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HOMES FOR GOOD BOARD OF COMMISSIONERS MEETING
Wednesday, July 29th, 2026

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AGENDA

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Location of the meeting:
Homes for Good Administrative Building
100 W 13th Avenue
Eugene, OR 97401

Teams

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

Wednesday, July 29th, 2026 at 1:30pm

The January 28th, 2026, 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.

Teams Meeting:

Join Meeting: Link
Meeting ID: 282 091 185 118 3
Passcode: 8wr7Zk29

Dial-In: +1 689-206-0388,,817935186#
Phone Conference ID: 817 935 186#

Guide to Using Teams: Link

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 policy advisory body to Homes for Good and is not designated to respond to public comments in public meetings. The Board will not discuss or make decisions immediately on any public comment made.*

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. Quarterly Employee Excellence Awards
B. Executive Director Report

8. CONSENT AGENDA

A. Approval of 06/24/2026 Board Meeting Minutes

9. PRESENTATION

Doeren Mayhew Agency Audit Exit Review
(Laura Anne Pray, Doeren Mayhew) (Estimated 20 minutes)

10. ORDER 26-29-07-01H

In the Matter of Approving the FY25 Audit Corrective Action Plan
(Janeal Kohler, Finance Director) (Estimated 20 minutes)

11. ORDER 26-29-07-02H

In the Matter of Approving Financing & Development of The Coleman Located at 275 Hwy 99 North in Eugene, Oregon
(Audrey Banks, Real Estate Development Director & Justin Ross, Project Development Manager) (Estimated 10 minutes)

12. OTHER BUSINESS

Adjourn.

HOMES FOR GOOD
HOUSING AGENCY

EXCELLENCE AWARD

JULY 2026

EXCELLENCE AWARD

JULY 2026

MANNY EXHIBITS AN EXEMPLARY BALANCE OF PROFESSIONAL AND PERSONAL BOUNDARIES WHILE PROVIDING ON-SITE SERVICES TO HIS HOME AND WORKPLACE.

MANNY CONSISTENTLY GOES ABOVE AND BEYOND IN SERVING HIS COMMUNITY AND IS A ROLE MODEL FOR BOTH RESIDENTS AND CO-WORKERS.

TRAVIS BAKER
PROPERTY MANAGER

HOMES FOR GOOD
HOUSING AGENCY

EXCELLENCE AWARD

JULY 2026

HOMES FOR GOOD
HOUSING AGENCY

EXCELLENCE AWARD

JULY 2026

MELISSA IS A HIGHLY VALUED HOUSING SPECIALIST WHO CONSISTENTLY DEMONSTRATES EFFICIENCY, THOROUGHNESS, AND A STRONG COMMITMENT TO QUALITY IN HER WORK. SHE IS HIGHLY DETAIL-ORIENTED AND FREQUENTLY IDENTIFIES ITEMS THAT NEED ATTENTION OR CORRECTIONS THAT MIGHT OTHERWISE BE OVERLOOKED.

MELISSA READILY VOLUNTEERS TO TAKE ON ADDITIONAL RESPONSIBILITIES AND IS ALWAYS WILLING TO ASSIST WHEN NEEDED. SHE IS CURRENTLY TRAINING ONE OF OUR NEW HOUSING SPECIALISTS AND HAS DONE AN EXCELLENT JOB SHARING HER KNOWLEDGE EXPERIENCE AND ENSURING ALL ASPECTS OF TRAINING ARE COVERED. IN ADDITION, SHE HAS EXPANDED HER EXPERTISE IN THE PUBLIC HOUSING PROGRAM AND HAS BEEN PROVIDING COVERAGE FOR THAT PROGRAM WHILE ALSO DEVELOPING TRAINING MATERIALS AND HELPING PREPARE THE REST OF THE TEAM FOR CROSS-TRAINING.

MELISSA IS A DEDICATED TEAM MEMBER WHOSE POSITIVE, CALM DEMEANOR CONTRIBUTES TO A PRODUCTIVE WORK ENVIRONMENT, EVEN DURING BUSY OR CHALLENGING TIMES. I TRULY APPRECIATE HAVING MELISSA ON OUR TEAM AND VALUE HER COMMITMENT, INITIATIVE, AND WILLINGNESS TO SUPPORT BOTH HER COLLEAGUES AND OUR MISSION.

CHRISTI CHAMP
RENT ASSISTANCE PROGRAM MANAGER

EXECUTIVE DIRECTOR REPORT

JULY 2026

We are well into the FY27 Budget process. We will have late stage budget drafts ready for the August 12th Board Finance Committee meeting. Thanks to a proactive approach led by Ela, Janeal, Cori and engagement by all members of the Leadership Team we are well ahead of where we were last year in the budget development process. We will have all major budgets in late stage drafts by the Board Finance Committee meeting on August 12th. We are already seeing that we will face challenges and difficult decisions because of dramatic increases in pay and benefit expenses. Health benefits alone are increasing over 10% The Public Housing Operating Subsidy continues to be prorated down to a level that is very challenging. Real Estate Development fees remaining from Ollie Court are in the low $2mm range and we anticipate another year of having to make significant owner contributions to our 3rd party managed portfolio. The current FY26 budget had $800k in owner contribution and we are on track to be below this amount but not significantly and we anticipate over $500k in FY27. These challenges aside we are grateful to the Board for helping us develop the financial sustainability goals in the Access and Opportunity Plan because this gives us a road map to work through these financial challenges.

I'm on the Executive Committee for the Oregon Housing Authorities membership association. We have been actively engaged with leadership from Oregon Housing and Community Services (OHCS) in a two pronged advocacy focused on streamlining compliance systems and making recommendations for improvements to the Oregon Centralized Application (ORCA) system. OHCS compliance oversight is spread across two different teams and there is a lack of coordination between these two teams as it relates to duplicative document requests and onsite inspections. One request we made is that we have a single relationship manager for all housing authorities in Oregon that can help us streamline and navigate challenges we are having with OHCS. We were successful in achieving this request and are hopeful that more changes can be made as a result. Another major point of advocacy is related to the ORCA system. In the current queue there 92 projects to build 6861 units requesting $1.58 billion in OHCS funds. Our major concern with ORCA is that OHCS doesn't clearly define readiness using object criteria for the Intake vs Impact Assessment and Financial Feasibility. We believe there are many projects in the queue that aren't ready to move forward.It is relatively easy to get into the queue and then developers don't want to invest the funds to have the project shovel ready because the way the ORCA process works now is that once a project meets loose thresholds the spot in the queue and ultimately funding is guaranteed.

I've served on the Housing Authority Risk Retention Pool (HARRP) Board and the Affordable Housing Risk Pool (AHRP) Board for over 8 years. Members in both of these pools own and control these entities and until we recently hired a new CEO these pools were not strategically managing member benefits and rates. In May the longtime Board Chair retired and I was asked by my fellow Board members to serve as Chair. I accepted the nomination and believe I can partner with our relatively new CEO to better serve policy holders by offering new member services, potentially lower rates and consider new approaches like member rebates on years when claims are below budget.

HOMES FOR GOOD

HOUSING AGENCY

NEWS REPORTS FEBRUARY - JULY 2026

Public Gets a Peek at Plans for Glenwood Riverfront Development

Springfield's economic development agency held a community meeting to share plans for redeveloping 22 acres of industrial land along the Willamette River in Glenwood, featuring a mix of housing, commercial space, a pedestrian promenade, and a new riverfront park. Residents voiced strong support for affordable housing and public green spaces, with infrastructure work estimated at nearly $10 million and a master plan approval expected in early 2027.

Link:
https://lookouteugene-springfield.com/story/latest-news/2026/02/20/community-members-take-peek-at-plans-for-glenwood-riverfront-development/

Making Housing Vouchers Work

This National League of Cities article argues that Housing Choice Vouchers (Section 8) are a vital tool for preventing homelessness, but that only about 57% of voucher searches actually result in a signed lease — a gap driven by landlord discrimination, tight rental markets, and administrative barriers. The piece calls on cities to take a more active role in improving outcomes through stronger fair housing enforcement, housing navigation support, and smarter program administration, pointing to Lane County's own Homes for Good as a notable example: through HUD's Moving to Work program, the agency tracks metrics like time to lease-up and landlord participation, and adjusts inspection processes and payment structures to better reflect local market conditions.

Link:
https://www.nlc.org/article/2026/04/16/making-housing-vouchers-work/

Eugene Opens Oregon’s First Affordable Housing with On-Site Childcare

Eugene's Homes for Good opened Ollie Court in April 2026 — Oregon's first development to combine affordable housing and on-site childcare in the same building — offering 81 units for renters earning up to half the area median income (around $36,700 for a two-person household) alongside an Early Learning Center. The project represents a milestone in addressing two of Oregon's top priorities simultaneously, with residents like single mother Krystin Previti emblematic of the families the development is designed to serve.

Link:
https://mcusercontent.com/e025aa5206bce088e1736eb0e/files/1b64c1cf-d22c-3523-05ee-9f3b85882766/Affordable_housing_childcare_share_building_for_first_time_in_Oregon.pdf following-rebuild/article_eb910940-a16f-11ef-92da-03faa6cdaeb3.html

New Affordable Housing Project Brings Early Childhood Education on Site

Homes for Good celebrated the opening of Ollie Court, Oregon's first development to combine affordable housing and on-site early childhood education, featuring 81 apartments on West 13th Avenue in Eugene alongside a learning center serving nearly 100 children from 18 months through kindergarten age. The $48.5 million project, built on a former Navy Reserve site and funded through a mix of state and local sources, drew city, county, and state officials who praised it as a model for simultaneously addressing two of Oregon's most pressing needs.

Link:
https://lookouteugene-springfield.com/story/latest-news/2026/05/01/new-affordable-housing-project-brings-early-childhood-education-on-site/

New Eugene Housing Facility Features Childhood Development Center

Ollie Court's onsite Leap and Learn Center — a partnership between Homes for Good, Head Start Lane County, and Early Childhood CARES — is designed to prepare children for kindergarten while making childcare more accessible for working parents who can drop their kids off steps from their front door. Homes for Good Executive Director Jacob Fox welcomed the 81 new units but noted the region remains roughly 15,000 units short of what's needed, suggesting future bond measures and greater private sector involvement will be necessary to meaningfully address homelessness

Link:
https://www.klcc.org/housing-homelessness/2026-05-01/new-eugene-housing-facility-features-childhood-development-center

Eugene's Ollie Court Brings 81 Apartments and Three Playgrounds Near 13th Avenue

Ollie Court, a new affordable housing development off 13th Avenue in Eugene aimed at young families, officially opened in late April with 81 apartments ranging from one to three bedrooms, three playgrounds, and a community gathering space. The development also features the Leap and Learn Center, operated by Head Start of Lane County

Link:
https://kval.com/news/local/eugenes-ollie-court-brings-81-apartments-and-three-playgrounds-near-13th-avenue

KXCR Interview with Jacob Fox

Jacob Fox joined Homes for Good in 2013 and became Executive Director in 2015. He is passionate about transforming organizations in order to better serve communities. Jacob began his career in the mid-1990s and is a national leader and advocate for affordable housing.

Jacob has worked for three different housing authorities in numerous capacities including resident services, property management, asset management, development and executive management. Before joining Homes for Good, Jacob worked for the City of Portland where he directed investments in ending homelessness, affordable homeownership and affordable housing developments. Jacob is active in housing policy deliberation and legislative advocacy at the local, state, regional and national levels.

He feels strongly that housing is a basic human right and he believes in our ability to create stronger communities by linking affordable housing residents with health care, education, employment and other supportive services. When Jacob isn't working he enjoys traveling, and fishing in Alaska.

Link:
https://soundcloud.com/user-772733150/ynn-jacob-fox?in=user-772733150/sets/your-northwest-neighbor&si=86ca2e538876462dbc4e1011a7a93573&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

Homelessness In Lane County Trends Down Slightly, But Chronically Homeless Numbers Remain High

In a news release, the County said a 2025 Homes for Good project for chronically homeless people could be partly responsible for the slight progress the region has made in the past year.

Link:
https://www.klcc.org/news-briefs/2026-06-28/homelessness-lane-county-trends-down-slightly-chronically-homeless-remains-high

Lane County Sees Small Homelessness Dip as Housing Crisis Persists

Lane County's January 2026 homeless count recorded 4,490 people experiencing homelessness — a 7.5% decrease from the year before — with the drop partly attributed to a Diversion program that helped over 1,000 households exit homelessness rapidly, and to Homes for Good's Bridges on Broadway, a 57-unit permanent supportive housing program for chronically homeless individuals that opened in September 2025. Despite the modest progress, roughly 64% of unhoused people remain unsheltered on streets or in vehicles, underscoring that the housing crisis in the region is far from resolved.

Link:
https://www.kezi.com/news/local/lane-county-sees-small-homelessness-dip-as-housing-crisis-persists/article_22a55a72-5399-4f16-8f0d-c2b13708dd68.html

Here’s How to Prepare Your Home For Scorching Temps, Wildfire Smoke

A coalition of seven local nonprofits, the city of Eugene, and Homes for Good hosted free "Beat the Heat" workshops in June 2026, offering low-income residents and renters practical tips on blocking heat and wildfire smoke — including how to build a DIY air purifier from a box fan and MERV 13 filter — while emphasizing that the climate crisis falls hardest on vulnerable communities. Homes for Good's energy services director Esteban Montero Chacon participated as a presenter, and the agency's Weatherization Assistance and Climate Crisis programs were highlighted as key resources available to low-income homeowners and renters, though both carry waitlists and limited funding.

Link:
https://www.kezi.com/news/local/lane-county-sees-small-homelessness-dip-as-housing-crisis-persists/article_22a55a72-5399-4f16-8f0d-c2b13708dd68.html

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Wednesday, June 24th, 2026, at 1:30 p.m.

Homes for Good conducted the June 24th, 2026 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 comments, and listen to the call.

CALL TO ORDER

Board Members Present:
Michelle Thurston

Justin Sandoval

Pat Farr

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:
Heather Buch

Joel Iboa

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 a tour that Board Chair, Larissa Ennis, Head Start of Lane County, Parkside Community Preschool Early Childhood CARES, and Homes for Good hosted for Senator Merkley at Ollie Court on June 5^{th}.

As a representative of A.C.T. Now Lane, Board Chair, Larissa Ennis and Sylvia Barry attended the City of Eugene Council Public Hearing to speak on housing production incentives. During a February work session an overview of housing production incentives was proposed to the City Council including (1) a tax exemption for moderate income housing (2) a tax exemption for housing in commercial centers (3) a moderate-income revolving loan fund.

Former Energy Services Director, Esteban Montero Chacon, as of June 12^{th} is no longer with Homes for Good. Under his leadership the Energy Services team weatherized the Eugene Mission, launched a ground source heat pump pilot program, and continued to provide services to our community members by weatherizing homes. The team is a high performing team and is will be supported by Executive Leadership during the transition.

Homes for Good's 2025-2026 Workers Compensation insurance policy renewal quote decreased by 28%. This is primarily due to the increased involvement the Safety Committee has had throughout the workplace. They have developed reduce workplace injuries via education, inspections and training. Because of their dedication, safety across all teams is considered a part of job responsibility.

<u>Discussion Themes</u>

- Recommended that City Council prioritize the middle-income revolving loan fund.
- It will take time for Homes for Good to see the direct benefit or impact of legislative changes

8. CONSENT AGENDA

A. Approval of 04/29/2026 Board Meeting Minutes
B. ORDER 26-24-06-01H: In the Matter of Approving the Submittal of the Annual Plan & MTW Supplement to HUD

Vote Tabulations
Motion: **Kirk Strohman**
Second: **Michelle Thurston**
Discussion: *None*

Ayes: **Michelle Thurston, Justin Sandoval, Kirk Strohman, Chloe Chapman, Larissa Ennis, Joel Iboa, Pat Farr , Destinee Thompson**
Abstain: *None*
Excused: **Heather Buch, Joel Iboa**

The 06/24/2026 Consent Agenda was approved [7/0/2]

9. **ORDER 26-24-06-02H: In the Matter of Approving the 2026-2030 Capital Fund Program Five-Year Action Plan**
Contract Administrator, Jared Young Presenting

Overview
This is a five-year rolling plan, therefore each year the Capital Projects team will provide the Board with an update on projected capital projects added to the plan.

A key project area will be the elevators at Parkview Terrace – in the past year there have been several operational issues. Elevator maintenance and repairs are a significant expense, therefore many of the projects presented last year to the board will be delayed by 1-2 years. There aren't significant concerns with the delayed projects given the reprioritization.

There may be a need to come back with updates to the plan. Homes for Good is in talks of converting the Public Housing portfolio (595 units) federal subsidy structure. When there is a repositioning, the State of Oregon provides access to equity and gap financing in addition to debt that will be secured by the properties that is combined to fund major renovations at all of the properties.

New projects added to the plan include:
- Trees at Pengra Court
- Laundry room remodels and trees at Parkview Terrace
- Trees at Veneta Villa and Veneta Scattered Sites
- Kitchen ventilation and mailboxes at Cresview Villa
- Interior comprehensive modernization at Riverview Terrace
- Office equipment as added as a non-work item

Discussion Themes
- Completed repainting project at Parkview Terrace
- RAB is supportive of the plan
- Capital Needs Assessment is how different projects are prioritized
- Differentiations between "preservation/rehabbing" and "capital projects" and Agency solutions

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Chloe Chapman**

Discussion: *None*

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

Abstain: *None*

Excused: **Heather Buch, Joel Iboa**

ORDER 26-24-06-02H was approved [7/0/2]

10. PRESENTATION: Access & Opportunity Plan 2025 – 2026 Year-End Review

Project Developer, Johanna Jimenez; Resident Services Programs & Grants Specialist, Rebecca Murphy Lyons' Family Self-Sufficiency Coordinator, José Zarate Presenting

Overview

[see presentation titled: Access & Opportunity Plan End of Year Progress 2025 – 2026]

Discussion Themes

- Private sector developers in affordable housing spaces (i.e. Parcel II)
- Highlight the work done on self-sufficiency especially with credit reporting
- Opportunities to educate and incorporate the plan in day-to-day work for staff
- Resident engagement including the "why" behind the desire to engage

No action needed.

11. ORDER 26-24-06-03H: In the Matter of Approving the Access & Opportunity Plan for July 2026 – June 2028

Executive Support Coordinator, Jasmine Leary presenting

Overview

The Access & Opportunity Plan has been revised for the new plan year. The writing process is extensive and begins in February. It includes board and staff feedback, reviewing existing goals and developing new goals with the support of Directors and Managers/Supervisors.

The key differences to this year's plan include:

- Extending the plan term to two years
- Renaming the pillars
- Redesigning the visual structure
- Setting new goals and metrics that are more team-specific

[see document titled: Access & Opportunity Plan [July 2026 – June 2028]

Discussion Themes

- Staff connection with the new plan
- Appreciation or including both financial sustainability and board goals
- Share the plan with others

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Destinee Thompson**

Discussion: *None*

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

Abstain: *None*

Excused: **Heather Buch, Joel Iboa**

ORDER 26-24-06-03H was approved [7/0/2]

12. DISCUSSION: Advocacy Ad Hoc Committee

Board Chair, Larissa Ennis presenting

Overview

[see document titled: Advocacy Ad Hoc Committee Updates]

Discussion Themes

- Meeting with key community influencers like neighborhood associations and University of Oregon
- Debrief the short session with lobbyist
- Approach for who takes the lead on the various tactics – schedule another advocacy ad hoc committee meeting to fine tune the details

No action needed.

13. OTHER BUSINESS

None

Meeting adjourned at 2:52 p.m.

Minutes Taken By: *Jasmine Leary*

HOMES FOR GOOD
HOUSING AGENCY

BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 07/29/2026

AGENDA TITLE: Doeren Mayhew Agency Audit Exit Review

DEPARTMENT: Finance

CONTACT : Doeren Mayhew **EXT:**

PRESENTER: Doeren Mayhew **EXT:**

ESTIMATED TIME : 20 minutes

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

Approval Signature

EXECUTIVE DIRECTOR: **DATE:** 07.22.2026

LEGAL STAFF : **DATE:**

MANAGEMENT STAFF: **DATE:**

Homes for Good Housing Agency FY25 Audit

Document Link

BOARD OF COMMISSIONERS AGENDA ITEM

HOMES FOR GOOD HOUSING AGENCY

BOARD MEETING DATE: 07/29/2026

AGENDA TITLE: In the Matter of Approving the FY25 Audit Corrective Action Plan

DEPARTMENT: Finance

CONTACT : Janeal Kohler **EXT:** 2525

PRESENTER: Janeal Kohler **EXT:** 2525

ESTIMATED TIME : 20 minutes

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

Approval Signature

EXECUTIVE DIRECTOR: **DATE:** 07.22.2026

LEGAL STAFF : **DATE:**

MANAGEMENT STAFF: **DATE:**

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HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Finance Director, Janeal Kohler

TITLE: In the Matter of Approving the FY25 Audit Corrective Action Plan

DATE: July 29, 2026

MOTION:

Seeking Board Approval to approve the FY25 Financial Audit Significant Deficiency Plan of Action

DISCUSSION:

A. Issue

The FY25 Audit was completed on June 25, 2026, by Doeren Mayhew, CPAs and Associates, LLP. During the audit of the Agency's financial statements, adjustments were needed to properly report the financial statements in accordance with generally accepted accounting principles. Certain accounts had not been properly reconciled, and corrective entries were not readily available. Significant adjustments were necessary for several audit areas. This audit documented a significant deficiency in the financial data submitted to the U.S. Department of Housing and Urban Development Real Estate Assessment Center (REAC). With audit procedures applied, significant adjustments were identified to properly reflect the financial data.

In addition, this audit documented a finding in the Moving to Work and Housing Choice Voucher Eligibility Process. Out of an approximate population of approximately 5400 tenants, 80 tenant files were tested resulting in fifteen deficiencies.

Homes for Good staff prepared the Financial Audit Significant Deficiency Plan of Action which details tasks that have been, and will be taken, to complete the corrective action plan.

B. Background

The following key events are relevant background for the Significant Deficiency in Internal Control Finding:

- We had this same Significant Deficiency in Internal Control finding during the FY24 Audit.
- Doeren Mayhew has communicated that we have made extensive improvements to internal controls over financial functions and process from FY24, however, more improvements to these controls will need to continue through FY25. The auditors noted that despite the improvements because the unaudited submission and the audited financial statements have significant differences in balances the findings have not yet been fully cured.
- The finding related to cash management tested 19 out of 66 grant drawdowns out of which 1 did not follow the HUD timeline.

C. Analysis

HFG had financial staff transition in the summer of 2025. The new staff worked diligently to respond to the FYE24 audit findings by establishing several new procedures in the three months between the completion of the FYE24 audit (June 2025) and the end of this audit in September 2025. Between onboarding, program development and the beforementioned timing, these audit findings are not reflective of the hard work and accomplishments of the staff. In addition, staff also prioritized cleaning up several outstanding items of the prior year with this year's audit that will be crucial to successful audits moving forward. The Finance department is now fully staffed with trained personnel and looking forward to continuing to improve the financial reporting and accountability of the agency.

In response to the findings, staff have already implemented several corrective actions—including tighter month-end close procedures, enhanced eligibility and inspection checklists/procedures, additional staff training and improved coordination between grant draws and payments. The one grant draw not paid within the required 72 hours occurred prior to the new staff receiving the results of the previous audit. No delayed payments have occurred once originally identified.

D. Furtherance of the Access and Opportunity Plan

Pillar #2 Financial Sustainability ensures that Homes for Good can continue to serve residents, program participants, and the community today and into the future by responsibly managing resources, planning for long-term stability and strengthening the financial systems that support our mission. The continued improvements being made by the Finance Team to our accounting/finance system are directly related to the goals in this pillar. Having an audit with no findings is a top priority so that we can complete all the goals in this pillar.

E. Alternatives & Other Options

There are no alternatives to the Oregon Secretary of State Audits Division requirement to submit a Plan of Action for the FY24 Financial Audit Significant Deficiency Finding.

F. Timing & Implementation

When approved the corrective action plan will get filed with the Secretary of State of Oregon. The deadline is thirty (30) days past the submission deadline of the audit.

G. Recommendation

Homes for Good recommends the board approve this board order.

H. Follow Up

Homes for Good staff will provide frequent updates to the Board Finance Committee associated with the efforts to address these audit findings.

I. Attachments

- FY25 Financial Audit Significant Deficiency Plan of Action

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CORRECTIVE ACTION PLAN

June 22, 2026

U.S. Department of Housing and Urban Development

The Homes for Good Housing Agency respectfully submits the following corrective action plan for the year ended September 30, 2025.

DoerenMayhew, CPAs and Associates, LLP
8035 Spyglass Hill Road
Melbourne, FL 32940

Audit period: October 1, 2024 – September 30, 2025

The finding from the September 30, 2025 schedule of findings and questioned costs is discussed below. The finding is numbered consistently with the number assigned in the schedule.

FINDINGS – FINANCIAL STATEMENTS AUDIT

2025-001 Financial Reporting
Significant Deficiency in Internal Control

Condition: During our audit of the Agency's financial statements, adjustments were needed to properly report the financial statements in accordance with generally accepted accounting principles. Certain accounts had not been properly reconciled, and corrective entries were not readily available. Significant audit adjustments were necessary for several audit areas.

Auditor's Recommendations: The Agency should continue to develop and implement internal controls over both internal and external reporting, and the year-end close process to ensure reporting remains accurate and timely, with any unexpected financial data being investigated and corrected before it is reported. The Agency should consider additional staff training on development activities and its financial software.

Action Taken:

Action	Due Date	Responsible Person
Completing bank recs within 30 days of month-end	Complete – April 2025	Senior Accounting Technician, Stacy Verrinder
Post blended component units for June 2026 within 45 days of month-end, and every month thereafter	August 15, 2026	Real Estate Accounting Administrator, Cori Larson
Complete month-end close by last business day of following month	August 31, 2026	Controller, Sean Pearson
Reduce number of staff posting bank transfers	Complete – June 2025	Controller, Sean Pearson
Review journal entries ahead of posting to the general ledger, and update security settings in software	Complete- June 2025	Controller, Sean Pearson
Revisit SOP's created in the past year and confirm assignments and responsibilities. HFG had staff transition in the summer of	August 15, 2026	Finance Director, Janeal Kohler

2025. The new staff worked diligently to respond to the FYE24 audit findings by establishing several new procedures in the three months between the completion of the FYE24 audit (June 2025) and the end of this audit in September 2025. Between onboarding, program development and the beforementioned timing these audit findings are not reflective of the hard work and accomplishments of the staff. In addition, staff also prioritized cleaning up several outstanding items of the prior year with this year's audit that will be crucial to successful audits moving forward. The Finance department is now fully staffed with trained personnel and looking forward to continuing to improve the financial reporting and accountability of the agency.		
Complete FY26 Year-end close with an initial review by Controller and second review by Finance Director.	November 30, 2026	Controller, Sean Pearson, and Director of Finance, Janeal Kohler

FINDINGS: FEDERAL AWARD PROGRAM AND QUESTIONS COST

2025-002 Eligibility
Moving to Work Demonstration Program AL. No. 14.881
Other matter required to be reported in accordance with 2 CFR 200.516(a)
Reported from 2024 audit (see prior year finding 2024-002)

Condition: Out of an approximate population of approximately 4,800 tenants, 40 tenant files were tested and the following deficiencies were noted:

- Two files did not have 214 documentation available for a member of the household,
- One file had the incorrect income calculated, which impacted the HAP received,
- One file had the incorrect income calculated, which did not impact the HAP received,
- One file received the incorrect HAP for which no subsequent correction was made,
- One file did not have a required rent reasonableness performed during the year, and
- One file did not have a quality control checklist maintained in the file.

Auditor Recommendations: The Authority should re-evaluate their established procedures and controls in place to ensure full compliance in regards to eligibility. The Authority needs to correct the deficiencies noted in the tested files and consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

Action Taken:

Action	Due Date	Responsible Person
Conduct a review of cases with identified audit findings to confirm the accuracy of the determinations and implement corrections as needed. Eligibility checklists were implemented on July 31, 2024, in response to the FY23 audit findings. An additional checklist specific to annual and recertification processes was implemented in October 2025 to further strengthen compliance and quality control. Some households are on a tri-annual recertification cycle and have not undergone a recertification since the prior audit; these cases will be reviewed as applicable. The accuracy and effectiveness of all checklists will be reviewed and updated as needed by August 31, 2026.	September 30, 2026	Program Manager, Christi Champ
To address findings related to incorrect income calculations, the agency conducts monthly quality assurance reviews through random case sampling, consistent with HUD-recommended practices. Additionally, beginning in March 2026, the agency initiated comprehensive refresher trainings for all Housing Specialist (HS) staff, covering core program functions and requirements. These trainings are scheduled for completion by the end of July 2026.	September 30, 2026	Program Manager, Christi Champ
The file identified as missing required rent reasonableness documentation will be reviewed, and any deficiencies will be corrected as appropriate. Based on internal review, this case may be associated with a Project-Based Voucher (PBV) unit, where prior rent increases were appropriately completed but not consistently retained within the tenant file. In Spring 2026, the agency identified this documentation gap and implemented process improvements, including updates to internal policies to ensure that all rent reasonableness determinations are consistently documented and maintained	September 30, 2026	Program Manager, Christi Champ

in the tenant file. These updates will be effective July 2026. All required rent reasonableness documentation will be added to the applicable tenant file.		

FINDINGS: FEDERAL AWARD PROGRAM AND QUESTIONS COST (continued)

2025-003 Eligibility
Housing Voucher Cluster
Other matter required to be reported in accordance with 2 CFR 200.516(a)

Condition: Out of an approximate population of approximately 600 tenants, 40 tenant files were tested and the following deficiencies were noted:

- Four files did not have an inspection performed during the required period,
- Two files did not have an up to date 9886 form on file
- One file did not have ID for an adult tenant in the household, and
- One file had the incorrect income calculated, which did not impact the HAP received.

Auditor Recommendations: The Authority should re-evaluate their established procedures and controls in place to ensure full compliance in regards to eligibility. The Authority needs to correct the deficiencies noted in the tested files and consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

Action Taken:

Action	Due Date	Responsible Person
Conduct a review of cases associated with inspection-related findings to verify the accuracy of the determinations and implement corrections as necessary. In certain cases, inspections may align with approved biennial inspection schedules, or delays may have occurred due to inability to access the unit or tenant non-compliance. In such instances, cases may currently be progressing through the ineligibility process, which requires additional time to resolve in accordance with program requirements. Additionally, the agency identified system-related reporting issues within Yardi that may have impacted the	September 30, 2026	Program Manager, Nat Dybens

accuracy of inspection tracking reports. The agency has been actively collaborating with system coordinators to address and resolve these issues.		
Files identified as lacking an up-to-date Form HUD-9886 will be reviewed to confirm the accuracy of the finding, and all required documentation will be obtained and maintained in the tenant file to ensure compliance. Form HUD-9886-A [24 CFR 5.230(b)(1), b(2), (c)(4), and (c)(5)]; Notice PIH 2023-27 All adult applicants and participants sign form HUD-9886-A, Authorization for Release of Information. All adult family members (and the head and spouse/cohead, regardless of age) are required to sign the Form HUD-9886-A at admission. Participants, prior to January 1, 2024, signed and submitted Form HUD-9886 at each annual reexamination. HOTMA eliminated this requirement and instead required that the Form HUD-9886-A be signed only once. On or after January 1, 2024 (regardless of the PHA's HOTMA compliance date), current program participants must sign and submit a new Form HUD-9886-A at their next interim or annual reexamination. This form will only be signed once. Another Form HUD-9886-A will not be submitted to the PHA except under the following circumstances: • When any person 18 years or older becomes a member of the family; • When a current member of the family turns 18; or • As required by HUD or the PHA in administrative instructions.	September 30, 2026	Program Manager, Christi Champ

The PHA has the discretion to establish policies around when family members must sign consent forms when they turn 18. PHAs must establish these policies stating when family members will be required to sign consent forms at intervals other than at reexamination. PHA		
To address areas of identified findings, the agency will reinforce expectations through staff reminders and provide additional training as needed. Additionally, beginning in March 2026, the agency initiated comprehensive refresher trainings for all Housing Specialist (HS) staff, covering core program functions and requirements. These trainings are scheduled for completion by the end of July 2026.	Continued throughout the year.	Program Manager, Christi Champ and Program Manager, Nat Dybens
The file identified as missing required identification documentation for an adult household member will be reviewed to verify the accuracy of the finding, and all necessary documentation will be obtained and updated as appropriate. The agency recognizes that there are multiple acceptable methods for verifying adult identity and will ensure that documentation on file meets HUD requirements and is properly maintained. Additionally, a recertification checklist was implemented in October 2025 to support staff in verifying the presence of all required permanent documentation, including identification, during case file reviews. This control strengthens ongoing compliance and reduces	September 30, 2026	Program Manager, Christi Champ

the likelihood of similar deficiencies.		

2025-004 Cash Management
Moving to Work Demonstration Program AL No. 14.881
Other matter required to be reported in accordance with 2 CFR 200.516(a)

Condition: Out of the 66 grant drawdowns during the year, 19 drawdowns were tested and it was noted that 1 of the drawdowns was made in advance of the supporting invoices being paid to the vendors and subsequently the invoices were not paid within three business days, as required.

Auditor's Recommendations: The Agency should continue to develop and implement internal controls over grant management to coordinate capital fund draws with the timing of invoice payments.

Action Taken:

Action	Due Date	Responsible Person
This finding occurred prior to the staff receiving the results of the previous audit. There have been no additional invoice payments outside of the 3-day allowable time. Staff developed and implemented an internal tracking document to ensure payments are made within three days of the draw.	Complete – May 2025	Accounting Technician, Kary Smith, Lauren Hodgens and Ryan Bates

If the Department of Housing and Urban Development has questions regarding this plan, please contact Jacob Fox, Executive Director at (541) 682-3755.

Sincerely yours,

Jacob Fox
Executive Director

____
Board Chair, Larissa Ennis

____
Board Vice Chair, Destinee Thompson

____
Executive Director, Jacob Fox

IN THE BOARD OF COMMISSIONERS OF THE

HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 26-29-07-01H	In the Matter of Approving the FY25 Audit Corrective Action Plan

WHEREAS, The FY25 Audit was completed on June 25, 2026 by DoerenMayhew, CPAs and Associates, LLP.

WHEREAS, A Significant Deficiency in Internal Control was found related to material changes that our auditors had to make in our FY25 audited financial statements.

WHEREAS, A Finding in the Moving to Work Eligibility Process was found. 40 files were randomly selected from a pool of approximately 4800. 6 files were noted to have deficiencies.

WHEREAS, A Finding in the Housing Choice Voucher Eligibility Process was found. 40 files were randomly selected from a pool of approximately 600. 8 files were noted to have deficiencies.

WHEREAS, A Finding related to the Cash Management tested 19 out of 66 grant drawdowns out of which 1 did not follow the HUD timeline.

WHEREAS, Homes for Good is required to submit an approved (by the governance body) Plan of Action that addresses the deficiencies to the Oregon Secretary of State Audits Division (OSoSAD) within 30 days of the filing of the audit report.

WHEREFORE, Homes for Good created the FY25 Financial Audit Significant Deficiency Plan of Action to be submitted to the Oregon Secretary of State Audits Division (OSoSAD).

NOW IT IS THEREFORE ORDERED THAT:

The Homes for Good Board of Commissioners approve the FY25 Financial Audit Significant Deficiency Plan of Action to be submitted to the Oregon Secretary of State Audits Division (OSoSAD).

DATED this ________ day of ___________________________, 2026

____

Chair, Homes for Good Board of Commissioners

____

Secretary, Homes for Good Board of Commissioners

HOMES FOR GOOD
HOUSING AGENCY

BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 07/29/2026

AGENDA TITLE: In the Matter of Approving Financing and Development of The Coleman Located 275 Hwy 99 North in Eugene, Oregon

DEPARTMENT: Real Estate Development Division

CONTACT : Audrey Banks & Justin Ross **EXT:**

PRESENTER: Audrey Banks & Justin Ross **EXT:**

ESTIMATED TIME : 10 Minutes

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

Approval Signature

EXECUTIVE DIRECTOR: **DATE:** 07.23.2026

LEGAL STAFF : **DATE:**

MANAGEMENT STAFF: **DATE:**

100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
Homes. People. Partnerships. Good. www.homesforgood.org

HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Audrey Banks – Real Estate Development Director

TITLE: In the Matter of Authorizing the Financing and Development of The Coleman located at 275 Hwy 99 North in Eugene, Oregon.

DATE: July 29th, 2026

MOTION:

It is moved that the Agency is authorized to negotiate, execute, and deliver, on behalf of the Agency, Homes for Good Coleman LLC, the necessary documents to develop and finance The Coleman as provided below and in the Board Order.

DISCUSSION:

A. Issue

The Homes for Good Board of Commissioners has authorized the development of The Coleman (located at 275 Hwy 99 North in Eugene, Oregon) into 52 units comprised of studio and 1 bedroom apartment units of affordable housing to support residents post incarceration. It is now necessary to obtain Board authorization to develop and finance the project.

B. Background

The Coleman is intended to serve individuals exiting Sponsors' transitional housing program by providing permanent housing with on-site supportive service. Lane County currently owns the property, and a transfer of ownership to Homes for Good is planned at the time of the financial closing. In 2025, Homes for Good was recommended for funding by Oregon Housing and Community Services and awarded Local Innovation and Fast Track (LIFT) funding to develop The Coleman. These funds were necessary in addition to other funds previously secured by Homes for Good for the development of The Coleman. Homes for Good has executed an Intergovernmental Agreement (IGA) with Lane County with the intention of developing The Coleman, by utilizing the land adjacent to Lane County Parole and Probation Building.

Homes for Good has worked with BDA Architecture to develop plans and Essex Construction to prepare a budget estimate. The four-story building will include a mix of studios and 1-bedroom units along with community space, kitchen, offices, conference room, landscaping, parking, and associated infrastructure. This building will also serve as a supportive service space for Sponsors' clients through the construction of a new re-entry resource center (RRC), meeting room with art on display from clients, and additional office space. The 4-story building will consist of 52 studio and one-bedroom apartments, secure key entry, secure bike storage, common areas, parking, and onsite supportive services.

The Coleman will increase Homes for Good's portfolio of dedicated housing to support residents with permanent housing post incarceration.

Homes for Good Homes for Good has secured the necessary capital funding to move forward and reviewed the proforma at the Board Finance Committee meeting on March 1th, 2026

C. **Analysis**

With board approval, Homes for Good will be able to execute the necessary documentation to secure financing and move forward with the project. This will include the continuation of the design and bidding process to obtain permit approval.

Project Financing – Funds will come from a variety of sources: Oregon Housing and Community Services Local Innovation and Fast Track (LIFT) Loan, Construction and Permanent loan from Summit Bank, City of Eugene Permit Fee Assistance, HOME Funds, Affordable Housing Trust Funds (AHTF) and System Development Charges (SDC) waivers, Department of Environmental Quality (DEQ), Multi-Unit Property Tax Exemption (MUPTE) Fee Funding, capital support and a loan from Sponsors, deferred developer fee, and the Federal Home Loan Bank. Project-Based Vouchers have been awarded for rental subsidy.

Over the past several years, the Board authorized Homes for Good to apply to various entities for project funding. Enough funding has been committed to the project, however, additional funding would optimize the construction budget and the operating budget. The next step is to close on the financing and begin construction. This Board Order would:

1. Authorize Property Management Agreement
2. Authorize Receipt of Real Property from County and transfer ownership to the LLC.
3. Authorize Receipt of Federal Home Loan Bank Funds by the Authority
4. Authorize Receipt of DEQ Low Embodied Carbon Rebate by the Authority
5. Authorize receipt of Local Innovation and Fast Track Funds by the Authority
6. Authorize Loan of Sponsor's Inc to the LLC.
7. Authorize Receipt of Sponsor's Inc grant to the project
8. Authorize Receipt of Affordable Housing Trust Fund

9. Authorize Construction and Permanent Loan from Summit Bank
10. Authorize Agreements for Technical and Professional Services
11. Authorize SDC Exemption and City Fee Assistance
12. Authorize Development Services Agreement and Deferred Fee
13. Authorize Assignment, Assumption, and Reimbursement Agreement between Authority and LLC
14. Identify Authorized Representatives
15. General Resolutions Authorizing and Ratifying Other Actions
16. Authorize additional funding applications as necessary to optimize construction and operating budgets

D. Furtherance of the Access and Opportunity Plan

The development of The Coleman helps implement the Homes for Access and Opportunity Plan Pillar #1 Housing Production & Preservation Goal #7 in the following ways:

- Shaping new development efforts based on input from residents at existing sites.
- Continuing affordable housing production and addressing the urgent need to increase the amount of housing and supportive service for individuals post incarceration.

Approval of the attached order will allow Homes for Good to continue development and achieve these outcomes.

E. Alternatives & Other Options

If the board does not approve the order, Homes for Good will seek additional engagement/input from the board to address any concerns raised.

F. Timing & Implementation

The Coleman is expected to begin construction in October of 2026. Continued due diligence, review of the project documents, final bidding, and permitting review are currently in progress.

G. Recommendation

It is recommended that the Board of Commissioners approve the proposed motion.

H. Follow Up

Board Approval of the CMGC will be required before the construction start date.

I. Attachments

None

IN THE BOARD OF COMMISSIONERS OF THE

HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 26-29-07-02H	In the Matter of Authorizing the Financing and Development of The Coleman at 275 Hwy 99 North 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 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 Coleman LLC to be the owner of the Project (the "LLC"), in which the Authority shall be the sole member; and

WHEREAS, the Authority, has rights under that certain Intergovernmental Agreement dated as of October 27th, 2021 to purchase certain real property currently located at 275 Hwy 99 North in Eugene, Oregon (the "**Property**");

WHEREAS, by prior Order 25-17-12-05H, to further the Project, the Authority was authorized to execute a contract for architectural services with BDA Architecture; and

WHEREAS, consistent with its purposes and powers, the Authority intends to cause an affiliate entity to acquire, develop, renovate, and operate The Coleman, a 52-unit apartment housing project. (the "**Project**");

WHEREAS, by prior Order 23-22-02-04H, to further the Project, the Authority was authorized to apply for City of Eugene AHTF Funds; and

WHEREAS, by prior Order 24-06-08-01H, to further the Project, the Authority was authorized to apply for Oregon Housing and Community Services; and

WHEREAS, the Authority, in its individual capacity and its capacity as the sole member of the LLC, has determined it to be in the best interests of the Authority, as applicable, to enter into such documents (the "Summit Bank Loan Documents") to obtain a construction loan from Summit Bank, an Oregon Business Bank ("Summit Bank"), in the approximate amount of

$3,000,000 for the purpose of constructing and developing the Project ("Construction Loan"); and

WHEREAS, the Authority, in its individual capacity and its capacity as the sole member of the LLC, has determined it to be in the best interests of the Authority, as applicable, to enter into such documents (the "Summit Bank Loan Documents") to convert upon construction completion to permanent loan from Summit Bank, an Oregon Business Bank ("Summit Bank"), in the approximate amount of $1,675,000 for the purpose of operating the Project ("Permanent Loan"); and

WHEREAS, the Authority, in its individual capacity and its capacity as the sole member of the LLC, has determined it to be in the best interests of the Authority, as applicable, to enter into such documents (the "Federal Home Loan Bank Funds FHLB") to obtain grant funds in the approximate amount of $1,000,000 for the purpose of constructing and developing the Project; and

WHEREAS, the Authority, in its individual capacity and its capacity as the sole member of the LLC, has determined it to be in the best interests of the Authority, as applicable, to enter into such documents (the "Sponsors Justice Reimagined Loan") to obtain a loan from Sponsors, Inc, in the approximate amount of $250,000 for the purpose of constructing and developing the Project; and

WHEREAS, the Authority, in its individual capacity and its capacity as the sole member of the LLC, has determined it to be in the best interests of the Authority, as applicable, to enter into such documents (the "Sponsors Justice Reimagined Grant") to obtain a grant from Sponsors, Inc, in the approximate amount of $250,000 for the purpose of constructing and developing the Project; and

WHEREAS, the Authority, in its individual capacity and its capacity as the sole member of the LLC, has determined it to be in the best interests of the Authority to obtain a HOME Investment Partnership Program loan from the City of Eugene (the "City") in the approximate amount of $1,389,453 for the purpose of constructing and developing the Project (the "HOME Loan"); and

WHEREAS, the Authority, in its individual capacity and its capacity as the sole member of the LLC, has determined it to be in the best interests of the Authority, and the Project to obtain a Local Innovation and Fast Track (LIFT) Housing Program loan in the approximate amount of $13,680,000 (the "LIFT Loan") and Oregon Affordable Housing Tax Credit (OAHTC) in the approximate amount of $2,540,000 from OHCS for the purpose of constructing and developing the Project; and

WHEREAS, the Authority, in its individual capacity and its capacity as the sole member of the LLC, has determined it to be in the best interests of the Authority, as applicable, to enter into such documents (the "DEQ Low-Embodied Carbon housing program SELEC") administered by the City of Eugene through which The Coleman is eligible to receive up to $20,000 in rebates per unit for a total award of $1,040,000.

WHEREAS, the Authority, is authorized to seek and secure additional funding sources as necessary to optimize the projects construction and operating budgets.

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 LLC, 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 Coleman 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 an approximately .84 acre parcel consisting of Tax Lot 04600, Tax Lot 04700, and approximately .38 acres of the southwest portion of Tax Lot 04500, more or less, as shown on Lane County Tax Map number 17-04-26-13 from the County Located at the northeast corner of Highway 99 and Roosevelt Boulevard in Eugene, Oregon.

3. Authorize Construction Loan and Permanent Loan from Summit Bank.

BE IT RESOLVED that the Construction Loan and Permanent Loan is approved and the Authority, in its own capacity, as sole member of the LLC, is authorized to negotiate, execute and deliver on behalf of the Authority, the Summit Bank Loan Documents listed on the attached Exhibit A (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required all in the form approved by any single Authorized Representative.

4. 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 listed on the attached Exhibit A 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 Sponsors, Inc Loan by the Authority.

BE IT RESOLVED that the Sponsors Inc loan is approved and the Authority, in its own capacity, as sole member of the LLC, is authorized to negotiate, execute and deliver on behalf of the Authority, as the case may be, the Sponsors Inc Loan listed on the attached Exhibit A (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

6. Recognize Receipt of Sponsors, Inc Grant by the Authority.

BE IT RESOLVED that the Sponsors Inc grant is approved and the Authority, in its own capacity, as sole member of the LLC, is authorized to negotiate, execute and deliver on behalf of the

Authority, as the case may be, the Sponsors Inc Grant listed on the attached Exhibit A (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

7. Authorize HOME Loan from City of Eugene.

BE IT RESOLVED that the HOME Loan is approved and the Authority, in its own capacity, as sole member of the LLC is authorized to negotiate, execute and deliver on behalf of the Authority, as the case may be, the HOME Loan Documents listed on the attached Exhibit A (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the closing of the HOME Loan, all in the form approved by any single Authorized Representative.

8. Authorize LIFT Loan from OHCS.

BE IT RESOLVED that the LIFT Loan is approved and the Authority, in its own capacity, as sole member of the LLC is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the LIFT Loan Documents listed on the attached Exhibit A (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the closing of the LIFT Loan, all in the form approved by any single Authorized Representative.

9. Authorize OAHTC from OHCS.

BE IT RESOLVED that OAHTC is approved and the Authority, in its own capacity, as sole member of the LLC is authorized to negotiate, execute and deliver on behalf of the Authority, OAHTC listed on the attached Exhibit A (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the implementation of the Tax Credits, all in the form approved by any single Authorized Representative.

10. 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.)

11. 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 including MUPTE Fee funding, 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 related to MUPTE Fee Funding as are reasonably required to evidence and obtain the SDC Exemption, City of Eugene Fee Assistance and MUPTE Fee Funding.

12. 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.

13. 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.

14. 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
Janeal Kohler, 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:

Audrey Banks
Justin Ross

15. 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 ___________________________, 2026

____

Chair, Homes for Good Board of Commissioners

____

Secretary, Homes for Good Board of Commissioners

Exhibit A

Summit Bank Loan Documents

1. Limited Liability Company Resolution to Borrow/Grant Collateral
2. Governmental Certificate
3. Guaranty of Completion and Performance
4. Assignment of Construction Contracts
5. Assignment of Architect's Contracts
6. Certification of Beneficial Owner(s)
7. Promissory Note
8. Line of Credit Instrument (Deed of Trust)
9. Assignment of Rents
10. Hazardous Substances Certificate and Indemnity Agreement
11. Agreement to Provide Insurance
12. Notice of Insurance Requirements
13. Disbursement Request and Authorization
14. Flood Determination
15. Subordination Agreement
16. Intercreditor Agreement
17. Notice of Final Agreement
18. Such other documents as are required in connection with the Summit Bank Loan

Home Loan Documents

1. HOME Loan Agreement
2. HOME Promissory Note
3. HOME Regulatory Agreement
4. HOME Trust Deed
5. Such other documents as are required in connection with the HOME Loan

LIFT Loan Documents

1. Loan Agreement
2. Promissory Note
3. Project Management Agreement
4. Operating Agreement and Declaration of Restrictive Covenants
5. Line of Credit Trust Deed, Security Agreement, Fixture Filing and Assignment of
6. Leases and Rents
7. Repayment and Completion Guaranty Agreement
8. Intercreditor Agreement
9. Such other documents as are required in connection with the LIFT Loan

Miscellaneous Documents

1. Sponsors, Inc Loan Agreement
2. FHLB Grant Agreement
3. OAHTC Agreement
4. Property Management Agreement
5. SDC Exemption agreement
6. City Fee Assistance agreement