

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

ORDER 24-27-03-01H

In the Matter of Executing a Grant
Agreement to Accept Lottery Bond Funds for
Development of Ollie Court located at 1520
W. 13th Ave 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"); and

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; and

WHEREAS, the Authority, has rights under that Tentative property award letter dated as of February 23, 2023 to purchase certain real property currently located at about 1520 13th Avenue in Eugene, Oregon (the "**Property**"); and

WHEREAS, consistent with its purposes and powers, the Authority intends to cause an affiliate entity to acquire, develop, and operate Ollie Court, an 81-unit multifamily housing project. (the "**Project**"); and

WHEREAS, by prior Order 23-28-06-02H, to further the Project, the Authority was authorized to execute a contract for architectural services with PIVOT Architecture; and

WHEREAS, pursuant to prior Order 24-28-02-02H, as supplemented, to further the project, the Authority formed Ollie Court Homes for Good Limited Partnership, an Oregon limited partnership, to be the owner of the Project (the "**Partnership**") and Ollie Court HFG GP LLC, an Oregon limited liability company, to be the general partner of the Partnership (the "**GP**"), in which the Authority is the manager and sole member of the GP and the initial limited partner of the Partnership; and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project for the Partnership to obtain Oregon Lottery Bond Funds from the Oregon Department of Administrative Services ("**DAS**") in the approximate amount of \$4,900,000 for the purpose of constructing and developing the Project (the "**Lottery Bond funds**"); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to authorize the execution and delivery of certain agreements for architectural, construction, and technical related services related to the Project (the "**Project Documents**"); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the

Project for the Authority to assign to the Partnership certain Project Documents the Authority entered into prior to the admission of USBCDC as the limited partner; and

WHEREAS, the Board of Commissioners of the Authority desires to consent to these transactions, consent to the documents which will be executed, to grant authority to certain individuals to execute documents on behalf of the Authority in its own corporate capacity and as the general partner of the Partnership for the benefit of the Partnership, and to ratify certain actions pertaining to these transactions taken prior to the date of this resolution; and

WHEREAS, ORS 456.135 authorizes Housing Authority and/or the Partnership to delegate to one or more of its agents and employees such powers as it deems proper.

NOW, THEREFORE, THE AUTHORITY IN ITS OWN CAPACITY, ADOPTS THE FOLLOWING RESOLUTIONS:

1. Authorize Receipt of Lottery Bond Funds by the Authority.

BE IT RESOLVED, that the Lottery Bund Funds are approved, and the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the Lottery Bond Funds Grant Agreement (whether bearing the name listed or names to similar effect) and such other documents as are reasonably required to evidence and obtain a grant of the Lottery Bond Funds.

2. Authorized Representatives.

BE IT RESOLVED that the following identified persons shall be the Authorized Representatives as that term is used in these Resolutions and are each individually authorized, empowered and directed to perform the actions authorized herein on behalf of the Authority whether acting on behalf of the Authority or the Partnership.

Jacob Fox, Executive Director or his assignee or successor
Eileen Lahey, Finance Director or his assignee or successor
Ela Kubok, Deputy Director or her assignee or successor

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:

Matt Salazar, Project Developer or his successor
Johanna Jimenez, Project Developer or her successor

1. 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 _____ day of _____, 2024

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners