

IN THE BOARD OF COMMISSIONERS OF THE  
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 24-24-01-03H

In the Matter of Authorizing the Financing and Development of Bridges on Broadway located at 599 E Broadway in Eugene, Oregon.

WHEREAS, Housing Authority and Community Services Agency of Lane County doing business as Home for Good Housing Agency (the "**Authority**") is a public body corporate and politic, exercising public and essential governmental functions, and having all the powers necessary or convenient to carry out and effectuate the purposes of the ORS 456.055 to 456.235 (the "Housing Authorities Law");

WHEREAS, a purpose of the Authority under the Housing Authorities Law is to construct, acquire, manage and operate affordable housing for persons of lower income;

WHEREAS, the Authority is authorized by ORS 456.120 to form, finance, and have a nonstock interest in, and to manage or operate, partnerships, nonprofit corporations and limited liability companies in order to further the purposes of the Authority;

WHEREAS, the Authority, has rights under that certain Intergovernmental Agreement dated as of March 1, 2023 to purchase certain real property currently located at 599 E Broadway in Eugene, Oregon (the "**Property**");

WHEREAS, consistent with its purposes and powers, the Authority intends to cause an affiliate entity to acquire, develop, renovate, and operate Bridges on Broadway, a 57-unit permanent supportive housing project. (the "**Project**");

WHEREAS, by prior Order 23-22-02-02H, to further the Project, the Authority was authorized to apply for Oregon Housing and Community Services and City of Eugene AHTF Funds (the "PSH Funds"); and

WHEREAS, by prior Order 23-27-09-02H, to further the Project, the Authority was authorized to execute a contract for architectural services with Pinnacle Architecture; and

WHEREAS, the Authority has determined that it is in the best interest of the Authority and the Project to form a limited liability company to be known as Homes for Good Bridges on Broadway LLC to be the owner of the Project (the "LLC"), in which the Authority shall be the sole member; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority and the LLC to enter into agreements with professionals with technical expertise and, as appropriate, to assign to the LLC the product of such agreements; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the LLC, and the Project to cause the Authority to enter into a Development Services Agreement with the LLC pursuant to which the Authority would be paid a developer fee, a portion of which would be deferred and paid from available Project cash flow;

**NOW, THEREFORE, THE AUTHORITY IN ITS OWN CAPACITY, ON BEHALF OF THE LCC, ADOPTS THE FOLLOWING RESOLUTIONS:**

**1. Authorize Property Management Agreement**

BE IT RESOLVED, that the Authority, in its own capacity, as sole member of Homes for Good Bridges on Broadway LLC, is authorized to negotiate, execute and deliver on behalf of the Partnership, as the case may be, a Property Management Agreement in the form approved by any Authorized Representative.

**2. Authorize Receipt of Real Property from County and Execution of Ground Lease with LLC.**

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as necessary to receive a conveyance of the improved real property at Tax Map and Lot number 17-03-32-23-01000 from the County located at 599 E Broadway in Eugene, Oregon.

**3. Authorize Receipt of Federal Home Loan Bank Funds by the Authority.**

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as are required to evidence and obtain grants of the Federal Home Loan Bank Funds all in the form approved by any Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

**4. Authorize Receipt of Trillium Funds by the Authority.**

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as are required to evidence and obtain grants of the Trillium Funds all in the form approved by any Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

**5. Authorize Receipt of PSH Funds by the Authority.**

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as are required to evidence and obtain a grant of the PSH Funds all in the form approved by any Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

**6. Authorize Loan of PSH Funds from Authority to the LLC or a Capital Contribution of the PSH Funds by Authority to the LLC.**

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority and/or the LLC, as the case may be, such documents as required to evidence and secure a Loan in the amount of the PSH Funds to the LLC all in the form approved by any Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

BE IT FURTHER RESOLVED, that in the alternative, the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, and/or the LLC, as the case may be, such documents as required to cause the Authority to contribute the PSH Funds, as capital, to the LLC.

#### **7. Authorize HAP Contract and AHAP Contract**

BE IT RESOLVED, that the Authority, in its own capacity, as sole member of the LLC is authorized to negotiate, execute and deliver on behalf of the Authority and/or the LLC as the case may be, the documents necessary to close on the HAP Contract and AHAP Contract, and any other documents necessary to secure the Project-Based Section 8 subsidy on the Project, all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such document).

#### **8. Authorize Agreements for Technical and Professional Services.**

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority and/or the LLC, as the case may be, such agreements as any Authorized Representative may deem prudent for the provision of financial, accounting, legal, development consulting, engineering, geotechnical, environmental, construction management, property management, or other services, all in the form approved by any Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document.)

#### **9. Authorize SDC Exemption and City Fee Assistance**

BE IT RESOLVED, that the Authority, in its own capacity, as sole member of the LLC is authorized, on behalf of the Authority, and/or the LLC, as the case may be, to take such steps as are necessary to obtain the SDC Exemption and City of Eugene Fee Assistance and to execute all documents necessary to obtain the SDC Exemption and City of Eugene Fee Assistance, including but not limited to an SDC Waiver Regulatory Agreement and such other documents as are reasonably required to evidence and obtain the SDC Exemption and City of Eugene Fee Assistance.

#### **10. Authorize Development Services Agreement and Deferred Fee**

BE IT RESOLVED, the Authority and the LLC are authorized to negotiate, execute, and deliver a Development Services Agreement between the Authority and the LLC pursuant to which the Authority is to be paid a developer fee, a portion of which is to be deferred and paid from available Project cash flow.

#### **11. Authorize Assignment, Assumption, and Reimbursement Agreement between Authority and LLC.**

BE IT RESOLVED that the Authority is authorized to enter in such agreements as may be necessary to assign to the LLC (and obtain reimbursement from the LLC therefor) such development rights, design and construction contracts, and other real and personal property as the Authority may have acquired for purposes of the Project.

#### **12. Authorized Representatives.**

BE IT RESOLVED that the following identified persons shall be the Authorized Representatives as that term is used in these Resolutions and authorized, empowered and

directed to perform the actions authorized herein on behalf of the Authority whether acting on behalf of the Authority or the LLC.

Jacob Fox, Executive Director  
Eileen Lahey, Finance Director  
Ela Kubok, Deputy Director

In addition to the Authorized Representatives named above, the following named individual(s) shall have authority to execute draw requests, monthly progress reports and miscellaneous forms associated with grants, and loans:


Spencer McCoy  
Matt Salazar

### 13. General Resolutions Authorizing and Ratifying Other Actions

BE IT RESOLVED, that any Authorized Representative is authorized to negotiate, execute, and deliver on behalf of the Authority, and the LLC as the case may be, such other agreements, certificates, and documents, and to take or authorize to be taken all such other actions any Authorized Representative shall deem necessary or desirable to carry out the transactions contemplated by the foregoing resolutions (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document); and

BE IT FURTHER RESOLVED, that to the extent any action, agreement, document, or certification has heretofore been taken, executed, delivered, or performed by an Authorized Representative named in these Resolutions on behalf of the Authority, acting in its own behalf or on behalf of the LLC, and in furtherance of the Project, the same is hereby ratified and affirmed.

DATED this 24th day of January, 2024

  
Michelle Truiston (Jan 29, 2024 09:52 PST)

Chair, Homes for Good Board of Commissioners



Secretary, Homes for Good Board of Commissioners











# ORDER\_24\_24\_01\_03H

Final Audit Report

2024-01-29

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