Partnership (LP) and Limited Liability Company (LLC) that will own and manage Ollie Court low-income housing community per the recommendation of legal counsel to pursue this ownership structure for liability protections.

Ollie Court will be a new 81-unit multifamily housing community and early learning center located in the Jefferson Westside neighborhood of Eugene, Oregon. The formation of the LP and LLC is necessary to allow transfer of ownership to occur at financial closing – estimated to be the summer of 2024.

- Approval of this board order would authorize:
- Formation of the Owner LP and Creation of Accounts
- Formation of the General Partner LLC
- Representatives:
  - Jacob Fox, Executive Director or assignee or successor
  - Ela Kubok, Deputy Director or assignee or successor
  - Eileen Lahey, Finance Director, or assignee or successor

### **Discussion Themes**

- Ownership structure vs. controlling structure
- Frequency of tax credit finance structures for developments
- Common to not list specific financing partners

### **Vote Tabulations**

Motion: **Kirk Strohman**

Second: **Larissa Ennis**

Discussion: **Commissioner Chapman** expressed appreciation for Matt Salazars hard work and diligence with the deal.

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr, Destinee Thompson**

Abstain: *None*

Absent: *None*

**ORDER 24-28-02-02H was approved [9/0/0]**

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## **12. PRESENTATION: Public Housing Authority Annual Plan & Five-Year Plan**

### **Overview**

*Rent Assistance Division Director, Beth Ochs Presenting*

### **Overview**

**[see presentation]**

### **Discussion Themes**

None

**No action needed.**

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## **13. OTHER BUSINESS**

*None*

**Meeting adjourned at 2:43 p.m.**  
***Minutes Taken By: Jasmine Leary Mixon***



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 03/20/2024

**AGENDA TITLE:** Homes for Good Auditor Berman Hopkins Entrance Review

**DEPARTMENT:** Finance

**CONTACT :** Eileen Lahey

**EXT:** 2525

**PRESENTER:** Laura Anne Pray - Berman Hopkins

**EXT:**

**ESTIMATED TIME :** 20 minutes

- ORDER/RESOLUTION
- PUBLIC HEARING/ORDINANCE
- DISCUSSION OR PRESENTATION (NO ACTION)
- APPOINTMENTS
- REPORT
- PUBLIC COMMENT ANTICIPATED

**Approval Signature**

**EXECUTIVE DIRECTOR:**

A handwritten signature in black ink, appearing to be "JAF", is written over a horizontal line.

**DATE:** 03.12.2024

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 03/20/2024

**AGENDA TITLE:** February 15th Board Work Session Feedback & Next Steps

**DEPARTMENT:** Executive

**CONTACT :** Jacob Fox

**EXT:** 2527

**PRESENTER:** Jacob Fox

**EXT:** 2527

**ESTIMATED TIME :** 20 minutes

- ORDER/RESOLUTION
- PUBLIC HEARING/ORDINANCE
- DISCUSSION OR PRESENTATION (NO ACTION)
- APPOINTMENTS
- REPORT
- PUBLIC COMMENT ANTICIPATED

**Approval Signature**

**EXECUTIVE DIRECTOR:**

A handwritten signature in black ink, appearing to be "JF", is written over a horizontal line.

**DATE:** 03.12.2024

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



**Strategic Equity Plan Board Gallery  
Walk Feedback Summary**

February 15<sup>th</sup>, 2024



## **Activity Overview**

On February 15<sup>th</sup>, the Homes for Good Board of Commissioners participated in a 90-minute "Gallery Walk" Activity. The Activity had two parts:

- Section I: Targeted Questions
- Section II: Goal + Tactic Prioritization

### **Section I: Targeted Questions**

In this activity, the board was asked to provide feedback on a series of questions aimed at helping staff add to and refine the Strategic Equity Plan Year 3 which will come to the board in the Summer of 2024.

The following questions were asked:

- (1) How would you like to see us engage with Rural Lane County?
- (2) What goals would you like to see next year?
- (3) Do you feel like the items we bring to the board are in alignment with our Strategic Equity Plan Goals?
- (4) What gaps do you see in our current strategic Equity Plan?

Feedback was provided through sticky notes posted to the bottom of the posters.

### **Section II: Goal + Tactic Prioritization**

In this activity, the Strategic Equity Plan was printed on posters with the four themes of "Listen to our Communities," "Tell the Human Story," "Create Pathways to Self-Sufficiency," and "Lead and Grow Ethically." All of the goals, and tactics of the plan were displayed. Board members were asked to mark with a green sticky-note flag which goals/tactics they would like to prioritize, and mark with a pink sticky-note flag which goals/tactics to deprioritize.

Feedback was also provided through additional sticky notes around the posters.

## SECTION I: TARGETED QUESTION FEEDBACK

### (1) How would you like us to engage with rural Lane County?

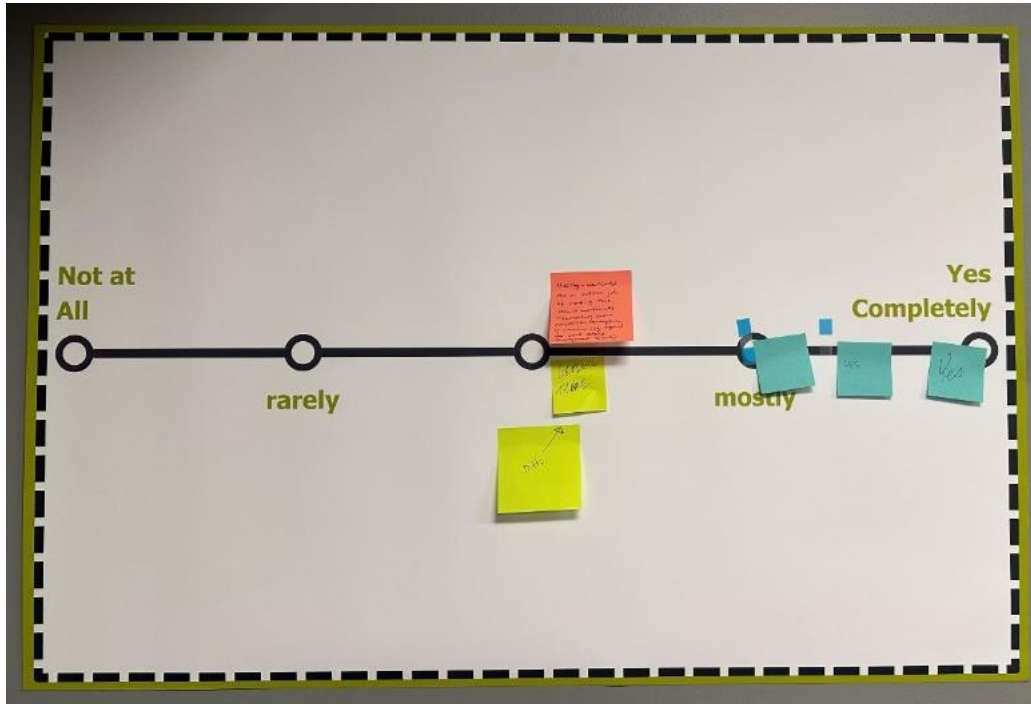
- Engage in community conversations on housing in rural community, city staff & residents, stakeholder meetings, f.e.a.s.t.
- Engage with local chambers to partner housing w/ business needs.
- Being in-person is more personal and trusted.
- Maintain relationships with city councils, school boards, and community groups [+1].
- Engage with rural communities and Lane County on rural infrastructure issues (ex: Mapleton water issues).
- Be visible at community events [+1].
- Support/sponsor local groups or activities.
- Ensure wrap-around supportive services in these housing communities. They back services [+1].
- Same as we do in town:
  - Identify opportunities, engage meaningfully with community stakeholders (transparency), and educate on services.
- Hold Board Meetings (a few per year) in different rural Lane County Communities. Link them to opportunities for Board and Staff to engage in Community Events [+1].
- School districts
- Engage with health care/EMS

### (2) What goals would you like to see next year?

- Create narrative profiles of residents' success stories with their participation and enthusiastic consent – to tell the human story [+1].
- Resource management training for clients with income to better manage finances. Staff too?
- List building and door-to-door, ext. Phone.
- Quantitative + Qualitative data behind metrics for SEP- e.g. What exactly does 30% of meeting a goal mean? Do stakeholders feel that way too?
- Continue with education for everyone in the community.
- Financial sustainability is an equity issue. Better training for our high and low-funding programs (PSH).
- More connection with other Housing authorities i.e. Home Forward. Share Resources.
- Quantify the success of residents, educate the broader community on past, present, and future, and ensure the sustainability of Homes for Good.
- Accessibility and mobility issues
- Supportive and permanent housing that are in areas that are sustainable, accessible, livable, walkable, etc.
- More direct resident engagement: feedback, invite RAB. Mentors to a board meeting? Building resident-board relationships.

### (3) Do you feel like the items we bring to the board are in alignment with our Strategic Equity Plan goals?

- Mostly: We could do a better job of making the board materials for accessible for everyone to review (Ex. Legend for Real Estate)



### (4) What gaps do you see in our current Strategic Equity Plan?

- Targeted connection with legislators and the business community to replace stigma and increase empathy. We are coming into an election year which will make these issues more acute. More explicit identification and gender bias/discrimination which goals address gender bias. Calling out intersectional goals would be a step toward this. Diff to age bias?
- Be more explicit about the safety of residents & protection from discrimination, along with better action plans for incidents.
- Public Awareness
- Snapshot of Housing in the L.C.
- Cultivate relationships with the business community: create understanding and connection to housing.
- Metrics
- Business/public relationships
- Outreach
- 1:1 conversation
- Call to actions
- Create awareness
- Targeted connection with legislators + business community to reduce stigma and empathy. We are going into an election year which will make these issues more acute.
- What do we already do pretty well that just needs to be sustained? What is the one single overarching priority?
- Honestly, it feels like too much. So many great things but prioritization is key. What can we really knock out of the park?

## SECTION II: GOAL + TACTIC PRIORITIZATION

### Listen to Our Communities [PRIORITIZE]

- **Executive, Real Estate Development + Asset Management, Supportive Housing, Communications:** We will foster our existing relationships with culturally specific organizations, orgs serving the BIPOC communities and BIPOC leaders in Lane County and through Local Preferences, Memorandum of Understanding (MOUs) events, meetings, etc. We will use these methods to provide specialized support for the clients they serve.
- **Rent Assistance, Agency/Executive, Supportive Housing:** Through preferences, partnerships, and education we will foster our existing relationships with the nonprofit network, local and state jurisdictions, and the business community to support our shared purposes.
- **Rent Assistance, Supportive Housing, Real Estate Development + Asset Management:** We will use resident feedback and specific instances of housing discrimination or harassment faced by our prospective and existing clients in Lane County, found in the previous year to make programmatic improvements to improve the housing experience and access for people from the BIPOC community and people with disabilities.
- **Rent Assistance:** Complete a participant survey that creates an opportunity for participants to provide quotes with permission to use them for internal and external communications. Increase the number of educational events for the landlord community.
- **Agency:** Plan and calendar events at least 6 months in advance.
- **Supportive Housing:** Celebrate resident-initiated efforts for community building efforts like community gardens and celebrations.
- **Supportive Housing:** Use Community education about permanent housing to highlight our focus on marginalized communities.

### Listen to Our Communities [DE-PRIORITIZE]

- **HR:** Build employee trust through Culture Amp employee engagement survey and communicating about internal improvements that come from survey results.
- **Agency/Executive:** Have 50% or more of food purchases for staff events to be from small/local.

## Tell the Human Story [PRIORITIZE]

- **Rent Assistance:** Complete a participant survey that creates an opportunity for participants to provide quotes with permission to use them for internal and external communications.
- **Rent Assistance:** Increase the number of educational events for the landlord community.
- **Agency:** Have non-client facing staff attend two resident/community events per year.
- **Supportive Housing:** Celebrate resident-initiated efforts for community building efforts like community gardens and celebrations.
- **Supportive Housing:** Use community education about Permanent Supportive Housing to highlight our focus on marginalized communities.

## Tell the Human Story [DE-PRIORITIZE]

- **Communications:** Use external channels to spotlight business and contractors that Homes for Good works with such as landscapers, janitorial, and food trucks.

## Lead & Grow Ethically [PRIORITIZE]

- We will focus on educating staff about our vision for a racially and socially just organizational culture.
- **HR:** Continue offering flexibility to people with disabilities, returning from leave, and new parents.
- **HR:** Develop Learning & Development program based on Culture Amp Engagement results.
- **Communications:** Communicate with residents about new software functionalities with Yardi to do things like pay rent, submit forms, etc.
- **Rent Assistance:** Host educational workshop for re-certification.
- **HR, Rent Assistance, Agency:** We will as an agency identify and determine barriers to access and active participation in Homes for Good governance, programs, and apartment communities. We will continue to identify and document federal and state statutes and regulations that also create additional barriers. We will continue our efforts to develop systems of resiliency that anticipate hazards that may disrupt essential functions and processes. We will continue to develop annexes to the continuity of operations plan as prioritized by the Hazard and Vulnerability Analysis.
- **Supportive Housing:** We will determine the financial viability of a desired growth plan for the supportive housing division in coordination with our efforts to secure capital and supportive services for new permanent supportive housing apartment communities.



## Lead & Grow Ethically [DE-PRIORITIZE]

- **Agency:** Support recycling programs in our housing communities and office spaces.

## Create Pathways to Self-Sufficiency [PRIORITIZE]

- **Supportive Housing:** Apply for funding to add air conditioning to community rooms at properties without DHP. Partner with the ToolBox Project, and other partners for bike repair events and resident education. Assess and communicate transportation options that do not require a car to build program participant and staff knowledge.
- **Real Estate Development + Asset Management:** Identify the type of housing we can and should be producing in the next 5 to 10 years.
- **Supportive Housing:** Increase outreach to Housing choice voucher participants with a focus on Spanish-speaking households.

## Create Pathways to Self-Sufficiency [DE-PRIORITIZE]

- **Supportive Housing:** Re-initiate "opt-out" model of Family Self-Sufficiency program at Permanent Supportive Housing sites when EID is discontinued in December 2023.
- **Supportive Housing:** Create 60-Second spotlights for resident services, family self-sufficiency, and section 8 homeownership programs at quarterly all-staff meetings.

## COMMENTS

- “We will review hiring, promotion and retention practices with an emphasis on supporting the career growth for existing employees while also recruiting externally and attracting diverse talent including people from the BIPOC Community and people with disabilities.”  
[COMMENT] ***What are the metrics for success?***
- “Listen to Our Communities”  
[COMMENT] ***Who are the communities?***
- “Use external channels to spotlight business and contractors that Homes for Good works with such as landscapers, janitorial, and food trucks.”  
[COMMENT] ***What does external channels mean?***
- “Use community education about permanent supportive Housing to highlight our focus on marginalized communities.”  
[COMMENT] ***How else?***
- “We will strategically incorporate principles of Climate Justice as an organization to address the disproportionate impact on low-income communities and communities of color while incorporating best practices for carbon footprint and greenhouse gas reduction.”  
[COMMENT] ***Heat pumps and weatherization audit.***
- “We will focus on educating staff about our vision for a racially and socially just organizational culture. This education will leverage our current strengths related to compliance and organizational growth as we embrace newer elements of our evolving organizational culture to include social justice advocacy, individual DEI competence and the value and interdependence of human beings.  
[COMMENT] ***A list of proposed training courses is needed.***
- “Finish the translation of vital documents as defined by the Language Access Plan”  
[COMMENT] ***What percentage of folks have English as a 2<sup>nd</sup> language?***



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 03/20/2024

**AGENDA TITLE:** Eugene Chamber of Commerce Building Home Action Team Update

**DEPARTMENT:** Executive

**CONTACT :** Jacob Fox

**EXT:** 2527

**PRESENTER:** Jacob Fox

**EXT:** 2527

**ESTIMATED TIME :** 20 minutes

- ORDER/RESOLUTION
- PUBLIC HEARING/ORDINANCE
- DISCUSSION OR PRESENTATION (NO ACTION)
- APPOINTMENTS
- REPORT
- PUBLIC COMMENT ANTICIPATED

**Approval Signature**

**EXECUTIVE DIRECTOR:**

A handwritten signature in black ink, appearing to be "JF", is written over a horizontal line.

**DATE:** 03.12.2024

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 03/20/2024

**AGENDA TITLE:** Real Estate Development Pipeline Overview

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Matt Salazar

**EXT:** 2528

**PRESENTER:** Matt Salazar

**EXT:** 2528

**ESTIMATED TIME :** 30 minutes

- ORDER/RESOLUTION
- PUBLIC HEARING/ORDINANCE
- DISCUSSION OR PRESENTATION (NO ACTION)
- APPOINTMENTS
- REPORT
- PUBLIC COMMENT ANTICIPATED

Approval Signature

**EXECUTIVE DIRECTOR:**

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**DATE:** 03.12.2024

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



Real Estate Development  
2024 Pipeline & Project Updates



# Currently In Pipeline

## BREAKING GROUND

**LAZY DAYS  
MOBILE  
HOME PARK**

**BRIDGES  
ON  
BROADWAY**

**OLLIE  
COURT**

**THE  
COLEMAN**

**THE  
FIELD ON  
QUINCE**

**GLENWOOD  
PLACE**



**2023**

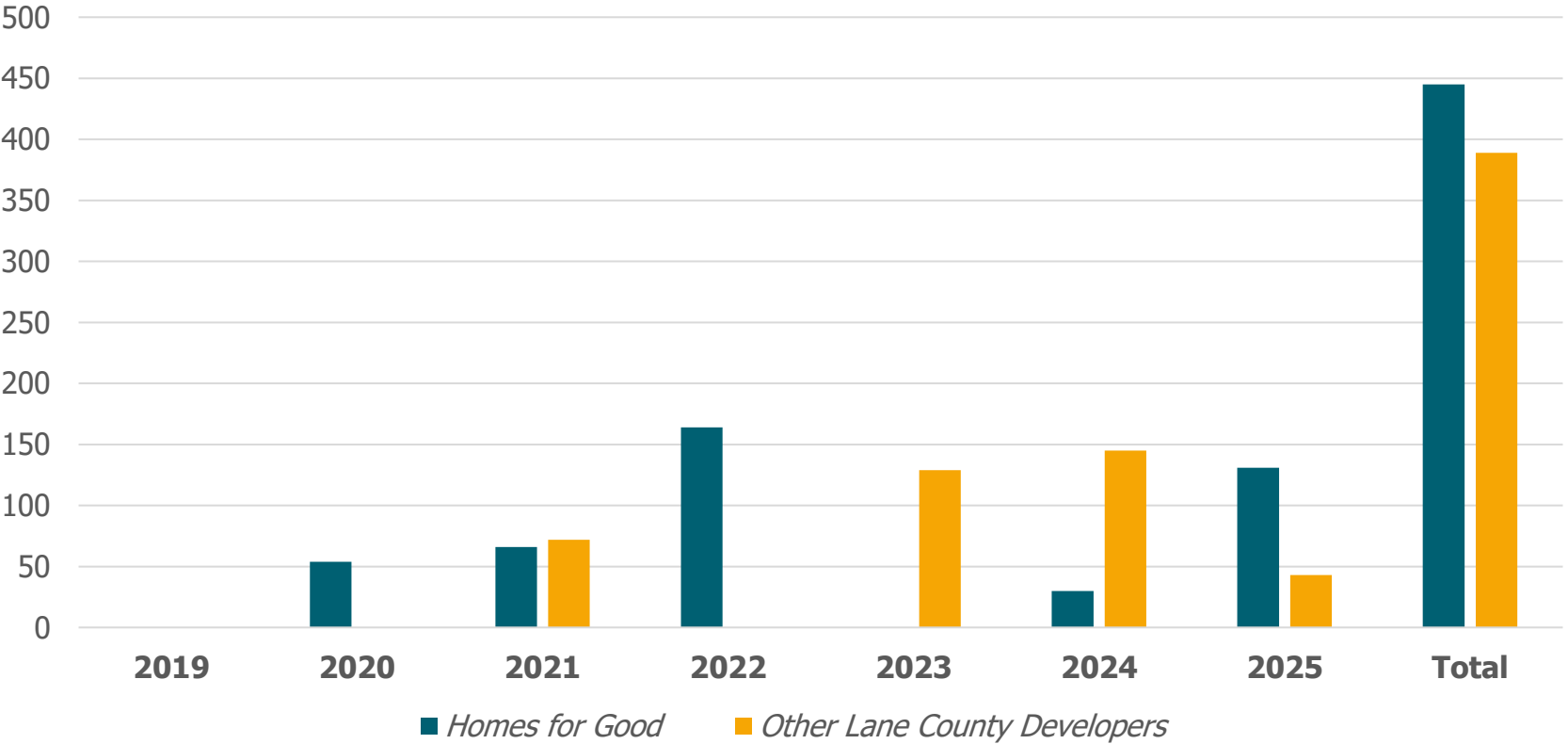
**2024**

**2026+**

# Affordable Housing Production



2019-2025 Affordable Housing Production by Units



Homes for Good was responsible for

**59%**

of Affordable Unit Production in Lane County in the *Past Five Years*

Homes for Good is projected to be responsible for

**53%**

of Affordable Unit Production in Lane County *from 2019 - 2025*

# Developers & Funding Sources for Past Communities



Year	Homes for Good Projects	Units	Location	Funding Sources
<b>2019</b>				
<b>2020</b>	Market District Commons	50	Eugene	9% LIHTC, HOME, Loan
	Legion Cottages	4	Cottage Grove	HIP, Grant, Loan
<b>2021</b>	The Commons on MLK	51	Eugene	PSH, HOME, Grants, 4% LIHTC, FHLB
	The Keystone	15	Eugene	PSH, Grant, Loan
<b>2022</b>	RAD Phase II (Sarang, Hayden Bridge Landing)	119	Eugene, Springfield	RAD Proceeds, HOME, 4% LIHTC, OAHTC, Loan
	The Nel	45	Eugene	PSH, 9% LIHTC, HOME, Loan
<b>2023</b>				

Year	Other Developer Projects	Units	Developer	Location	Funding Sources
<b>2019</b>					
<b>2020</b>					
<b>2021</b>	Cottage Village	13	Square One Villages	Cottage Grove	Grants
	C Street Co-op	6	Square One Villages	Springfield	CDBG, Grants, Loan
	Iris Place	53	SVDP	Eugene	9% LIHTC, HOME, GHAP, Loan
<b>2022</b>					
<b>2023</b>	Peace Village	70	Square One Villages	Eugene	AHTF
	Ketanji Court	59	1050 Lincoln LLC	Eugene	LIFT, 4% LIHTC, Loan

# Anticipated Production



Year	Homes for Good Projects	Units	Location	Funding Sources
<b>2024</b>	Lazy Days	30	Blue River	HUD CPF, Grants
<b>2025</b>	Bridges on Broadway	50	Eugene	PSH, AHTF, FHLB
	Ollie Court	81	Eugene	LIFT, 4% LIHTC, HOME, Lottery Bonds, Loan
<b>2026+</b>	The Coleman	52	Eugene	AHTF, FHLB
	The Field on Quince	86	Florence	None Committed
	Glenwood	?	Springfield	None Committed

Year	Other Developer Projects	Units	Developer	Location	Funding Sources
<b>2024</b>	Polk 2.0	12	DevNW	Eugene	HOME, 9% LIHTC, Grants, Loan
	Nelson Place	31	DevNW	Eugene	LIFT Homeownership
	Shore Pines	68	Northwest Housing Alternatives	Florence	LIFT, 4% LIHTC, Loan
	Oak Manor Apartments	24	Our Coastal Village	Florence	LIFT, 4% LIHTC, Loan
	Williams Place	10	SVDP	Eugene	AHTF
<b>2025</b>	Grant Street Grow Homes	4	Cultivate Inc.	Eugene	AHTF
	Springfield Apartments	39	Cornerstone	Springfield	OHCS Small Projects, HOME, CDBG, Loan
<b>2026+</b>					

# Ollie Court

## 81 Unit Multi-Family Community



### Recent Activity

- January 2023 - Awarded land and HOME funds from City of Eugene
- June 2023 - Awarded LIFT funds from OHCS
- October 2023 - Reached 100% Schematic Design
- December 2023 - Awarded 4% LIHTCs/PABs
- February 2024 - 100% Construction Documents, Permit Submission



### Next Steps

- Winter/Spring 2024 - Due diligence with Financing Partners
- Spring 2024 - Financial closing negotiations
- June 2024 - Financial closing
- July 2024 - Construction begins
- September 2025 - Construction ends
- February 2026 - Stabilization/lease-up complete

# Bridges on Broadway

## 50 Unit Permanent Supportive Housing Community



### Recent Activity

- February 2024 – Submitted design drawings to permitting department
- February 2024 – Initiated subcontractor bidding process



### Next Steps

- April 2024 – Finalize relocation process for shelter residents
- June 2024 – Financial closing
- June 2024 – Construction begins
- May 2025 – Construction complete
- November 2025 - Stabilization/lease-up complete



# The Field on Quince

## 86 Unit Multi-Family Community



### Recent Activity

- Summer/Fall 2022 - Community outreach
- December 2022 - Finalized purchase of land
- March 2023 - Applied for LIFT funds



### Next Steps

- Winter 2024 - Reach 25-50% Schematic Design
- February/March 2024 - Request funding at legislature
- Spring 2024 - Apply for LIFT funds
- Summer 2025 - Construction begins
- Summer 2026 - Construction ends
- Fall 2026/Winter 2027 - Stabilization/lease-up complete

# Lazy Days

## 20-30 Unit Mobile Home Park



### Recent Activity

- December 2023 - Construction 34% complete
- December 2023 - The building pads have all been constructed
- January 2024 - The Community room built and dried-in



### Next Steps

- February 2024 - Execute contract for manufacture of modular units
- February 2024 - Coordinate delivery and installation of modular units
- April 2024 - Determine park guidelines
- March 2024 - Work with the Long Term Recovery Group (LTRG) to identify additional potential future residents
- July/August 2024 - Modular unit delivery
- October 2024 - Phase 1 construction complete



# The Coleman

## 52 Units for Sponsors, Inc. Participants



### Recent Activity

- 2022 - Unsuccessful 9% LIHTC NOFA application
- 2022 - Received \$750,000 in Affordable Housing Trust Fund
- December 2023 - Received \$1M Federal Home Loan Bank Award



### Next Steps

- Summer/Fall 2025 - Evaluate available capital and seek funding
- Summer/Fall 2025 - Determine capital stack for 2025 Financial Closing
- Summer/Fall 2025 - Re-evaluate if 2022 or 2023 design is most appropriate

**Thank You!**



**Homes. People. Partnerships. Good.**