

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

ORDER 25-17-12-04H

In the Matter of Authorizing the Formation of
a Limited Liability Company for The Coleman

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 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; and

WHEREAS, the Authority finds it to be in the best interests of the Authority to authorize the formation of a limited liability company (the "Owner LLC") with the Authority as the sole member to own, develop and operate a low-income housing project at map and tax lot 1704261304502 in Eugene, OR (the "Project"); and

NOW, THEREFORE, THE AUTHORITY IN ITS OWN CAPACITY AND AS THE SOLE MEMBER OF THE OWNER LLC, ADOPTS THE FOLLOWING RESOLUTIONS:

1. Authorize Formation of the Owner LLC and Creation of Accounts

BE IT RESOLVED, that the Authority, in its own capacity, is hereby authorized to execute and deliver such documents as may be necessary for the formation of the Owner LLC including but not limited to the following:

- a) Articles of Organization to be filed with the Secretary of State of the State of Oregon; and
- b) An Operating Agreement with the Authority as the sole member or, at the election of the Authorized Representative; and
- c) Such documents as may be necessary or convenient to establish in the name of Owner LLC such as checking, savings and other accounts at such state or federally chartered banks as any Authorized Representative, as that term is defined in these Resolutions, may determine (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document).

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 Owner LLC.

Jacob Fox, Executive 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 shall have the authorization to execute draw requests, monthly progress reports, and miscellaneous forms associated with grants and loans.

Audrey Banks, Real Estate Development Director, or her assignee or successor

DATED this 17 day of December, 2025

Larissa Ennis

Larissa Ennis (Dec 17, 2025 15:11:14 PST)

Chair, Homes for Good Board of Commissioners

JAP

Secretary, Homes for Good Board of Commissioners