



HOMES FOR GOOD BOARD OF COMMISSIONERS MEETING

Wednesday, September 27th, 2023

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AGENDA

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Location of the meeting:

The Oaks on 14th
1424 Oak Patch Rd.
Eugene, OR 97402



Zoom

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

Wednesday, September 27th, 2023, at 1:30pm

The September 27th, 2023, Homes for Good Board of Commissioners meeting will be held at The Oaks on 14th Conference Room. 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.

Join Zoom Meeting:

<https://us02web.zoom.us/j/88069630164>

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.

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. Executive Director Report
- B. 2024 Board Calendar

8. CONSENT AGENDA

- A. Approval of 08/30/2023 Board Meeting Minutes

9. ORDER 23-27-09-01H

In the Matter of Approving the Capital Fund Program Significant Amendment Statement
(Jared Young, Contract Administrator) (Estimated 5 minutes)

10. ORDER 23-27-09-02H

In the Matter of Approving Contract 23-P-0036 (Architectural Services) for Bridges on Broadway
(Steve Ochs, Real Estate Development Director) (Estimated 10 minutes)

11. PRESENTATION

Ground Source Heat Pump Project Proposal
(Esteban Montero Chacon, Energy Service Division Director) (Estimated 15 minutes)

12. ORDER 23-27-09-03H

In the Matter of Approving the Fiscal Year 2024 Budget
(Jacob Fox, Executive Director) (Estimated 60 minutes)

13. ORDER 23-27-09-04H

In the Matter of Approving the Fiscal Year 2024 Public Housing Operating Budget
(Wakan Alferes, Supportive Housing Director) (Estimated 5 minutes)

14. OTHER BUSINESS

Adjourn.

On September 18th Homes for Good staff and members of the Board were able to attend Char's celebration of life at the Florence Event's Center. It was a special event attended by over 100 family members, friends and colleagues and an opportunity to hear the profound ways that Char's kindness and advocacy made a positive impact in our community. The impact that Char had on me, and our organization was transformative in terms of how we treat the people we serve and how we engage with the broader community.



Chloe and Kirk have been the two primary board members attending the monthly Board Finance Committee meeting. One near term recommendation is that we hold a Board retreat that is focused on the longer-term revenue and expense trends for the organization, cash flow management and strategic investment of the proceeds from the sale of the scattered site homes and duplexes. With the ongoing conversion to the Yardi software platform scheduled to be complete by mid-December it would make sense to schedule this retreat between mid-January and mid-February. We can also set aside time in our October and December monthly meetings to get input on how to structure the retreat.

We continue to meet with our auditors regularly and are focused on making financial adjustments within our current software system HAB so that the financial information in our software matches the audited financial statements. No changes are made within our software until our auditors approve it. This work is setting us up for a more efficient Fiscal Year 2023 audit process with the goal of completing this audit by the 6-month deadline required by the State of Oregon.



BOARD DATES

January 24 th , 2024	July 24 th , 2024
February 28 th , 2024	August 21 st , 2024
March 20 th , 2024	September 25 th , 2024
April 24 th , 2024	October 30 th , 2024
May 22 nd , 2024	November [None]
June 26 th , 2024	December 18 th , 2024

FINANCE SUBCOMMITTEE [1:30p – 2:30p]	STRATEGIC EQUITY PLAN YEAR III SUBCOMMITTEE [1:30p – 3:30p]
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|--|--|
| <ul style="list-style-type: none"> ▪ January 11th, 2024 ▪ February 7th, 2024 ▪ March 14th, 2024 ▪ April 11th, 2024 ▪ May 9th, 2024 ▪ June 12th, 2024 ▪ July 10th, 2024 ▪ August 14th, 2024 ▪ September 11th, 2024 ▪ October 9th, 2024 ▪ November 2024 [None] ▪ December 4th, 2024 | <ul style="list-style-type: none"> ▪ April 3rd, 2024 ▪ May 1st, 2024 |
|--|--|



AGENDA CALENDAR

January

- Quarterly Strategic Equity Plan Progress Report
- Employee of the Year Award
- Quarterly Budget Report

February

- Q1 Employee Excellence Awards
- Board Retreat

March

- Auditor Entrance Review

April

- Quarterly Strategic Equity Plan Progress Report
- Q2 Employee Excellence Awards

May

- Quarterly Budget Report
- Annual Plan Introduction

June

- Annual Plan Approval

July

- Q3 Employee Excellence Awards
- Budget Introduction
- CAP 5-Year Action Plan
- Strategic Equity Plan Year 2 Review
- Auditor Exit Review

August

- Budget Workshop

September

- Quarterly Budget Report
- FY24 Budget Review

October

- Q4 Employee Excellence Award
- Executive Director Performance Review Process

November

[None]

December

- Executive Director Performance Review

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, August 30th, 2023, at 1:30 p.m.

Homes for Good conducted the August 30th, 2023, 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 comment, and listen to the call.

CALL TO ORDER

Board Members Present:

Heather Buch

Michelle Thurston

Justin Sandoval

Pat Farr

Kirk Strohman

Chloe Chapman

Larissa Ennis

Joel Iboa

Board Members Absent:

Char Reavis

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 the Community Night Out event. Over 200 residents attended, and 30 community partners were present in Alton Baker Park. The Resident Services and Family Self Sufficiency department put on the event with the help of other Homes for Good staff. Several board members were in attendance as well.

The Coleman, a Homes for Good project in partnership with Sponsor's Inc. , still has not secured the funding necessary to start construction. The Oregon Housing and Community Services Small Projects NOFA funding coupled with 4% tax credit funding is no longer permitted to be paired. The application was issued and our staff determined that the criteria had changed. Homes for Good met with Lane County and Sponsors, and collaboratively they are actively working to find a path forward in this project.

Bridges on Broadway, a Permanent Supportive Housing development, has received funding for capital and supportive services and is moving forward.

The asset management portfolio is struggling financially in part due to:

1. The need for the Agency to subsidize higher than budgeted operating costs for PSH apartment communities.
2. Not submitting insurance claims because there is risk of being removed from the insurance pool
3. Third party property management staffing challenges and for one of the companies a software transition that didn't migrate financial data, which has resulted in low rent collections among other challenged.

This a new issue as properties normally break-even or provide cashflow to the Agency.

Discussion Themes

- Correspond with similar agencies for guidance on portfolio management
- Nationwide trend of funding difficulties
- The future of PSH development within the Agency
- Stabilization of PSH portfolios and the use of Scattered Site Proceeds

B. 2024 Tentative Board Calendar

- Board members to e-mail preferences and suggestions for changes to the 2024 Board calendar.

8. CONSENT AGENDA

A. Approval of 07/26/2023 Board Meeting Minutes

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Joel Iboa**

Discussion: *None*

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

Abstain: *None*

Absent Excused: **Char Reavis**

The August 26th, 2023, Consent Agenda was approved [8/0/1]

9. PRESENTATION: Finance Auditor, Berman Hopkins Exit Review

Berman Hopkins, Laura Anne Pray Presenting

Overview

One opinion in total is issued for the audit. The audit follows standard procedures, along with additional testing requirements based on government funding sources. The reports include the AICPA Audit Standards, Government Auditing Standards and Uniform Guidance.

There was one internal control findings. It appears to be the result of staffing changes and basic clerical discrepancies. The adjustment were made, and Berman Hopkins recommends development and maintenance of internal controls procedures for internal and external reporting.

Refer to presentation.

Discussion Themes

- Unrestricted vs. restricted cash – what is truly unrestricted
- Board engagement in the future for the audit process

No action needed.

BOARD ORDERS:

10. ORDER 23-30-08-01H: In the Matter of Updating the Administrative Plan – Local Preferences

Rent Assistance Division Director, Beth Ochs Presenting

Overview

For all Project Based Voucher (PBV) 3-bedroom units, Homes for Good would like to add the homeless preference. Historically the Agency has solicited the public in the past to fill the units and this method has proven ineffective. When the waitlists have been open for PBV units most applicants did not meet the occupancy standards or did not complete required paperwork. The goal is to expand the number of local preference partners that work with larger families in order to fill the units at Ketanji Court, Sarang, Hayden Bridge Landing and Shore Pines at Munsel Creek.

The Move to Work (MTW) Supplement Plan, effective October 1st, 2023, allows the Agency to change the occupancy standards for just 3-bedroom units. The creation of 3-bedroom units is driven by the OHCS funding award criteria. This change in standards will hopefully minimize the ongoing discrepancies between families wanting 3-bedroom versus qualifying for the unit size.

Discussion Themes

- Current 3-bedroom occupancy standards
- Commissioner **Heather Buch** disclosed relation to the Executive Director of St. Vincent DePaul – should in the future there be a transaction between the two entities.
- Qualifications/characteristics of Local Preference Partners

Vote Tabulations

Motion: **Pat Farr**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Absent Excused: **Char Reavis**

ORDER 23-30-08-01H were approved [8/0/1]

11. ORDER 23-30-08-02H: In the Matter of Updating the Administrative Plan – Special Housing Types

Rent Assistance Division Director, Beth Ochs Presenting

Overview

Homes for Good would like to add cooperative housing as an allowable housing type for the tenant-based voucher and to add homeless preference to the tenant-based voucher local preferences.

Homes for Good currently only allows the use of cooperative housing as an approved reasonable accommodation. With the work of Square One village and the installation of Peace Village on River Road there will be 70-units of resident owned cooperative housing. The benefits of adding cooperative housing as a local preference are:

- Increase access to housing opportunities
- Increase opportunities for self-sufficiency in a cooperative setting
- Decreased contract rent Housing Assistance Payments and lowering Agency average per unit payments

A tenant-based voucher cannot be tied to a specific unit. The homeless designation will require applicants to be on the waitlist and homeless. The partnership will provide direct access to Peace Village but is not a requirement to receive access to a voucher from Homes for Good.

Discussion Themes

- Appreciation for considering a local preference with Square One

Vote Tabulations

Motion: **Michelle Thurston**

Second: **Joel Iboa**

Discussion: *None*

Ayes: **Heather Buch, Michelle Thurston, Justin Sandoval, Kirk Strohmman, Chloe Chapman, Larissa Ennis, Joel Iboa**

Abstain: *None*

Absent Excused: **Char Reavis, Pat Farr**

ORDER 23-30-08-02H were approved [7/0/2]

12. ORDER 23-30-08-03H: In The Matter of Authorizing the Loan & Transfer of Funds for Affordable Housing Pre-Development Expenses

Real Estate Development Division Director, Steve Ochs Presenting

Overview

Pre-development expenses are paid from:

- Line of credit with Banner Bank (\$1.4 million)
- Development account

Homes for Good always go to the board for any expenditures over \$150,000. The larger pre-development expenses are usually related to the Architect, CM/GC, surveyors etc. Currently the development account does not hold the funds needed for pre-development expenses. To cover the expenses Homes for Good would like to use the RAD proceeds.

Pacific Source and Trillium invested in The Commons on MLK and The Nel. The Chief Financial Officer of Pacific Source Peter Davidson inquired if there were other way to help. Peter was able to identify other potential funding sources. One of those funding is sources is using CCO required reserve funds to cover pre-development costs for affordable housing development by Homes for Good. The funds would be used for pre-development expenses for all projects in the Homes for Good real estate

development pipeline including but not limited to, Ollie Court, Bridges on Broadway, The Field on Quince and our parcel in Glenwood.

The terms of the loan include:

- Lump sum (accruing interest at .03% of 1%)
- Include the interest as a cost of the project
- Maturation Date: 12.31.2024 (end of Pacific Source CCO time)
- Funds would be held in an interest-bearing account

Discussion Themes

- Plan for re-paying the funds
- Guarantee of funding/reimbursement
- Renewal opportunities for future developments
- Commissioner **Pat Farr** disclosed potential conflict of interest with a relative working for Trillium CCO but since this Board deliberation is in regards to an agreement with Pacific Source there is no conflict.

Vote Tabulations

Motion: **Larissa Ennis**

Second: **Michelle Thurston**

Discussion: *None*

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

Abstain: *None*

Absent Excused: **Char Reavis**

ORDER 23-30-08-03H were approved [8/0/1]

PRESENTATIONS:

13. PRESENTATION: FY24 Budget Preview

Supportive Housing Director, Wakan Alferes Presenting

Overview

Housing Choice Voucher | *Balance Budget Tactics*

- Reducing consulting
- Review allocation of staff
- Reduce staff training

Real Estate Development | *Balance Budget Tactics*

- Potential receipt of development fees
- Use of RAD proceeds and repay with receipt of developer fee funds later in FY 24 and FY 25
- Keep vacant project developer position, but won't fill until needed

Low Rent Public Housing | *Balanced*

- Revenue goes into in the capital grant fund

Energy Services | *Balanced*

- Private grants are accounted for in the budget and reported to OHCS

Central Office Cost Center | *Balanced*

- In the future it may be beneficial to create separate budgets for the departments that fall under the COCC budget for better tracking and transparency.

**Other Financing = HUD subsidies

Refer to presentation.

Discussion Themes

- Clarification on "Other Financing" for division budgets
- Grant funding sources
- Staff socialization to budget
- Yardi as a tool for budget reporting

No action needed.

14. PRESENTATION: Strategic Equity Plan Year 1 Quarter 4 Progress Report

Equity Strategy Team Members Presenting

Overview

Listen to Our Communities | *Highlights*

- The development of a portal through Yardi and the ongoing software transition
- Grant development and resources

Tell the Human Story | *Highlights*

- Resident feedback on the Strategic Equity Plan
- Community Night Out
- Waitlist Opening for Shorepines
- Staff engagement at resident events for staff that don't normally get to interact with the public

Creating Pathways to Self-Sufficiency | *Highlights*

- Health Fair
- Summer lunch programs with internship opportunities
- Summer youth programs
- Onsite healthcare services at The Commons on MLK

Lead & Grow Ethically | *Highlights*

- Expediting reasonable accommodation process
- Preliminary data of resident survey shows the need for bystander intervention training
- Improving and refining the emergency preparedness protocol – with rollout to residents
- Translating documents to Spanish

Discussion Themes

None

No action needed.

15. OTHER BUSINESS

Next month's board meeting will be held at the Oaks on 14th community room. Please park towards the entrance of the parking lot.

Meeting adjourned at 3:41 p.m.

Minutes Taken By: Jasmine Leary



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 09/27/2023

AGENDA TITLE: In the Matter of Approving the Capital Fund Program Significant Amendment Statement.

DEPARTMENT: Executive

CONTACT : Jared Young

EXT: 3432

PRESENTER: Jared Young

EXT: 3432

ESTIMATED TIME : 5 Minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "Jared Young", is written over a horizontal line.

DATE: 09.20.2023

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM REFERENCE DOCUMENT

TO: Homes for Good Board of Commissioners
FROM: Jared Young, Contract Administrator
TITLE: In the Matter of Approving the Capital Fund Program's Statement of Significant Amendment
DATE: September 27, 2023

MOTION:

It is moved that the order/resolution be adopted approving the newly created Capital Fund's Statement of Significant Amendment.

DISCUSSION:

A. Issue

24 CFR 905.300 requires that the Capital Fund Five Year Action Plan include a Statement of Significant Amendment that is different than the Agency's Statement of Significant Amendment and is specific to the Capital Fund. Board approval is a required before the Statement of Significant Amendment can be submitted to HUD as part of the Capital Fund Program's Five-Year Action Plan submittal.

B. Background

In accordance with 24 CFR § 905.300 (b)(1)(v) which requires significant amendments or modification to the CFP 5 Year Action Plan. PHAs making significant amendments or modifications to the Capital Fund 5-Year Action Plan may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Commissioners and the meeting at which the amendment or modification is adopted, is open to the public; and may not implement the amendment or modification until notification of the amendment or modifications are provided to HUD and approved by HUD in accordance with HUD's plan review procedures.

In addition to this outreach, a key strategy in the Homes for Good Equity Strategy plan is to include residents in planning for preservation work. The proposed Significant Amendment was presented to the Resident Advisory Board (RAB) on September 14, 2023.

C. Analysis

The PHA considers the following changes to require a public process before amending said changes and that these items are "significant amendments or modification" to the Capital Fund 5 Year Action Plan:



- If there is an addition of projects that interrupt utility and communication services such as water, sewer, electricity, heating and cooling, telephone, cable/internet, and elevator service that requires relocation of more than 30% of the residents.
- Any alteration in the Capital Fund Program that affects an expenditure greater than 20 percent of the CFP Annual Budget for that year.
- In addition to the criteria established by the PHA, any proposed demolition, disposition, homeownership, CFFP proposal, development, RAD conversion, or mixed-finance proposal is considered a Significant Amendment to the 5-Year Action Plan. At its discretion, the PHA may add additional criteria.

D. Alternatives & Other Options

There are no direct alternatives to approving the Capital Fund Statement of Significant Amendment. Along with the electronic submission of the previously approved Five-year Action Plan, Board approval is required before the Statement of Significant Amendment can be submitted to HUD as part of the Capital Fund Program's Five-Year Action Plan submittal.

E. Timing & Implementation

Once the board order has been passed, the signed board order and other programmatic documents are submitted to HUD for final approval. HUD will process and calculate the grant award. This typically occurs within a month of the board approval and grant submittal.

F. Recommendation

It is recommended that the Board of Commissioners approve the Capital Fund Program's Statement of Significant Amendment

G. Follow Up

Upon approval by the Board, the Executive Director will submit the ORDER/Resolution of the Capital Fund Program's Statement of Significant Amendment to HUD.

H. Attachments

1. Capital Fund Program Significant Amendment Statement
2. Questions and Answers from RAB Presentation

Questions and Answers from RAB Members:

Q: Is this a new thing?

A: Yes, HUD recently published a CFR requiring Housing Authorities to create a Statement of Significant Amendment that is separate from the Agency's Statement of Significant.

Q: What is a CFR?

A: From Jacob: Code of Federal Regulations.

From Jared: It is a permanent rule that instructs how something needs to be handle.

Q: What is the Capital Fund and what does it do? Example?

A: The Capital Fund Grant is for covering maintenance and modernization of Public Housing units for projects that the sites operations/maintenance budgets can't cover. Examples- Elevator repairs and reroofs.

Q: Can you explain the first item (if a project will cause a relocation of at least 30% of the residents)? Does this make it harder on the Capital Fund?

A: This is for an unplanned project that will significantly impact residents. If 30% of the residents will be impacted, such as loss of water or power, then we would need to do a Significant Amendment and move items around to cover the project. This actually makes things easier on the Capital Fund and gives us more leeway on revisions. Projects rarely affect 30% of a complex, so we would be able to move a majority of the unplanned urgent projects in without a Significant Amendment.

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

ORDER 23-27-09-01H

In the Matter of Approving the Capital Fund
Program's Statement of Significant
Amendment

WHEREAS, the Board previously approved the Capital Fund Program (CFP) Five Year Action Plan which shows HUD how Homes for Good Plans to spend Capital Fund money over the next 5 years; and

WHEREAS, 24 CFR 905.300 requires that the Capital Fund Five Year Action Plan include a Statement of Significant Amendment that is different than the 5-year PHA Plan Statement of Significant Amendment; and

WHEREAS, the proposed Statement of Significant Amendment will ensure significant changes are discussed with the board and residents in a public hearing; and

WHEREAS, the proposed Statement of Significant Amendment required for submission to HUD with the Five-Year Capital Fund Action Plan 2023-2027 was presented to the Resident Advisory Board (RAB) on September 14, 2023; and

WHEREAS, the proposed Statement of Significant Amendment is presented to the Board.

NOW IT IS THEREFORE ORDERED THAT: The Board authorizes the submission of the Statement of Significant Amendment to be filed with the Five-Year Capital Fund Action Plan 2023-2027.

DATED this _____ day of _____, 2023

Vice-Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 09/27/2023

AGENDA TITLE: In the Matter of Approving Contract 23-P-0035 (Architectural Services) for Bridges on Broadway.

DEPARTMENT: Real Estate Development Division

CONTACT : Steve Ochs

EXT: 2530

PRESENTER: Steve Ochs

EXT: 2530

ESTIMATED TIME : 10 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "S. Ochs", is written over a horizontal line.

DATE: 09.20.2023

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners
FROM: Nora Cronin, Project Development Manager
TITLE: In the Matter of Approving Contracts 23-P-0035 (Architectural Services) for Bridges on Broadway
DATE: September 27, 2023

MOTION:

It is moved that the Homes for Good Board of Commissioners authorize the Executive Director or Designee to award contract 23-P-0035 (Architectural Services) to Pinnacle Architecture for Bridges on Broadway at 599 East Broadway in Eugene, Oregon.

DISCUSSION:

A. Issue

Homes for Good Housing Agency is re-developing the former 50-unit Red Lion hotel into 57 units serving individuals who are experiencing chronic homelessness. In August, Oregon Housing and Community Services awarded \$8.4 million in Permanent Supportive Housing funding to Bridges on Broadway. In addition, the City of Eugene had previously awarded \$500,000 Affordable Housing Trust Funds to the community. In March of 2023, Homes for Good received approval for Project-Based Voucher rental assistance for all 57 income-qualified units at this site.

With these funding commitments the development is moving forward to start construction in June of 2024, necessitating contract execution so Pinnacle Architecture can start work immediately to meet the project schedule.

B. Background

In 2021, Lane County purchased the former Red Lion Hotel with funding provided by a grant from the Oregon Community Foundation as part of the State's Project Turnkey program, to provide temporary housing for people experiencing homelessness, at-risk of homelessness or displaced by wildfires. Homes for Good has been partnering with Lane County to operate the residential facility and to plan for converting the hotel to permanent supportive housing. Lane County currently owns the property, but they plan to transfer ownership to Homes for Good after all funding is secured for the redevelopment. Homes for Good is working with Lane County to enter into an Intergovernmental Agreement regarding the land transfer.



Homes for Good has worked with Pinnacle Architecture to develop a conceptual renovation plan and Meili Construction to prepare a budget estimate. Bridges on Broadway will convert the existing 50 room former Red Lion Hotel into 57 units serving individuals who are experiencing chronic homelessness. The site will serve single individuals using the Housing First/Harm Reduction model as well as the project design and service delivery utilizing a trauma-informed lens. The 4-story building will consist of 57 studio apartments, 8 fully accessible units, secure key entry, secure bike storage, common areas, ample parking, and onsite supportive services.

Analysis

In December 2019, Homes for Good put out a Request for Proposals for Architect/Engineer Price Agreements and developed a pool of architectural firms to choose for future projects. Of 9 applicants, four firms were selected for this pool based on such factors as experience, local knowledge, design approach, DEI strategies, and capacity. Pinnacle Architecture was among these four selected firms.

Pinnacle Architecture was selected from this pool for Bridges on Broadway project because of significant experience the firm has specifically with designing and developing Permanent Supportive Housing communities.

Homes for Good executed a previous contract for pre-design and schematic services that totaled \$73,520. This contract amount will be for \$398,360 plus an \$49,000 in additional services related to stormwater requirements and interior furnishings for a total of \$447,360.

C. Furtherance of the Strategic Equity Plan

Bridges on Broadway furthers the SEP's goal of continuing affordable housing production. The approach of renovating units from an existing hotel to provide Permanent Supportive Housing Units furthers the tactic of "experiment with housing types and scale."

D. Alternatives & Other Options

The board could approve only a portion of the work or not approve the contract at this time.

If the board directed staff to contract for only a portion of the work, staff would contract with the architect for a smaller scope of work and then need to come back to the board with a future board order for the remaining work.

If the board did not approve of executing the contract. Homes for Good staff would come back to the board with other options in future meetings and a delay in the timeline would result.

E. Timing & Implementation

Upon approval of the Order, Homes for Good will execute the contract with Pinnacle Architecture immediately. The estimated timeline is to start construction in summer 2024 with completion in late spring of 2025.



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



Homes. People. Partnerships. Good. www.homesforgood.org

F. **Recommendation**

It is recommended that the Board of Commissioners approve the attached board order to allow Homes for Good Housing Agency to execute a contract for Architectural Services with Pinnacle Architecture.

G. **Follow Up**

There will be future approvals needed from the board to move forward with development of the site. These board orders will include approval for the formation of Limited Partnerships, entering the construction contract, and final approval of the borrowing and financing.

H. **Attachments**

None.

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

ORDER 23-27-09-02H

In the Matter of Approving Contract 23-P-0035 (Architectural Services) for Bridges on Broadway.

WHEREAS, Housing 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 has been collaborating Lane County to convert the former 50-unit Red Lion hotel to 57-units of Permanent Supportive Housing; and

WHEREAS, the Authority has the need for professional Architectural to carry out the Bridges on Broadway development; and

WHEREAS, the Authority has completed a formal procurement process for the selection of Pinnacle Architecture to provide Architectural Services.

NOW IT IS THEREFORE ORDERED THAT:

The Executive Director or Designee is authorized to execute an Architectural Services Contract with Pinnacle Architecture for Bridges on Broadway.

DATED this _____ day of _____, 2023

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 09/27/2023

AGENDA TITLE: Ground Source Heat Pump Pilot Project Proposal

DEPARTMENT: Energy Services Division

CONTACT : 541-682-2563

EXT:

PRESENTER: Esteban Montero Chacon

EXT:

ESTIMATED TIME : 15 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "JAF", is written over a horizontal line.

DATE: 09.20.2023

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



Ground Source Heat Pump Pilot Proposal

Pilot Proposal

Agenda



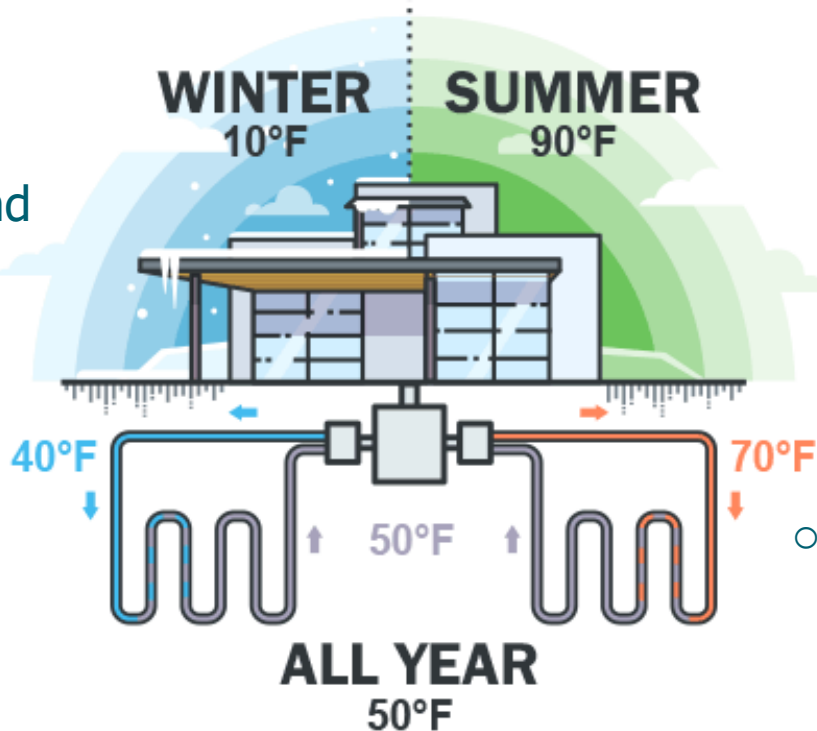
- 1) What are Ground Source Heat Pumps?
- 2) Benefits of Ground Source Heat Pumps
- 3) The Vision
- 4) Project Partners
- 5) Project Timeline
- 6) The Future of Ground Source Heat Pumps

Pilot Proposal

What are Ground Source Heat Pumps (GSHP)?



- Ground Source Heat Pumps use Geothermal technology to transfer heat to and from the ground.



- GSHPs use a network of pipes buried underground, known as a ground loop.

- In the winter, GSHPs extract heat from the relatively warmer ground and transfer it to the building's interior for heating.

- In the summer, they remove heat from the building and release it into the cooler ground, providing cooling.

Pilot Proposal

Benefits of Ground Source Heat Pumps



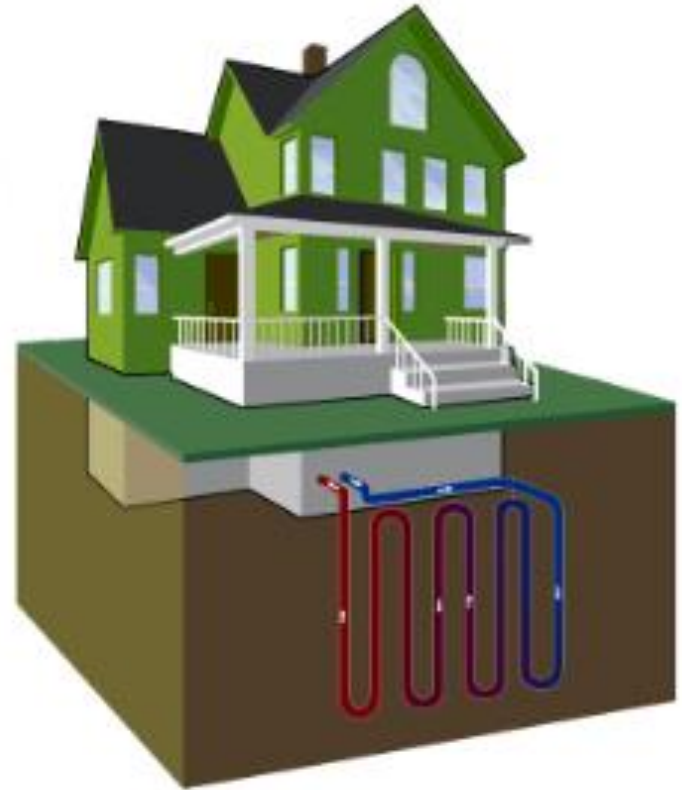
- 30% drop in energy costs (compared to best-in-class gas + AC)
- Adds cooling
- Buffers against future gas and electric rate increases (due to low throughput)
- 60% reduction in CO2
- Less cost and hassle associated with equipment maintenance
- Longer equipment life (25 vs 15 years) means deferred replacement costs and even greater savings in later years
- No noisy outdoor equipment
- Electric demand low enough to be satisfied with small generator (energy security during peak weather events or grid outages)

Pilot Proposal

The Vision



- Provide 10-20 homes in Lane County with GSHP systems at no cost to them
- Utilize homes that we have previously weatherized for maximum benefit
- Provide accessibility to technology that is normally cost-prohibited to lower income communities
- Recipients would not only double their savings on energy costs, they will also receive cooling
- Recipients will be provided with ongoing performance monitoring and evaluation of the user experience for a year



Pilot Proposal

The Proposal



Homes for Good requires partners in Geothermal technology and access to funding to bring this project to fruition.



- Pacific Northwest based company that specializes in geothermal heating and cooling systems that bring year-round comfort and cost savings to homes, businesses, and communities.
 - Their mission: make geothermal energy a widely known, accessible, and utilized option.
 - Their approach: innovative drilling and ground coupling that make this technology more affordable and applicable.
- Funding to be provided from Northwest Natural through the Oregon Low Income Energy Efficiency Program (OLIEE).

Pilot Proposal

Timeline



- September/October 2023: Qualifying homes and determining budget
- October 25, 2023: Board presentation of findings and requested approval to proceed
- November/December 2023: install ground loops
- January 2024: install ground source heat pumps
- January 2024-March 2025: monitoring of system performance
- Summer 2025: final evaluation with hopeful incorporation into standard OLIEE by PY 2025-26

Thank You!



Homes. People. Partnerships. Good.

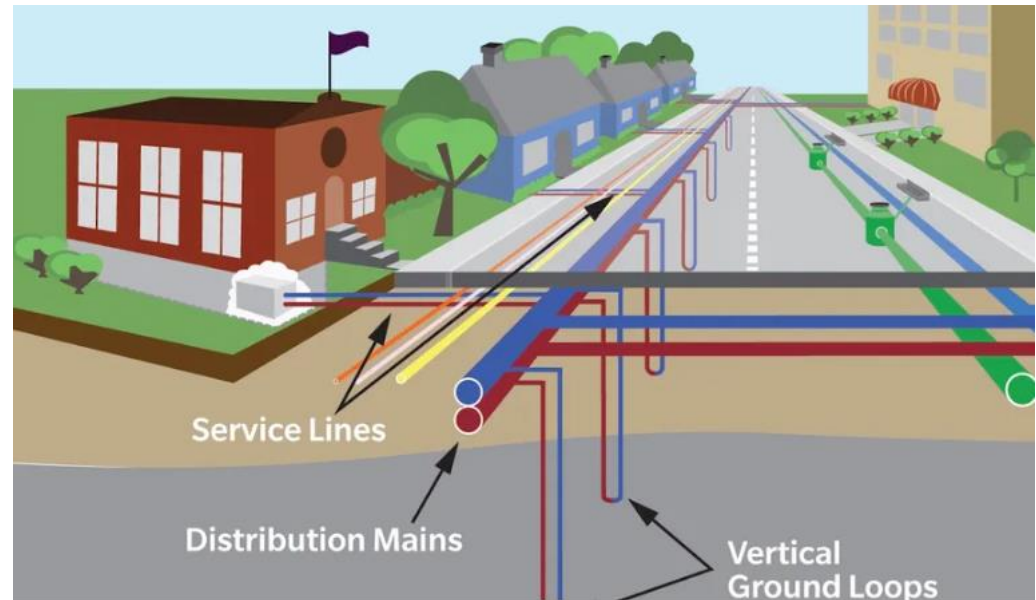
Appendix

The Future of Ground Source Heat Pumps



Networked GSHPs

- Gas utilities to replace gas infrastructure with a network of GSHPs, also known as a "micro-district"
- This network would connect multiple customers in a shared loop system, both residentially and commercially
- Help with gas utilities' effort for decarbonization – a goal that requires extreme reductions in the use of natural gas
- In 2021, the Massachusetts Department of Public Utilities approved pilot plans for micro-district GSHPs for two utilities





BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 09/27/2023

AGENDA TITLE: In the Matter of Approving the Fiscal Year 2024 Budget

DEPARTMENT: Finance

CONTACT : Jacob Fox

EXT:

PRESENTER: Jacob Fox

EXT:

ESTIMATED TIME : 60 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "J. Fox", is written over a horizontal line.

DATE: 09.20.2023

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM REFERENCE DOCUMENT

TO: Homes for Good Board of Commissioners
FROM: Jacob Fox, Executive Director
TITLE: In the Matter of Approving the Fiscal Year 2024 Budget
DATE: September 27th, 2023

MOTION:

It is moved that the Order be approved which adopts the Agency fiscal year 2024 budget

DISCUSSION:

A. Issue

It is necessary for the board to adopt the Homes for Good Housing Agency's fiscal year 2024 Budget.

B. Background

This Order approves the Homes for Good Housing Agency's (Agency) budget for the fiscal year beginning October 1, 2023

C. Analysis

The fiscal year 2024 Budget Document (Budget Document) presents the Homes for Good Housing Agency's (Agency) Budget for the fiscal year October 1, 2023, through September 30, 2024. The Budget Document provides summary information about distinct activities, as well as the agency as a whole. The Budget Document is organized by four broad groupings consisting of Community Services, Housing and Rent Assistance, and the Central Office Cost Center.

Homes for Good budgets are developed on a budgetary basis and therefore do not contain non-cash expenses such as depreciation expense. The budgetary basis is a different basis of accounting than used for preparation of Homes for Good's audited financial statements and includes amounts that consider the cash flows related to the issuance and repayments of long-term debts, capital expenditures for long-lived assets and reserves information. These items are included as other financing sources and uses.

The Agency's fiscal year 2024 budget includes revenues of \$53,649,755 and is lower by \$6,052,845 than the previous year's budget. The decreased revenues are attributed to the end of federal COVID stimulus rent assistance programs and decreased revenue from the RAD Scattered Site sales. In addition, the rent assistance division includes funding for



several special purpose voucher programs that have been cultivated in previous years now have higher utilization rates.

The fiscal year 2024 budget presents total expenses of \$52,999,517 and is \$363,117 higher than the previous year's budget. Increases to budgeted expenses are due to higher budgeted labor costs and increased amounts of housing assistance payments.

Other financing sources and uses include capital spending for several new developments including developments in Florence and Eugene, Oregon and for properties located along the McKenzie River that were affected by recent wildfires. Other financing sources and uses also include the expected savings of approximately \$2,392,000 of sales proceeds from the disposition of properties associated with HUD's rental assistance demonstration (RAD) and is the last 8 scattered sites to be sold.

The Rent Assistance division consists of the Agency's housing assistance payment programs, and their operation is significant to the Agency's budget. The Housing Choice Voucher program within this division is the most significant rent assistance program of the Agency. There is currently \$27.3 million budgeted for this program of which \$22.5 million is in the form of direct payments for housing. Estimates for housing assistance payments for the Housing Choice Voucher program are based on information supplied by HUD and collaboration with the Agency's HUD field office. The Rent Assistance division also includes several special purpose voucher programs including VA Supportive Housing, Emergency Housing Vouchers and Mainstream Vouchers. The total budgeted expenses for all of the Agency's rent assistance programs are approximately \$34 million. The rent assistance budgets have 33 FTE budgeted to them, 25 of which are assigned to the Housing Choice Voucher program.

This budget presents 25 separate budgets for affordable housing. The principal revenues for the Agency's property consist of tenant rents and HUD subsidy. The fiscal year 2024 housing budgets total expenses of \$10,961,846 and are approximately \$1,153,646 more than the fiscal year 2023 budget primarily due to increased personnel services expense, the addition of tenant services to all Homes for Good owned sites, and the transfer of the New Winds and Turtle Creek properties to the blended component unit portfolio.

It should be noted that the Agency received the Moving-to-Work status from HUD during fiscal year 2022. Moving-to-Work designation is intended to add greater flexibility to the use of funds received for HUD's operating subsidy, HCV, and capital grant programs. The 2024 budget includes amounts for these programs based on their current subsidies.

Community Services budgets include the Agency's Real Estate Development operations and resident and non-resident enhancement programs. Real estate development continues to be a focus of Homes for Good in 2024. The Agency expects revenues consisting of developer fees and capital grants totaling \$1,229,816. RAD Phase II is expected to significantly impact the Agency with the final conversion of scattered site homes into newer developments. The



sale of scattered sites also is expected to generate significant sales proceeds of \$2,392,000. The Agency's energy services are expected to decrease from \$3,286,600 budgeted in fiscal year 2023 to \$2,254,802 for fiscal year 2024 budgeted expenses for energy services are expected to decrease by a similar amount.

The Central Office Cost Center (COCC) accounts for Homes for Good administration and overhead activities. Revenues of the COCC include management fees, bookkeeping fees, and asset management fees charged to the public housing complexes, multi-family complexes and a per voucher fee to rent assistance. The revenue also includes fees for service for maintenance. Fees for service are based on the expected needs of property managers. The Agency's COCC expenses are budgeted to increase by \$614,457 for fiscal year 2024 primarily due to increases in personnel costs.

Homes for Good carries reserve balances for many of the activities in the budget. Restricted reserves represent resources having externally imposed constraints on the use of them by grantors, contributors, creditors, investors, other governments, or any applicable legislation. Unrestricted reserves are resources that have not been restricted and may be strategically invested. Program reserves are limited to use for their respective programs.

This budget reflects a change in FTE of 1 position from the 2023 budget and is \$2 million higher for fiscal year 2024.

The proposed fiscal year 2023 budget supports the Agency's ongoing commitment to provide quality affordable housing and our desire to make continued progress on our strategic initiatives. Homes for Good plays a significant role in implementing public policy goals intended to supply solutions for people experiencing homelessness and other barriers to housing in our community that without our support will not be able to access an affordable home.

D. Furtherance of the Strategic Equity Plan

One of the most important resources in achieving all three pillars of the SEP goals will be having the appropriate staffing levels to go beyond the operational and regulatory requirements associated with running our programs and properties and implement the SEP goals. Each division has an impact on our communities in diverse ways and has SEP goals specific to their jobs. But by ensuring each division is properly staffed, has a plan for appropriately distributing funds, while keeping the pillars of the SEP at the forefront, the Agency can continue to support our residents and in turn our community.

E. Alternatives & Other Options

The Board can either approve the proposed budget Motion as recommended or make changes before adopting the budget.

F. Timing & Implementation



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

Homes. People. Partnerships. Good. www.homesforgood.org



If approved, the proposed budget will be implemented starting October 1st, 2023.

G. Recommendation

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

H. Follow Up

None

I. Attachments

- Budget Document



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



Homes. People. Partnerships. Good. www.homesforgood.org

Link to Download Budget Document:

https://hacsaus-my.sharepoint.com/:b:/g/personal/jshaw_homesforgood_org/EVn5HsgLAWNOstfYPs-fh-oB8b7vT4l6InLn2j7pih1v2g?e=KgYP04

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

ORDER 23-27-09-03H

In the Matter of Approving the Fiscal
Year 2024 Budget

WHEREAS, it is necessary for the Board to adopt a 2023-2024 fiscal year budget for the Homes for Good Housing Agency; and

WHEREAS, the Homes for Good Housing Agency Executive Director has recommended approval of the proposed Homes for Good budget for the 2023/2024 fiscal year; and

WHEREAS, the Board having fully considered the Executive Director's recommendation; and

NOW, THEREFORE, IT IS HEREBY ORDERED, that the 2023/2024 fiscal year budget for Homes for Good Housing Agency as set forth below, is hereby adopted; and

FURTHER ORDERED, that the amounts for the fiscal year beginning October 1, 2023, and for the purposes shown below, are hereby approved:

Community Services Expenses	\$5,955,700
Community Services Other Financing Sources and Uses	\$(6,574,700)
Supportive Housing Expenses	\$10,285,500
Supportive Housing Other Financing Sources and Uses	\$1,384,200
Rent Assistance Expenses	\$38,060,200
Rent Assistance Other Financing Sources and Uses	\$(3,141,800)
COCC Expenses	\$4,348,700
COCC Other Financing Sources and Uses	\$252,400
Total	\$50,570,200

ADOPTED, by the Homes for Good Housing Agency of Lane County, Oregon

DATED this _____ day of _____, 2023

Vice-Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 09/27/2023

AGENDA TITLE: In the Matter of Approving the Fiscal Year 2024 Public Housing Operating Budget

DEPARTMENT: Finance

CONTACT : Wakan Alferes

EXT:

PRESENTER: Wakan Alferes

EXT:

ESTIMATED TIME : 5 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "Wakan Alferes", is written over a horizontal line.

DATE: 09.20.2023

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM REFERENCE DOCUMENT

TO: Homes for Good Board of Commissioners
FROM: Wakan Alferes, Supportive Housing Director
TITLE: In the Matter of Approving the Fiscal Year 2024 Public Housing Operating Budget
DATE: September 27th, 2023

MOTION:

It is moved that the Order/Resolution be adopted approving the Public Housing operating budget for the fiscal year ending September 30th, 2024

DISCUSSION:

A. Issue

HUD requires the Board to review and approve the Public Housing Operating Budget

B. Background

This Order/Resolution approves the Agency's fiscal year operating budget for Public Housing. There are six public housing asset management project (AMP) budgets as well as a separate budget for the central office cost center (COCC). HUD requires Board approval for each of these budgets.

C. Analysis

Attached is a site budget for each of the Agency's Public Housing asset management projects (AMPs). Major revenues for the AMPs include tenant rents and HUD's operating subsidy. Revenue from tenant rent is budgeted at approximately \$2.3 million which is comparable to the prior year. The operating subsidy budgeted for fiscal year 2024 is also comparable to the prior year. While it is uncertain about the effect inflation and proration will have on next year's operating subsidy, we are expecting comparable funding from HUD. Total budgeted AMP expenses of approximately \$4.7 million are comparable to the total budgeted AMP expenses for FY 2023. A break-even cashflow is anticipated for FY 2024.

Also attached is a budget for the Agency's Central Office Cost Center (COCC). Under HUD's model, the COCC is analogous to the administrative office of a private property management company. The revenues of the COCC include management fees, bookkeeping fees, and asset management fees that are charged to the AMPs. The revenue also includes fees for service. Fees for service are based on the anticipated needs of property managers. The COCC revenues are expected to exceed \$5.6 million for FY 2024. The change is a result increased management fees from new rent assistance programs and higher expected fee for service revenue for getting RAD 2 homes ready for sale. COCC expenses are expected to be



approximately \$4.9 million for FY 2024. Unlike previous years, it is expected that the COCC will not require an operating transfer from real estate development activities in FY24.

D. Furtherance of the Strategic Equity Plan

The Public Housing budget specifically focuses on those we serve, particularly residents of Homes for Good properties. This furthers Pillar I (Listen to Our Communities) and Pillar III (Create Pathways to Self-Sufficiency) of the Strategic Equity. By continuing to ensure fiscal responsibility of Agency-owned properties this ensure the safety and maintenance of the homes the residents live in. Additionally, proper budgeting and planning will guarantee allocated resources towards improving the holistic well-being of the onsite families, such a: after school program for children, homeownership programs, Adulting 101 classes and much more.

E. Alternatives & Other Options

HUD requires that the Board approve next fiscal year's Public Housing Operating budget by September 30, 2023.

F. Timing & Implementation

HUD requires that the Board approve next fiscal year's Public Housing Operating budget by September 30, 2023.

G. Recommendation

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

H. Follow Up

None

I. Attachments

- FY24 Public Housing Budget for Board Approval
- HUD-52574 FY24 PHA Board Resolution

Homes for Good Housing Agency
Low Rent Public Housing
October 2023 - September 2024

FDS	Account Name	Laurelwood Homes	McKenzie Village	Pengra Court	Maplewood Meadows	Parkview Terrace	Lindeborg	Veneta Villa	Veneta Scattered Sites	Cresview Villa	Riverview Terrace	Total AMPS	COCC	Total Supportive Housing
REVENUE														
70500	Total Tenant Revenue	118,000	719,832	101,608	257,024	577,200	134,371	96,216	39,000	129,000	150,000	2,322,251	896,483	3,218,734
70700	Total Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	3,676,762	3,676,762
70000	Total Revenue	118,800	720,832	101,608	257,024	596,100	137,971	98,716	41,100	129,000	155,000	2,356,151	5,648,487	8,004,638
EXPENSES														
91000	Total Operating - Administrative	107,095	473,479	84,830	172,673	466,803	134,820	100,485	62,966	120,996	198,716	1,922,862	3,483,365	5,406,226
92500	Total Tenant Services	15,630	51,178	9,763	44,195	76,767	28,574	13,765	12,026	16,587	38,432	306,917	229,677	536,594
93000	Total Utilities	24,100	116,700	15,600	28,400	152,300	32,700	44,500	15,100	24,500	25,600	479,500	46,980	526,480
94000	Total Maintenance	94,952	394,489	67,333	107,507	326,836	136,862	82,920	65,717	93,264	175,283	1,545,164	893,572	2,438,736
95000	Total Protective Services	-	11,878	-	-	12,000	10,000	-	-	-	-	33,878	-	33,878
96100	Total Insurance Premiums	15,640	74,635	10,580	20,010	52,210	14,490	8,855	8,740	12,880	25,185	243,225	40,768	283,993
96000	Total Other General Expenses	6,738	55,784	-	12,000	34,000	7,500	5,000	3,000	7,500	11,000	142,522	-	142,522
	Total Interest Expenses and Amortization													
96700	Cost	8,000	39,800	6,600	7,300	23,600	5,600	12,500	-	8,300	5,100	116,800	268,795	385,595
96900	Total Operating Expenses	272,155	1,217,943	194,706	392,085	1,144,516	370,546	268,026	167,548	284,027	479,317	4,790,868	4,963,157	9,754,025
Excess of Operating Revenue over														
96700	Operating Expenses	(153,355)	(497,111)	(93,098)	(135,061)	(548,416)	(232,575)	(169,310)	(126,448)	(155,027)	(324,317)	(2,434,717)	685,331	(1,749,386)
90000	Total Expenses	272,155	1,217,943	194,706	392,085	1,144,516	370,546	268,026	167,548	284,027	479,317	4,790,868	4,963,157	9,754,025
	Net Income	(153,355)	(497,111)	(93,098)	(135,061)	(548,416)	(232,575)	(169,310)	(126,448)	(155,027)	(324,317)	(2,434,717)	685,331	(1,749,386)
10100	Total Other Financing Sources (Uses)	210,433	813,785	152,941	237,831	1,151,604	323,723	307,788	128,559	216,306	305,537	3,848,507	-	3,848,507
Excess (Deficiency) of Total Revenue Over														
10000	(Under) Total Expenses	57,078	316,674	59,843	102,770	603,188	91,148	138,478	2,111	61,279	(18,780)	1,413,790	685,331	2,099,121
11020	Required Annual Debt Principal Payments	(11,000)	(290,000)	(10,000)	(12,500)	(21,000)	(7,500)	(10,500)		(11,000)	(8,000)	(381,500)	(509,220)	(890,720)
	Total Capital Projects	(40,000)	(55,000)	(50,000)	(45,000)	(591,000)	(60,000)	(110,000)	-	(80,000)	(65,000)		-	

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: [Housing Authority & Comm Svcs of Lane Co](#) PHA Code: [OR006](#)

PHA Fiscal Year Beginning: [10/01/2023](#)

Board Resolution Number: [23-27-09-04H](#)

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board Resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board Resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Board Chairperson's Name:	Signature:	Date:
Heather Buch		

Identification: OR006- Housing Authority & Comm Svcs of Lane Co PHA Board Resolution form HUD-52574 (ID - 346) for CY 2023 printed by MAWD70 in HUD Secure Systems/Public Housing Portal at 09/18/2023 12:01PM EST

Previous Editions are Obsolete form HUD-52574 (06/2019)