IN THE BOARD OF COMMISSIONERS OF THE

HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 26-28-10-01H	In the Matter of Authorizing the Property Stabilization Investment Loan for Willakenzie Townhomes in Eugene, Oregon.

WHEREAS, Housing Authority and Community Services Agency of Lane County doing business as Homes 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 is the manager of HFG Communities, LLC, an Oregon limited liability company ("**HFG LLC**"), which is the owner of the Willakenzie Townhomes located at 3202 Willakenzie Road, Eugene, OR 97401 (the "**Project**"); and

WHEREAS, HFG LLC financed the Project with a loan from Banner Bank ("**Banner**") that is secured by a Trust Deed recorded against the Project and other properties held by HFG LLC (the "**Bank Loan**"); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority, HFG LLC, and the Project for HFG LLC to obtain a Property Stabilization Investments loan (the **"PSI Loan**") for the Project in the approximate amount of $517,419 from the State of Oregon Housing and Community Services Department ("**OHCS**"), which will be used, in part, to pay down the Bank Loan; and

WHEREAS, the Authority has determined it to be in the best interest of the Authority, HFG LCC, and the Project for HFG LLC to negotiate a loan modification or amendment that will release the Project as security for the Bank Loan or, in the alternative, obtain approval of Banner to the closing of the PSI Loan (collectively, the "**Bank Loan Modification**"); 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

negotiate and execute documents on behalf of the Authority, 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 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, AND AS THE SOLE MEMBER OF THE LLC ON BEHALF OF THE LLC, ADOPTS THE FOLLOWING RESOLUTIONS:

1. Authorize the PSI Loan.

BE IT RESOLVED that the PSI Loan is approved and ratified and the Authority is authorized to negotiate, execute and deliver on behalf of the Authority and/or the LLC, as the case may be, the PSI Loan Documents listed and such other documents as reasonably may be required in connection with the PSI Loan, all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

2. Authorize the Amendment of the Bank Loan.

BE IT RESOLVED that each Authorized Representative is authorized to negotiate, execute and deliver the Bank Loan Modification for the purpose of releasing the Project as collateral for the Bank Loan or, in the alternative, obtaining Banner's approval to the closing of the PSI Loan, and is authorized to negotiate, execute and deliver on behalf of the Authority and/or the LLC, as the case may be, the Bank Loan Modification documents and such other documents as reasonably may be required in connection with the Bank Loan Modification, all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

3. 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.

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

4. 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 such other applications, 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 in furtherance of the transactions contemplated by the foregoing resolutions, the same is hereby ratified and affirmed.

DATED this 28th day of October, 2026

Larissa Ennis
Larissa Ennis (Oct 29, 2026 08:11:48 PDT)

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners