



HOMES FOR GOOD BOARD OF COMMISSIONERS MEETING

Wednesday, May 22nd, 2024

Table Of Contents

(Click On Each Agenda Item to Navigate to That Section)

AGENDA.....	Page 2
EXECUTIVE DIRECTOR REPORT.....	Page 4
QUARTERLY EXCELLENCE AWARDS.....	Page 5
03/20/2024 MINUTES.....	Page 10
03/27/2024 MINUTES.....	Page 17
ORDER 24-22-05-01H.....	Page 21
In the Matter of Approving the Contract Modification of Contract 22-S-0008 Janitorial Turn-Over Cleaning for Residential Units	
ORDER 24-22-05-02H.....	Page 26
In the Matter of Authorizing Financing & Development of Ollie Court Located at: 1520 W. 13 th Ave. in Eugene, Oregon	
DISCUSSION.....	Page 43
PHA Small Book Review	
PRESENTATION.....	Page 48
Move to Work Waiver Update	
DISCUSSION.....	Page 58
Board Meeting Planning Calendar	

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



Zoom

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

Wednesday, May 22nd, 2024, at 1:30pm

The May 22nd, 2024, the 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.

Join Zoom Meeting:

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

1. PUBLIC COMMENTS

Maximum time 30 minutes: comments will be taken in the order in which they sign up and will be limited to 3-minutes per public comment. 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 an advisory body to Homes for Good and is not designated to resolve issues in public meetings. The Board will not discuss or make decisions immediately on any issue presented.*

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

None

7. ADMINISTRATION

- A. Executive Director Report
- B. Quarterly Excellence Award

8. CONSENT AGENDA

- A. Approval of 03/20/2024 Board Meeting Minutes
- B. Approval of 03/27/2024 Special Board Meeting Minutes
- C. ORDER 24-22-05-01H: In the Matter of Approving the Contract Modification of Contract 22-S-0008 Janitorial Turn-Over Cleaning for Residential Units

9. ORDER 24-22-05-02H

In the Matter of Authorizing the Financing & Development of Ollie Court Located at: 1520 W. 13th Ave. in Eugene, Oregon
(Matt Salazar, Interim Project Development Manager) (Estimated 30 minutes)

10. DISCUSSION

PHA Small Book Review
(Beth Ochs, Rent Assistance Division Director) (Estimated 30 minutes)

11. PRESENTATION

Move to Work Waiver Update
(Beth Ochs, Rent Assistance Division Director) (Estimated 30 minutes)

12. DISCUSSION

Board Meeting Planning Calendar
(Jacob Fox, Executive Director) (Estimated 15 minutes)

13. OTHER BUSINESS

Adjourn.

April was a busy month to say the least. The Supportive Housing Division organized the annual Spring Spruce Up event hosted this year at Pengra Court and Veneta Villa on April 17th. I had great appreciation for the opportunity to get out from behind my desk and engage with our property management team members that I don't regularly get to see while improving the properties for the people we serve. I had the opportunity to repair the fence at Pengra for the morning and a special shout out to my work partners David, Tristan, Will and Michael. I want to thank all the staff members who showed up with a cheerful outlook and a willingness to help – it's truly refreshing to be reminded how fun and compassionate the team members at Homes for Good are. We also wanted to share the following note of thanks from a Pengra Court Resident. "We have always put our own plants in here as we have them, and I am truly thankful to finally see plants being put in. I hope the director and powers that are in charge at Homes for Good know that this is such a good thing and a wonderful, needed change."

Pacific Source Community Solutions has generously offered a \$4 million loan to help Homes for Good Housing Agency increase the production of affordable housing across Lane County. This funding will support an array of pre-construction actions, including land acquisition, design services, cost estimating, and environmental reviews. Homes for Good has spent around \$2 million in pre-construction costs for upcoming projects just in the last year. The loan terms include a low-interest rate of 0.33%, to be repaid annually. This loan coupled with other Homes for Good funds that dedicated to housing production will increase Homes for Good's capacity to deliver affordable housing production to address the housing crisis in Lane County.

The Homes for Good Energy Services Division had an opportunity to transform the energy efficiency of the Eugene Mission. The Eugene Mission is a vital homeless shelter serving unhoused individuals in the Eugene and Springfield area. Over the past two years, Homes for Good has diligently worked on energy efficiency upgrades and structural repairs. These upgrades not only address the energy inefficiencies but also lower energy costs and improve the overall health and quality of life for those who rely on the Mission's services. This project has been made possible through the support of partners like the Oregon Housing and Community Services and Northwest Natural's Low Income Energy Efficiency Program.





BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 05/22/2024

AGENDA TITLE: Presenting the Quarterly Excellence Award Winners

DEPARTMENT: Executive

CONTACT : Jasmine Leary Mixon

EXT: 2501

PRESENTER: Jasmine Leary Mixon

EXT: 2501

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 "JL Mixon", is written over a horizontal line.

DATE: 05.14.2024

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



**EXCELLENCE
AWARD**

APRIL 2024



EXCELLENCE AWARD

JANUARY 2024

BRYAN JOINED US MARCH OF 2023 AFTER ABSOLUTELY BLOWING AWAY THE HIRING COMMITTEE WITH HIS WEALTH OF KNOWLEDGE AND EXPERIENCE. SHORTLY AFTER STARTING, IT BECAME APPARENT THAT BRYAN ALSO BROUGHT WITH HIM A DRIVE TO PROVIDE AS MUCH IN-HOUSE SERVICE AS POSSIBLE INSTEAD OF THROUGH CONTRACTORS. THIS WAS A GOAL SHARED BY MUCH OF THE PROPERTY MANAGEMENT TEAM AND BECAUSE OF BRYAN'S WILLINGNESS TO PROVIDE TRAINING AND SUPPORT TO ANYONE WHO WAS INTERESTED ACROSS THE DIVISION, WE WERE ABLE TO MAKE SUBSTANTIAL CHANGES TO OUR CONTRACTOR UTILIZATION OVER THE PAST YEAR, WHICH RESULTED IN A 50% REDUCTION IN COST, BETTER CUSTOMER SERVICE, AND A HIGHER QUALITY OF WORK. IN ADDITION, BRYAN'S CREATIVITY AND INGENUITY HAS BROUGHT FORWARD SOLUTIONS TO PROBLEMS THAT HAVE PREVIOUSLY BEEN COSTLY OR TIME CONSUMING TO ADDRESS. HE ALWAYS STRIVES FOR IMPROVEMENT IN THE CARE OF OUR PROPERTIES, OFTEN NOTING WHEN THERE IS ROOM FOR IMPROVEMENT IN A PROCESS OR PROCEDURE. THE COMBINATION OF BRYAN'S SKILLS, EXPERIENCE, CREATIVITY, WILLINGNESS TO TEACH, AND DRIVE FOR IMPROVEMENT HAVE HAD A HUGE IMPACT ON MY IMMEDIATE TEAM AND ACROSS OUR DIVISION.

-ALLI SCHWARTZ
PROPERTY MANAGER



**EXCELLENCE
AWARD**

APRIL 2024



EXCELLENCE AWARD

JANUARY 2024

WILL HAS BEEN AN ASSET NOT ONLY TO THE FEE FOR SERVICE TEAM, BUT FOR THE ENTIRE MAINTENANCE DEPARTMENT SINCE HIS HIRE. HE TAKES AN ACTIVE ROLE IN ENSURING ALL MEMBERS OF THE AFTER-HOURS TEAM ARE TRAINED IN THE PROCESSES THEY ARE REQUIRED TO FOLLOW, INCLUDING THE PROPER WAY TO COMPLETE THEIR TIMECARDS TO ACCURATELY REFLECT THEIR AFTER-HOURS WORK. WILL IS HELPFUL TO HIS TEAM MEMBERS BY CREATING "CHEAT SHEETS" ON MANY TOPICS SO THEY HAVE EASY ACCESS TO PROCESSES AND INFORMATION. WILL IS ALWAYS WILLING TO TAKE ON SPECIAL PROJECTS AND CONSISTENTLY SEEKS WAYS TO IMPROVE PROPERTIES AND PROCESSES. AN EXAMPLE OF THIS IS THAT HE SPEARHEADED THE PROJECT OF HAVING FEE FOR SERVICE TAKE ON PLUMBING TASKS USUALLY DONE BY OUTSIDE COMPANIES. HE RESEARCHED THE NEEDED TOOLS SO THESE JOBS COULD BE ACCOMPLISHED AND WORKED WITH THE CAP FUND DEPARTMENT TO HELP ACQUIRE THIS EQUIPMENT. THIS EFFORT WILL CONTINUE TO SAVE THE AGENCY THOUSANDS OF DOLLARS ANNUALLY. WILL IS AN EXTREMELY DEDICATED EMPLOYEE WHO CONSISTENTLY GOES ABOVE AND BEYOND TO EXCEL IN HIS TASKS.

-JEFFREY CHAMP
MAINTENANCE SERVICES SUPERVISOR

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Wednesday, March 20th, 2024, at 1:30 p.m.

Homes for Good conducted the March 20th, 2024, 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:

Heather Buch

Michelle Thurston

Justin Sandoval

Pat Farr

Kirk Strohman

Chloe Chapman

Larissa Ennis

Destinee Thompson

Board Members Absent:

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 the Lazy Days mobile home park rebuilding project. A proforma was submitted to Oregon Housing and Community Services (OHCS) for the cost of 20 modular homes with the increase of developer fees and sewer system expenses. A response was received from OHCS in March with authorization to move forward with the development and their commitment to increased funding.

The Fiscal Year (FY) 2023 organizational audit and the calendar year 2023 Low Income Housing Tax Credit (LIHTC) apartment communities are underway. The audit will not be completed by the State of Oregon March 30th deadline. A waiver was submitted to request an extension until June 30th and it was approved. The June 30th deadline aligns with the Department of Housing and Urban Development FY 23 audit submission deadline. The auditors are currently experiencing challenges with reconciling the financial statements from one of the third-party property management companies for the LIHTC properties. These properties will be the focus of the reconciliation for the next few weeks.

Discussion Themes

- Financial audit challenges
- Leverage relationship with Lane County to work with OHCS

8. CONSENT AGENDA

A. Approval of 02/28/2024 Board Meeting Minutes

Vote Tabulations

Motion: **Larissa Ennis**

Second: **Justin Sandoval**

Discussion: *Update to correct Chair Ennis to Vice Chair Ennis*

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

Abstain: *None*

Excused: **Joel Iboa**

The 03/20/2024 Consent Agenda was approved [8/0/1]

9. PRESENTATION: Berman Hopkins Entrance Review

Berman Hopkins, Laura Anne Pray Presenting

Overview

Last year for Homes for Good was considered the MTW transition year – which means the reporting and file testing was different in comparison to this year.

Because of the MTW designation all the HUD federal programs will need to be tested every year versus on a three-year rotation as it has been in the past. In addition the Energy Service Department will also be tested for the first time because of year over year funding growth over time.

Oregon has a 6-month requirement for municipal Agencies and the federal requirement is 9-months. Homes for Good submitted for an extension to and it was approved, requiring the audit to be submitted by the HUD deadline of June 30th, 2024. The audit submission is expected to be completed in mid-May of this year.

Helpful suggestions for board members would be to have a select few do a more in-depth debrief with Berman Hopkins to ask any questions surrounding the process, timeline and updates.

Discussion Themes

- Realistic to meet the 6-month Oregon audit requirement
- Real Estate Assessment Center (REAC) vs. Inspire
- Board support during audit process

No action needed.

10. PRESENTATION: February 15th Board Work Session Feedback & Next Steps

Executive Director, Jacob Fox Presenting

Overview

The Homes for Good Board of Commissioners participated in a 90-minute “Gallery Walk” Activity. The activity had two parts:

- Section I: Targeted Questions
- Section II: Goal + Tactic Prioritization

In the first activity, the board was asked to provide feedback on a series of questions aimed at helping staff add to and refine the Strategic Equity Plan (SEP) Year 3 which will come to the board in the Summer of 2024.

In the second activity, the SEP was printed on poster with the four themes of “Listen to Our Communities”, “Tell the Human Story”, “Create Pathways to Self-Sufficiency”, and “Lead and Grow Ethically”. All of the goals and tactics of the plan were displayed. Board members were asked to mark with a green sticky-note flag which goals./tactics they would like to prioritize, and mark with a pink sticky-note flag which goals/tactics to deprioritize.

This item is on the agenda for this month as there did not appear to be sufficient time for the board to review last month of the feedback and documents.

[see attachment: “Strategic Equity Plan Board Gallery Walk Feedback Summary”]

Discussion Themes

- Board members were encouraged to help identify areas to de-prioritize, but that was found to be difficult because all the goals and tactics are viewed as valuable and important.

No action needed.

11. PRESENTATION: Eugene Chamber of Commerce Building Home Action Team Update

Executive Director, Jacob Fox Presenting

Overview

[see attachment: "Building Home Action Team Presentation"]

Discussion Themes

- Availability of land and land use laws impact
- Power of eminent domain
- Involvement with Eugene Chamber leadership
- Other organizational financial/staffing contributions to the Building Home Action Team
- Expected timeline of recommendations and deliverables
- Recommended to read: "The High Cost of Parking" by Donald Shoup for perspective on urban development
- Coordination of this work at a County level
- Mechanism for implementing the plan
- Utilization of board

No action needed.

12. PRESENTATION: Real Estate Development Pipeline Overview

Interim Project Manager, Matt Salazar Presenting

Overview

[see attachment: "Real Estate Development 2024 Pipeline & Project Updates"]

Discussion Themes

- Out of area developers
- Competition between local developers
- Community partner collaboration

No action needed.

13. OTHER BUSINESS

None

Meeting adjourned at 3:36 p.m.

Minutes Taken By: Jasmine Leary Mixon

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Wednesday, March 27th, 2024, at 1:30 p.m.

Homes for Good conducted the March 27th, 2024, special meeting 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:

Heather Buch

Michelle Thurston

Justin Sandoval

Chloe Chapman

Larissa Ennis

Joel Iboa

Destinee Thompson

Board Members Absent:

Pat Farr

Kirk Strohman

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

None

8. CONSENT AGENDA

None



9. ORDER 24-27-03-01H: In the Matter of Executing a Grant Agreement to Accept Lottery Bond Funds for Development of Ollie Court Located at: 1520 W. 13th Ave in Eugene, Oregon

Matt Salazar, Interim Project Development Manager Presenting

Overview

Ollie Court is an 81-unit development with an early learning center co-located on site. Last year Homes for Good went to Oregon State legislature to ask for \$4.9 million in lottery bond funds for this development and received the full ask.

Currently Homes for Good has been working with the Department of Administrative Services regarding the administration of the funds received. Approximately two weeks ago, DAS notified Homes for Good that the grant agreement would need to be executed by the end of March 2024. The agreement permits the lottery bonds to be sold and received by Homes for Good.

The lottery bonds will be used specifically for the construction of a early learning center. Other funds previously received for the Ollie Court are strictly for the construction of the residential portion of the site.

The grant agreement doesn't stipulate what portion of construction the funds must be used for – but based on the budget created by Homes for Good the lottery bonds will be most useful if allocated towards the development of the early learning center.

The agreement has been reviewed by counsel and negotiations are ongoing regarding how the funds will be received. Once the funds are granted to Homes for Good the funds can then be loaned or granted to the entity that's been formed for the construction cost. The negotiations will be completed by the deadline of March 29th, 2024.

Discussion Themes

- Administrative burden of this grant in comparison to other funding sources

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Heather Buch**

Discussion: *None*

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

Abstain: *None*

Excused: **Pat Farr, Kirk Strohman**

ORDER 24-27-03-01H was approved [7/0/2]

10. OTHER BUSINESS

None

Meeting adjourned at 1:40 p.m.

Minutes Taken By: Jasmine Leary Mixon



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 05/22/2024

AGENDA TITLE: In the Matter of Approving the Contract Modifications of Contract 22-S-0008 Janitorial Turn-Over Cleaning for Residential Housing Units

DEPARTMENT: Supportive Housing Division

CONTACT : Jasmine Leary Mixon

EXT: 2501

PRESENTER: Jasmine Leary Mixon

EXT: 2501

ESTIMATED TIME : Consent Agenda

- 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 "JL Mixon", is written over a horizontal line.

DATE: 05.14.2024

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM REFERENCE DOCUMENT

TO: Homes for Good Board of Commissioners
FROM: Executive Support Coordinator, Jasmine Leary Mixon
TITLE: In the Matter of Approving the Contract Modifications of Contract #: 22-S-0008
Janitorial Turn-Over Cleaning for Residential Units
DATE: May 22nd, 2024

MOTION:

It is moved that the Homes for Good Board of Commissioners approve the modifications to Contract #: 22-S-0008 for a one-year renewal with an additional \$50,000 added to the remaining contract balance of \$13,703.

DISCUSSION:

A. Issue

Contract #: 22-S-0008 currently has a "not to exceed limit" of \$140,000 which is within the Executive Director approval limit. In reviewing the expenditures to prepare the annual renewal of the Contract, it was determined the remaining balance of \$13,703 would be insufficient to cover the service costs for the upcoming contract term. The necessary limit to increase the remaining Contract balance exceeds the approval limit of the Executive Director, and there therefore must be brought to the board.

B. Background

Contract #: 22-S-0008 Janitorial Turn-Over Cleaning for Residential Units provides cleaning and janitorial services for vacated housing owned and managed by Homes for Good to prepare for new residents moving in.

This procurement was run in compliance with our board approved procurement policy and this amendment also follows our procurement policy.

Upon financial review it has been determined the annual cost for turnover services is between \$45,000 and \$55,000. The Contract was originally signed in April 2022 with two one-year options to renew.

C. Analysis

By increasing the limit of the remaining Contract balance this will allow for residents to continue receiving uninterrupted turn-over services.



The financial impact will be an additional \$50,000 to the Supportive Housing budget split between the current fiscal year FY24 and next fiscal year FY25. It will be added to each Public Housing budget based off average turnover rates for each property.

D. Furtherance of the Strategic Equity Plan

While the renewal and modifications of this contract are not aligned with a specific tactic of the Strategic Equity Plan, the services of this contract further the one of the Agency's goals to provide quality residential spaces at our public housing properties. The services provided restore spaces to be "like new" for new residents moving in to their homes. The cost increases for services necessitate an increase in the remaining balance to ensure the Contractor can continue to provide services up to Agency standards.

E. Alternatives & Other Options

If the board order is not passed, then Homes for Good can run a new solicitation for turnover services. The impact will be a 1–2-month delay in turnover services for existing residences and therefore a delay in new residents moving in.

F. Timing & Implementation

If passed, this change will be effective immediately and the modification will be distributed for the Executive Director and Contractor approval.

G. Recommendation

It is recommended that the Board of Commissioners approve the recommended modifications to Contract #: 22-S-0008 Janitorial Turn-Over Cleaning for Residential Units by increasing the remaining contract balance by \$50,000 to create an overall remaining contract balance of \$73,703.

H. Follow Up

None

I. Attachments

- Contract #: 22-S-0008 Janitorial Turn-Over Cleaning for Residential Units
- Proposed Contract Modification

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

ORDER 24-22-05-01H

In the Matter of Approving the Contract
Modification of Contract 22-S-0008 Janitorial
Turn-Over Cleaning for Residential Units

WHEREAS, the Janitorial Turn-Over Cleaning for Residential Housing Units contract (hereafter referred to as the Contract) was signed between Homes for Good and Sani-Clean of Eugene on 04/25/2022 for a one year term with an option to renew twice for an additional year.

WHEREAS, the procurement was run in compliance with the Board approved procurement policy.

WHEREAS, the Contract was signed with a "not to exceed limit" of \$140,000.00.

WHEREAS, the Contract was renewed in April 2023 for an additional one year term with a remaining contract balance of \$37,203.00

WHEREAS, cost for services has increased and the remaining balance of the Contract is insufficient to cover a one year renewal term.

WHEREAS, approximately \$50,000.00 is spent annually on the services as outlined in the Contract.

WHEREAS, Homes for Good would like to renew the Contract for a final one year term and add an additional \$50,000.00 to the remaining contract balance.

WHEREAS, cost for services has increased and the remaining balance of the Contract is insufficient to cover a one year renewal term.

WHEREAS the proposed amendment follows the board approved procurement policy.

NOW IT IS THEREFORE ORDERED THAT:

Contract 22-S-0008 for Janitorial Turn-Over Cleaning for Residential Services be renewed for an additional one-year term and an additional \$50,000.00 be added to the remaining contract balance of \$13,703.00.

DATED this _____ day of _____, 2024

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 05/22/2024

AGENDA TITLE: In the Matter of Authorizing the Financing & Development of Ollie Court Located at: 1520 W. 13th Ave in Eugene, Oregon.

DEPARTMENT: Real Estate Development Division

CONTACT : Matt Salazar

EXT: 2528

PRESENTER: Matt Salazar

EXT: 2528

ESTIMATED TIME : 30 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 "MS", is written over a horizontal line.

DATE: 05.14.2024

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners
FROM: Matt Salazar, Interim Project Development Manager
TITLE: In the Matter of Approving Financing and Development of Ollie Court located at 1520 W. 13th Ave in Eugene, OR.
DATE: May 22, 2024

MOTION:

It is moved that Homes for Good Board of Commissioners authorizes the Executive Director or Designee to negotiate, execute, and deliver, on behalf of the Agency, Ollie Court Homes for Good Limited Partnership and Ollie Court HFG GP LLC, the necessary documents to develop and finance Ollie Court as provided below and in the Board Order and Exhibit A to the Board Order.

DISCUSSION:

A. Issue

Homes for Good Housing Agency is developing a new 81-unit affordable multifamily housing community and early learning center on a 3.06-acre parcel of land located in the Jefferson Westside neighborhood of Eugene, Oregon. Finance closing is scheduled for Summer 2024, requiring authorization to develop and finance the project.

B. Background

The site, formerly known as the Naval Reserve site, was made available by the city of Eugene through the HOME Request for Proposals (RFP) in September 2022 for the development of affordable housing. In November 2022, Homes for Good submitted a proposal which was approved by the Eugene-Springfield HOME Consortium Governing Board in February 2023. Homes for Good is developing 81 units of housing onsite with a ground floor commercial space designed to be an early learning center. Two four-story buildings will consist of a mix of one-, two-, and three-bedroom units with common space for residents in each building as well as green space, playgrounds, and parking. The target population is households earning 50% Area Median Income or less.

Funds will come from a variety of sources: 4% Low Income Housing Tax Credits (LIHTC), Oregon Housing and Community Services (OHCS) Local Innovation and Fast Track (LIFT) funds, City of Eugene HOME funds and Permit Fee Assistance, SDC Waivers, EWEB Energy Incentives, Oregon Lottery Bond funds, and other public and private sources. Project-Based Vouchers have been awarded as a rental subsidy for all units except one manager unit.



Board approval is now requested to approve the financing listed below and described in detail in the attached Board Order and Board Order Exhibit A.

Lending and Equity proposals were evaluated by a staff committee through an RFP launched in August 2023 and concluded in December 2023. Details on financing terms and conditions from the selected proposals were brought to the Homes for Good Board Finance Subcommittee in their meeting on February 7, 2024 for review.

C. Analysis

Over the past year, the Board authorized Homes for Good to apply to various entities for project funding. All the funding has been committed to the project. The next step is to close on the financing and begin construction. This Board Order would:

1. Authorize Sale of the Property to the Partnership
2. Approve Amended Partnership Agreement, Admission of Limited Partner, and Execution of Related Agreements, including the Guaranty Obligations
3. Authorize Property Management Agreement
4. Authorize Construction Loan from U.S. Bank
5. Authorize Bond Loan from CitiBank
6. Authorize Bonds from State of Oregon OHCS
7. Authorize Execution of LIHTC Credit Reservation and Extended Use Agreement
8. Authorize Energy Tax Credits
9. Authorize HOME Loan from City of Eugene
10. Authorize Receipt of LIFT Funds by the Partnership
11. Authorize receipt of State of Oregon appropriation for early learning center
12. Authorize one or more Sponsor Loan(s) for reimbursement of contributions to Partnership from grant sources
13. Authorize HAP Contract and AHAP Contract
14. Authorize SDC Exemption
15. Authorize City Fee Assistance
16. Authorize EWEB Energy Incentive
17. Authorize Prime Lease and Childcare Subleases
18. Authorize Development Services Agreement and Deferred Fee
19. Authorize Project Documents on behalf of Partnership



20. Authorize Assignment, Assumption, and Reimbursement Agreement between Authority and Partnership

21. Identify Authorized Representatives

22. General Resolutions Authorizing and Ratifying Other Actions

D. Furtherance of the Strategic Equity Plan

The construction of Ollie Court helps implement the Homes for Good strategic equity plan in the following ways:

- Providing additional opportunities for contracting with MWESB contractors and Section 3 (Low-income) workers.

Approval of the attached order will allow Homes for Good to execute necessary documents and achieve these outcomes.

E. Alternatives & Other Options

If the board order is not approved, Homes for Good will need to delay finance close and assess other financing options.

F. Timing & Implementation

Homes for Good staff will work to finalize all financing documents for execution no later than July of 2024.

G. Recommendation

It is recommended that the Board of Commissioners approve the attached board order to execute all documents necessary to close financing.

H. Follow Up

No other board action is required to facilitate construction of Ollie Court but regular updates will be provided to the board.

I. Attachments

- Financing Summary



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



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

Ollie Court Financing Summary

Equity:

Investor Partner	US Bancorp Community Development Corporation (US Bank)
Previous Deals with Homes for Good	The Nel, The Oaks at 14th, Richardson Bridge
Cents Per Dollar	\$0.875
Total Projected Equity Pay In	\$15,066,229
Limited Partnership Interest	99.999%

Debt:

A. Construction Loan

Construction Lender	US Bank National Association (US Bank)
Previous Deals with Homes for Good	The Nel, The Oaks at 14th, Richardson Bridge
Loan Amount	\$26,500,000
Loan Rate	7.32%
Term	24 months from closing

B. Permanent Loan

Construction Lender	Citi Community Capital (CitiBank)
Previous Deals with Homes for Good	None
Loan Amount	\$10,850,000
Loan Rate	6.92%
Term	18 Year Term
Amortization	40 Year Amortization

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

ORDER 24-22-05-02H

In the Matter of Authorizing the Financing
and Development of Ollie Court located at
1520 W. 13th Ave in Eugene, Oregon.

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

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

WHEREAS, by prior Order 22-26-10-03H, to further the Project, the Authority was authorized to apply for City of Eugene HOME Funds; and

WHEREAS, by prior Order 23-22-02-03H, to further the Project, the Authority was authorized to apply for Oregon Housing and Community Services Funds; and

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

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

WHEREAS, pursuant to prior Order 24-7-03-01H, to further the Project, the Authority was authorized to execute a grant agreement for Oregon Lottery Bond Funds from the Oregon Department of Administrative Services (“**DAS**”) in the amount of \$4,900,000 (the “**Lottery Bond Funds**”), and the Authority intends to loan the proceeds of the Lottery Bond Funds to the Partnership through a sponsor loan (the “**Sponsor Loan 1**”); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to obtain certain tax credit investments in the Partnership (the “**LP Investment**”) from U.S. Bancorp Community Development Corporation, a Minnesota corporation, and/or its successors or assigns (“**USBCDC**”) and to admit USBCDC as limited partner of the Partnership; and

WHEREAS, upon the admission of USBCDC as a limited partner of the Partnership, the Authority desires to withdraw as the initial limited partner of the Partnership; and

WHEREAS, as part of the LP Investment, USBCDC requires that the current Agreement of Limited Partnership of the Partnership be amended and restated in its entirety to reflect the terms of the LP Investment (the “**Amended Partnership Agreement**”); and

WHEREAS, as part of the LP Investment, USBCDC requires that the Authority (in its individual capacity and as the manager of the GP) and the Partnership enter into various documents relating to the development and/or operation of the Project (the “**Investor Documents**”), including those documents that are exhibits to the Amended Partnership Agreement; and

WHEREAS, (1) as part of the LP Investment, USBCDC requires that the Authority, in its individual capacity, guaranty certain obligations of the Partnership, including, without limitation, completion of the Project, operating deficits, development fees and credit adjusters, all as set forth in and pursuant to the Amended Partnership Agreement and the form of Guaranty Agreement attached as Exhibit D to Amended Partnership Agreement and (2) in connection with the Construction Loan and the Bond Loan, U.S. Bank and Citibank (both as defined below) require that the Authority, in its individually capacity, guaranty certain obligations of the Partnership (collectively, the “**Guaranty Obligations**”); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to take all actions reasonably necessary to facilitate the LP Investment in the Partnership by USBCDC by entering into all reasonably necessary agreements with USBCDC and the Partnership, on its own account and as general partner of the Partnership, to enter into all reasonably necessary agreements with USBCDC and the Partnership, and by taking such further actions as are reasonably necessary to facilitate the LP Investment in the Partnership by USBCDC; and

WHEREAS, The State of Oregon, acting by and through its State Treasurer and its Housing and Community Services Department (collectively the “**Governmental Lender**”) has approved or will approve the issuance of tax-exempt multifamily housing revenue bonds (the “**Bond Issuance**”) in the approximate amount of \$25,250,000 and not to exceed \$30,000,000 (the “**Bonds**”) to finance the Project; and the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP,

the Partnership, and the Project for the Partnership, the GP, and the Authority, as applicable, to enter into such documents that are necessary for the Bond Issuance (the “**Bond Documents**”);

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project for the Partnership, the GP, and the Authority, as applicable, to enter into such documents (the “**USB Loan Documents**”) to obtain a construction loan from U.S. Bank National Association, a national banking association (“**U.S. Bank**”), in the approximate amount of \$25,250,000 and not to exceed \$30,000,000 for the purpose of constructing and developing the Project (“**Construction Loan**”),

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project for the Partnership, the GP, and the Authority, as applicable, to enter into such documents (the “**Bond Loan Documents**”) to obtain certain tax-exempt and taxable loans from Citibank, N.A., a national banking association (“**Citibank**”), in the approximate amount of \$28,000,000 and not to exceed \$30,000,000 (the “**Bond Loan**”); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to authorize the execution and delivery of certain documents pursuant to which the Project will be allocated 4% low-income housing tax credits annually for a period of 10 years (the “**LIHTC Credits**”), to be issued by Oregon Housing and Community Services (“**OHCS**”); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to authorize the execution and delivery of certain documents pursuant to which the Project will be allocated solar energy tax credits and 45L energy efficient homes tax credits (together, the “**Energy Tax Credits**”); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project for the Partnership to obtain a HOME Investment Partnership Program loan from the City of Eugene (the “**City**”) in the approximate amount of \$2,225,341 and not to exceed \$3,000,000 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 manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project for the Partnership to obtain a Local Innovation and Fast Track Housing Program loan from OHCS in the approximate amount of \$13,328,291 and not to exceed \$14,000,000 for the purpose of constructing and developing the Project (the “**LIFT Loan**”); and

WHEREAS, the Authority in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project for the Authority to obtain a grant from DAS in the approximate amount of \$1,500,000 as an appropriation from the State of Oregon pursuant to Enrolled Senate Bill 5701 for the purpose of constructing and developing an early learning center within the Project (the “**Appropriation**”) and the Authority intends to loan the proceeds of the **Appropriation** to the Partnership through a sponsor loan (“**Sponsor Loan 2**”, which may, at the election of the Authority, be combined with Sponsor Loan 1); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project, to enter into a Housing Assistance Payments Contract (the “**HAP Contract**”) and Agreement to Enter Into Housing Assistance Payments Contract (the “**AHAP Contract**”) covering all affordable units in the Project; and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to authorize the execution and delivery of certain documents pursuant to which the Project will be granted an exemption for City Systems Development Charges (“**SDC**”) in the approximate amount of \$61,800 (the “**SDC Exemption**”) and City fee assistance through the City’s supplemental budget in the approximate amount of \$735,000 (the “**City Fee Assistance**”); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to authorize the execution and delivery of certain documents pursuant to which the Authority will be awarded the approximate amount of \$48,950 under the City of Eugene Water and Electric Board Energy Incentive Program (the “**EWEB Energy Incentive**”), and thereafter, to contribute the proceeds of such award as capital to the Partnership, or at the election of the Authority, loan such proceeds to the Partnership; and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to cause the Authority to enter into a Development Services Agreement (the “**DSA**”) with the Partnership 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; and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to engage the Authority as developer of the Project and to defer a portion of the Developer’s fee for the benefit of the Project in the approximate amount of \$2,960,281 (which amount may change based on underwriting) or such other amount as may be required by USBCDC or any other Project funder (“**Deferred Fee**”); and

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

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project for the Authority to assign to the Partnership certain Project Documents the Authority entered into prior to the admission of USBCDC as the limited partner; and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to authorize the execution and delivery of a Prime Lease between the Authority and the Partnership for the early learning facility space within the Project (the “**Prime Lease**”); and for the

Authority to enter into sublease agreements with various childcare providers for the use of such space as an early learning and childcare center (together, the “**Subleases**”); and

WHEREAS, the Authority, in its individual capacity and its capacity as the manager of the GP, has determined it to be in the best interests of the Authority, the GP, the Partnership, and the Project to authorize the execution and delivery of any and all documents necessary to acquire title to the Property from the City of Eugene; and

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

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

NOW, THEREFORE, THE AUTHORITY IN ITS OWN CAPACITY, ON BEHALF OF THE LCC, ADOPTS THE FOLLOWING RESOLUTIONS:

1. Authorize Sale of the Property to the Partnership.

BE IT RESOLVED, that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership, is authorized to negotiate, execute, and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, such documents as necessary to assign any disposition agreement with the City of Eugene to the Partnership and all related conveyance documents, all on the terms and conditions approved by any Authorized Representative.

2. Approve Amended Partnership Agreement, Admission of Limited Partner; Execution of Related Agreements, including the Guaranty Obligations.

BE IT RESOLVED, that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership, is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, a letter of intent relating to an anticipated Amended Partnership Agreement of the Partnership among the GP (as general partner), the Authority (as withdrawing limited partner), and USBCDC (as the sole limited partner), in the form approved by any Authorized Representative.

BE IT FURTHER RESOLVED, that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership, is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the Investor 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 LP Investment by USBCDC, all in the form approved by any single Authorized Representative.

3. Authorize Property Management Agreement.

BE IT RESOLVED, that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership, is authorized to negotiate, execute and deliver

on behalf of the Partnership, as the case may be, a Property Management Agreement in the form approved by any Authorized Representative.

4. Authorize Construction Loan from U.S. Bank.

BE IT RESOLVED that the Construction Loan is approved and the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership, is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the USB 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.

5. Authorize Bond Loan from Citibank.

BE IT RESOLVED that the Bond Loan is approved and the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership, is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the Bond 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 conversion of the Construction Loan to a term loan, all in the form approved by any single Authorized Representative.

6. Authorize Receipt of Bonds from the Governmental Lender.

BE IT RESOLVED that the Bonds are approved and the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership, is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the Bond 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 issuance of the Bonds, all in the form approved by any single Authorized Representative.

7. Authorize Execution of LIHTC Credit Reservation.

BE IT RESOLVED, that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized to negotiate, execute, and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, a LIHTC Reservation and Extended Use Agreement, and any other documents as may be reasonably required pertaining to the LIHTC Credits anticipated to be awarded in respect of the Project, all in the form approved by any single Authorized Representative.

8. Authorize Energy Tax Credits.

BE IT RESOLVED, that that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized to negotiate, execute, and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, any documents as may be reasonably required pertaining to the Energy Tax Credits anticipated to be awarded in respect of the Project, all in the form approved by any single Authorized Representative.

9. Authorize HOME Loan from City of Eugene.

BE IT RESOLVED that the HOME Loan is approved and the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized to

negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the 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.

10. Authorize LIFT Loan from OHCS.

BE IT RESOLVED that the LIFT Loan is approved and the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the 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.

11. Authorize Sponsor Loan 1 to the Partnership.

BE IT RESOLVED that the Sponsor Loan 1 is approved and the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the Sponsor Loan 1 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 Sponsor Loan 1, all in the form approved by any single Authorized Representative.

12. Authorize Sponsor Loan 2 to the Partnership.

BE IT RESOLVED that the Sponsor Loan 2 is approved and the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership, as the case may be, the Sponsor Loan 2 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 Sponsor Loan 2, all in the form approved by any single Authorized Representative.

13. Authorize HAP Contract and AHAP Contract

BE IT RESOLVED, that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized to negotiate, execute and deliver on behalf of the Authority, GP and/or the Partnership as the case may be, the documents necessary to close on the HAP Contract and AHAP Contract, and any other documents necessary to secure the Project-Based Section 8 subsidy on the Project, all in the form approved by any single Authorized Representative.

14. Authorize SDC Exemption

BE IT RESOLVED, that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized, on behalf of the Authority, GP and/or the Partnership, as the case may be, to take such steps as are necessary to obtain the SDC Exemption and to execute all documents necessary to obtain the SDC Exemption,

including but not limited to an SDC Waiver Regulatory Agreement and such other documents as are reasonably required to evidence and obtain the SDC Exemption all in the form approved by any single Authorized Representative.

15. Authorize City Fee Assistance

BE IT RESOLVED, that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized, on behalf of the Authority, GP and/or the Partnership, as the case may be, to take such steps as are necessary to obtain the City Fee Assistance and to execute all documents necessary to obtain the City Fee Assistance, including but not limited to a City Fee Assistance Regulatory Agreement and such other documents as are reasonably required to evidence and obtain the City Fee Assistance all in the form approved by any single Authorized Representative.

16. Authorize EWEB Energy Incentive

BE IT RESOLVED, that the Authority, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized, on behalf of the Authority, GP and/or the Partnership, as the case may be, to take such steps as are necessary to obtain the EWEB Energy Incentive and to execute all documents necessary and reasonably required to evidence and obtain the Eugene Energy Incentive all in the form approved by any single Authorized Representative.

17. Authorize Development Services Agreement and Deferred Fee

BE IT RESOLVED, the Authority is approved as the developer of the Project and the Authority and the Partnership are authorized to negotiate, execute, and deliver the DSA between the Authority and the Partnership and take such steps as are necessary to engage the Authority as a developer of the Property and to defer the Deferred Fee all on terms approved by any single Authorized Representative.

18. Authorize Project Documents on behalf of Partnership

BE IT RESOLVED that the Authority as sponsor, developer, property manager and guarantor is authorized, empowered and directed to negotiate, enter into, execute, deliver and perform its obligations under any Project Documents respecting the acquisition, design, construction, financing and development of the Project all in the form approved by any single Authorized Representative.

19. Authorize Assignment, Assumption, and Reimbursement Agreement between Authority and Partnership

BE IT RESOLVED, that the Authority is authorized to enter into such agreements as may be necessary to assign to the Partnership the Project Documents (and obtain reimbursement from the Partnership therefor), including without limitation, an Assignment, Assumption, and Reimbursement Agreement, and the Partnership is authorized to assume the Project Documents that the Authority may have acquired for purposes of the Project, all in the form approved by any single Authorized Representative.

20. Authorize Prime Lease and Subleases

BE IT RESOLVED that the Authority in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership is authorized, on behalf of the Authority, GP and/or the Partnership, as the case may be, is authorized, empowered and directed to negotiate, enter into, execute, deliver and perform its obligations under Prime Lease and the Subleases all in the form approved by any single Authorized Representative.

21. 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, the GP, or the Partnership.

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

In addition to the Authorized Representatives named above, the following named individual(s) shall have authority to execute draw requests, monthly progress reports and miscellaneous forms associated with grants, and loans:

Matt Salazar, Project Developer or his successor
Johanna Jimenez, Project Developer or her successor
Victoria Smithweiland, Asset Manager, or her successor

1. General Resolutions Authorizing and Ratifying Other Actions

BE IT RESOLVED, that any Authorized Representative is authorized to negotiate, execute, and deliver on behalf of the Authority in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership 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, in its own capacity, as manager of the GP and as manager of the GP on behalf of the Partnership, and in furtherance of the Project, the same is hereby ratified and affirmed.

DATED this _____ day of _____, 2024

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners

Exhibit A

Investor Documents

1. Amended and Restated Agreement of Limited Partnership
2. Guaranty
3. Joint Marketing Agreement
4. Partnership Management Agreement
5. Development Services Agreement
6. Such other documents as required in connection with the closing of the LP Investment by USBCDC

Tax Credit Documents

1. 4% Low-Income Housing Tax Credit Declaration of Land Use Restrictive Covenants
2. 4% Tax Credit Indemnity and Hold Harmless Agreement
3. 4% Low-Income Housing Tax Credit Reservation and Extended Use Agreement

Bond Documents

1. Funding Loan Agreement
2. Project Loan Agreement
3. Regulatory Agreement
4. Note Declaration
5. Governmental Lender Note
6. Tax Certificate and Agreement
7. Priority and Subordination Agreement
8. Such other documents as are required in connection with the Bonds

USB Loan Documents

1. Construction Loan Agreement
2. Trust Deed, Assignment of Leases and Rents, Security Agreement and Fixture Filing
3. Construction Loan Promissory Note
4. Assignment of Construction and Development Documents
5. Assignment of Development Services Agreement
6. Assignment of Partnership Interests Capital Contributions and Credits
7. Assignment of Property Manager Agreement
8. Assignment of Rental Subsidy Agreements
9. Consent to Assignment of Architect Agreement
10. Consent to Assignment of Contractor's Agreement
11. Completion Guaranty Agreement
12. Payment Guaranty Agreement
13. Environmental Indemnification Agreement
14. Subordination, Non-Disturbance and Attornment Agreement
15. Such other documents as are required in connection with the USB Loan

Bond Loan Documents

1. Construction Funding Agreement
2. Contingency Draw Down Agreement
3. Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Tax Exempt)
4. Multifamily Note (Tax Exempt)
5. Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Taxable)
Multifamily Note (Taxable)
6. Agreement of Environmental Indemnification
7. Completion and Repayment Guaranty
8. Exceptions to Non-Recourse Guaranty
9. Replacement Reserve Agreement
10. Assignment of Management Agreement

11. Assignment and Subordination of Developer Fees, Pledge and Security Agreement
 12. Assignment of Investor Limited Partner Capital Contributions, Pledge and Security Agreement
 13. Assignment of the Construction Contract
 14. CITI Assignment of Equity Interests, Pledge and Security Agreement
 15. Assignment of Project Documents
 16. Assignment of Architect's Agreement and Plans and Specifications
 17. Authorization to Request Advances
 18. Title Escrow Agreement
 19. Deposit Account Control Agreement
 20. Continuing Disclosure Agreement
 21. UCC Financing Statement
22. Such other documents as may be executed in connection with the Bond 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 Leases and Rents
6. Repayment and Completion Guaranty Agreement
7. Intercreditor Agreement
8. Such other documents as are required in connection with the LIFT Loan

Sponsor Loan Documents (Sponsor Loan 1 and Sponsor Loan 2)

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

Miscellaneous Documents

1. Grant Agreement with DAS in connection with Appropriation
2. HAP Contract
3. AHAP Contract
4. Property Management Agreement
5. Addendum to Management Agreement
6. SDC Exemption agreement
7. City Fee Assistance agreement
8. Prime Lease
9. Subleases



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 05/22/2024

AGENDA TITLE: PHA Small Book Review

DEPARTMENT: Real Estate Development Division

CONTACT : Beth Ochs

EXT: 2547

PRESENTER: Beth Ochs

EXT: 2547

ESTIMATED TIME : 30 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: 05.14.2024

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



PHA Small Book Review

BACKGROUND

The Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit an Annual Plan to HUD. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year. This year, Homes for Good is required to submit an Annual Plan covering FY 2025, which begins October 1, 2024, and ends September 30, 2025, as well as a 5 Year Plan that covers FY2025-2030.

As in previous years, the focus of the Plans is to identify the programs and services provided under the Public Housing (PH) and Tenant Based Assistance Programs and to allow public access and comment on those programs and services. Included in this annual revision is our Moving to Work Supplement. The Work Responsibility Act requires housing authorities to work with their Public Housing Resident Advisory Boards (RAB) on the planning and development of the Plans. In order to meet this requirement, Homes for Good began meeting with the RAB in February 2024 to review proposed changes.

Homes for Good is submitting the Plan to its Board of Commissioners for deliberation, and if approved the Plan will be electronically submission to HUD no later than July 18, 2024.

KEY UPDATES

The proposed changes to the Administrative Plan and Admissions and Continued Occupancy Plan (ACOP) are primarily focused on new regulatory guidance from HUD related to the Housing Opportunity Through Modernization Act of 2016. The Final Rule implementing Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) delivers important benefits to tenants and reduces administrative burdens for public housing agencies (PHAs), multifamily housing owners (MFH owners), and participating jurisdictions.

ANNUAL PLAN

- Alignment of 5-year goals with Strategic Equity Plan.

ADMINISTRATIVE PLAN

- HOTMA changes related to income & assets (subject to HOTMA's timeline implementation)
- Changes to self-certification process.
- Removal of policies related to EID.

ACOP

- HOTMA changes related to income & assets.
- Minor update to transfer policy.
- Minor update to smoking policy.
- Update for NSPIRE inspection changes.
- Minor updates to Pet Policy.

MOVE TO WORK SUPPLEMENT

- Alternative Reexam Schedule
- Exception Payment Standards
- PBV Portability Waiver for PSH

STRATEGIC EQUITY PLAN IMPACT

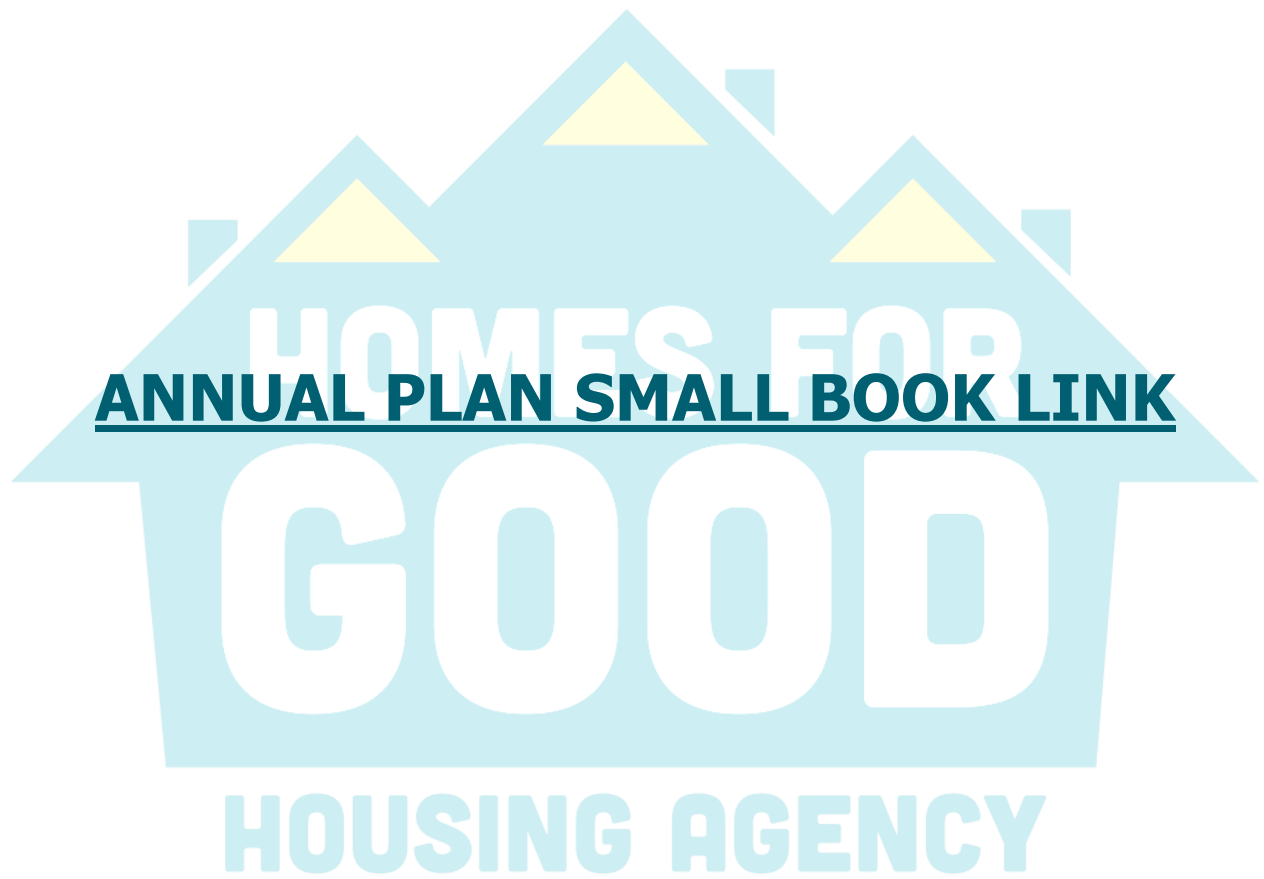
The 5-year plan now integrates the goals in the Strategic Equity Plan into our 5-year goals submitted to HUD. This year's PHA Annual Plan also includes a Moving to Work (MTW) Supplement that is intended to create flexibilities and efficiencies that allow Homes for Good staff to engage with our stakeholders and customers at a deeper level and create staff capacity to pursue Strategic Equity Plan goals.

NEXT STEPS

Public Hearing | June 13th, 2024

Review of Comments/Feedback | Present – June 19th, 2024

Present Full Plan | June 26th, 2024



[ANNUAL PLAN SMALL BOOK LINK](#)



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 05/22/2024

AGENDA TITLE: Move to Work Waiver Update

DEPARTMENT: Rent Assistance Division

CONTACT : Beth Ochs

EXT: 2547

PRESENTER: Beth Ochs

EXT:

ESTIMATED TIME : 30min

- 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: 05.14.2024

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



Reexamination Activity Impact Analysis



TABLE OF CONTENTS

DESCRIPTION OF THE WAIVER	3
DEFINITIONS USED IN THE ANALYSIS.....	3
IMPACT ANALYSIS METHOD	4
UPDATE FOR THE FY2025 MTW SUPPLEMENT.....	5
RESULTS.....	5
DATA POINTS USED IN THE ANALYSIS	5
FINANCIAL IMPACT TO THE AGENCY	6
DEMOGRAPHIC IMPACT.....	7
OTHER IMPACT ANALYSIS QUESTIONS.....	8
CONCLUSIONS	9



Description of the Waiver

Homes for Good proposes to implement a triennial reexamination schedule for all elderly and disabled households within the Housing Choice Voucher (HCV) program who are on fixed incomes. Under this waiver, impacted households will have a reexamination once every three (3) years. As part of this policy change, the following policy decisions were made:

1. Approved rent increases will use an interim 50058 and will apply the most current payment standard.
2. Homes for Good will conduct an interim reexamination when an adult household member is added and not when a minor household is added.
3. If a family moves into a new unit, a full reexamination will be conducted, and the household's reexamination schedule will be reset.
4. Eligible households will receive an automatic adjustment to their income by the Cost-of-Living-Adjustment (COLA) factor used by the Social Security Administration (SSA). SSA's COLA adjustments will be posted here prior to the beginning of each calendar year:
<https://www.ssa.gov/cola/>.

Definitions Used in the Analysis

- **Work able:** household does not receive an elderly/disabled allowance.
- **Fixed Income:** indicates that a household does not have any earned income.
- **Race and ethnicity:** race and ethnicity applies to the head of household only, not other individual household members.
- **Large families:** a family of four (4) or more members.
- **ELI:** Extremely Low Income, equal to 30% or less of the area median income
- **VLI:** Very Low Income, equal to income between 30% and 50% of the area median income
- **LI:** Low Income, equal to income between 50% and 80% of the area median income



Impact Analysis Method

Homes for Good first selected the metrics to review based on anticipated impact of the waiver. The chart below shows the metrics and the method for analysis. The results of these data points informed the other subsequent analysis of the impact on the agency’s finances and households by demographic and will help Homes for Good to set a baseline for analyzing the impact of this activity in the future.

Data Point	Data Analysis Method
Number of fixed income households	Review most recent 50058 data
Annual staff time in hours to process recertifications (no interims)	Staff survey, timing exercises, other means
Annual postage cost to mail certification documents to households (if applicable and no interims)	HAB Financial Statement
Average number of interims due to decrease in income over last 3 years.	Review of last 3 years of 50058 data
Average number of interims due to decrease in income over last 3 years for fixed income households. Decreased in income or increase in expenses.	Review of last 3 years of 50058 data
Average decrease in income for interims downs (fixed income)	Review of last 3 years of 50058 data
Average tenant rent decrease for interim downs (fixed income)	Review of last 3 years of 50058 data
Number of zero-income households	Review most recent 50058 data

These metrics were assigned to members of the Homes for Good project team, who then gathered the required data elements. Next, an in-depth analysis was performed using 50058 data from the last three (3) years. The goal of the analysis is to identify the following:

1. Financial impact to the agency
2. Disparate impact based on demographics

Answers to the other impact analysis questions were derived from these analyses. Note that Homes for Good does not anticipate that the policy changes will have a negative impact on any specific households, but instead measured the positive impact to identify cases where certain groups were impacted more positively than others. The analysis confirmed that there will not be a negative impact to the families currently on program.



Update for the FY2025 MTW Supplement

Homes for Good first asked for approval of this activity in its FY2024 MTW Supplement to the PHA Plan but did not implement it due to a major software implementation at the agency. As initially proposed, the activity would have applied to all HCV households and the impact analysis showed a significant financial impact to the agency.

Homes for Good used the time over the last year assess options that would be more cost neutral while still resulting in significant administrative savings. The result was to narrow the scope of the activity so that it only applied to elderly and disabled households on fixed incomes, which still represents 68% of Homes for Good’s population.

Results

DATA POINTS USED IN THE ANALYSIS

The chart below shows the results for the original data points measured.

Data Point	Result
Number of fixed income households	2,603
Number of work able households	978
Number of near-elderly households (will turn 62 in next three years)	327
Annual staff time in hours to process recertifications (no interims) – includes hours spent on hearings for missing paperwork, processing follow-up letters, etc.	737.25 Hours per month
Annual postage cost to mail certification documents to households (if applicable and no interims)	\$12,805.58
Average number of interims due to decrease in income over last 3 years.	531
Average number of interims due to decrease in income over last 3 years for fixed income households. Decreased in income or increase in expenses.	201
Average decrease in income for interims downs (per year)	\$10,900.00
Average tenant rent decrease for interim downs (per month)	\$220.00
Average decrease in income for interims downs (fixed income – per year)	\$8,808.00
Average tenant rent decrease for interim downs (fixed income – per month)	\$187.00



FINANCIAL IMPACT TO THE AGENCY

Based on its analysis, Homes for Good determined this policy change will have a negative impact to the agency’s HAP expenses, increasing annual HAP expenditures by \$144,867 per year (see row “t” in the chart below). This is measured by looking at the increases in income that have been processed over the last three years and the associated increase in rent and decrease in HAP, taking into account 2023’s annual COLA adjustment of 3.2%. By changing the review cycle to every three (3) years, the incremental decreases in HAP expense will not be fully realized. The chart below shows a summary of this analysis for the different groups that were considered. The fixed income column is highlighted since Homes for Good ultimately chose to apply this policy to fixed income households only.

Metric	Fixed Inc Only	Formula
- Control: Number of Annuals Last 3 Years	7,149	
a. Avg Increase in Income Last 3 Years	\$1,861	
b. Number of Households with Increase in Income Last 3 Years	4,161	
c. Avg Decrease in Income Last 3 Years	\$2,559	
d. Number of Households with Decrease in Income Last 3 Years	453	
e. Total Annual HAP Based on Last Annual	15,114,636	
f. HAP Reductions due to COLA Year 1	\$241,524	
g. HAP Increases due to Income Decreases Year 1	\$386,392	c x d
h. Projected HAP Year 1	\$15,259,504	e - f + g
i. Number of Interim Ups Last 3 Years	131	
j. Avg Cost to Process Interim	\$27	
k. Avg Cost to Process Annual	\$135	
l. Total Annual Cost to Process Interim Ups	\$1,179	(i x j) / 3
m. Number of Interim Downs Last 3 Years	497	
n. Average Number of Interims Last 3 Years	1,249	
o. Estimated Number of Interims Under New Policy	166	m / 3
p. Average Number of Annuals Last 3 Years	2,083	
q. Estimated Number of Annuals Under New Policy	694	p / 3
r. Total Annual Reduction in Number of Reviews Under New Policy	2,472	(p - q) + (n - o)
s. Cost Savings Due to Reduction in Reviews	\$234,488	(k x (p - q)) + (j x (n - o)) + Postage
t. Impact on HAP expenditures	\$144,868	h - e
u. Total Annual Cost Savings (Loss)	\$89,621	e - h + s



DEMOGRAPHIC IMPACT

To measure the demographic impact, Homes for Good looked at the number of income increases over the last three (3) years by demographic group, including race, ethnicity, large families, elderly, income level, and disabled households. Race and ethnicity data is based on the head of household only. This assessment was done for all elderly and disabled HCV households on fixed incomes. The results shown in the chart below confirm the following:

1. No households will see a negative impact due to this policy change, so the analysis shows which households had a more positive impact than others;
4. There was not a significant difference in the impact on households based on race or ethnicity.
5. The higher a household's income is, the more likely they are to have an increase in income and higher the increase in income is likely to be.

Metric	Asian	African American	Native HI/Pacific	Native Amer.	White	Hispanic	Non-Hispanic	Large Family	Disabled	Elderly	ELI	VLI	LI	Formula
a. Total Fixed Income Population (# annuals/move-ins last 3 years)	107	316	51	439	6,668	417	6,733	333	6,445	3,069	6,245	793	101	
b. Households with Increase in Income Last 3 Years	59	183	27	253	3,883	233	3,928	179	3,764	1,961	3,544	529	79	
c. Percent of Population with Increase	55%	58%	53%	58%	58%	56%	58%	54%	58%	64%	57%	67%	78%	b / a
d. Average Income Increase	\$2,426	\$2,307	\$8,945	\$2,255	\$1,839	\$3,435	\$1,768	\$6,118	\$1,794	\$1,359	\$1,158.25	\$3,604.92	\$15,632.24	



OTHER IMPACT ANALYSIS QUESTIONS

Below are answers to the additional impact analysis questions identified in the MTW Operations Notice.

#	Question	Answer
1	Impact on the agency's waitlist(s) (e.g., any change in the amount of time families are on the waitlist)	While there is a chance that one or more families will become over-income and remain housed (see question 2 below), Homes for Good anticipates any impact to the waitlist or the amount of time families on the waitlist to be inconsequential.
2	Impact on the agency's termination rate of families (e.g., any change in the rate at which families non-voluntarily lose assistance from the agency)	Homes for Good anticipates that this policy change could result in a family becoming over-income and remaining on program until the next review. This would most likely impact Low Income households, whose increases in income were the largest over the last three years (\$15,632 vs. \$3,544 for ELI families). These households only represent only 1.5% of the fixed income population, so the rate of occurrence will be minimal.
3	Impact on the agency's current occupancy level in public housing and utilization rate in the HCV program	With an increase in HAP, Homes for Good may see a slight reduction in utilization due to this policy change. However, the agency anticipates that the administrative savings from the activity will offset the increase in HAP.
4	Impact on meeting the MTW statutory goals of cost effectiveness, self sufficiency, and/or housing choice	Cost effectiveness Homes for Good's analysis shows that by reducing the number of annuals and interims, this policy change will save the agency \$244,488 per year in administrative expenses
		Self-sufficiency Since this policy only applies to elderly and disabled households on fixed incomes, this metric does not apply.
		Housing choice Homes for Good does not anticipate any impact on housing choice
5	Impact on the agency's ability to meet the MTW statutory requirements	1. Ensure that 75% of newly assisted households have very low incomes Homes for Good will continue to use its current admissions policies, ensuring that this requirement is met.
		2. Establish a reasonable rent policy that encourages employment and self-sufficiency Since this policy only applies to elderly and disabled households on fixed incomes, this metric does not apply.



#	Question	Answer	
		3. Continue to assist substantially the same number of households	The agency expects that this policy will not impact its ability to meet the STS requirement.
		4. Continue to assist a comparable mix of households by family size	This policy will not have an impact on the household size of households served, although the analysis has shown that larger households will see more benefit from this policy change than small households.
		5. Meet Housing Quality Standards requirements	This policy change will not have any impact on HQS.
6	Impact on the rate of hardship requests and the number granted and denied as a result of this activity	Homes for Good does not anticipate any hardships as a result of this policy change as it will not have a negative impact on household's rent or utility payments. However, the standard Homes for Good Hardship Policy will apply in the event this policy results in a hardship.	

Conclusions

Homes for Good recognizes that the change to reexamination frequency will have a negative impact on the funds it has available to house families in the HCV program. However, the agency also anticipates that this policy will have a positive impact on households and that the increase in HAP expenditures will be offset by reduced administrative costs.



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 05/22/2024

AGENDA TITLE: Board Meeting Planning Calendar

DEPARTMENT: Executive

CONTACT : Jacob Fox

EXT: 2527

PRESENTER: Jacob Fox

EXT: 2527

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 "JF", is written over a horizontal line.

DATE: 05.14.2024

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



**BOARD MEETING
PLANNING CALENDAR**

Homes. People. Partnerships. Good.

JANUARY	
Commissioner Business	<ul style="list-style-type: none"> - Election of Board Chair - Election of Board Vice Chair
Presentations/Discussions	<ul style="list-style-type: none"> - Strategic Equity Plan Progress Report - Quarterly Excellence Awards - Auditor Entrance Review
Board Orders	<ul style="list-style-type: none"> - Procurement Policy Changes
Sessions/Public Hearings	None Scheduled

FEBRUARY	
Commissioner Business	None Scheduled
Presentations/Discussions	<ul style="list-style-type: none"> - PHA Plan Overview - Quarterly Financial Well-Being Report [period ending 12.31]
Board Orders	None Scheduled
Sessions/Public Hearings	None Scheduled

MARCH	
Commissioner Business	None Scheduled
Presentations/Discussions	<ul style="list-style-type: none"> - RED Pipeline - Year-End Data Review
Board Orders	None Scheduled
Sessions/Public Hearings	None Scheduled

APRIL	
Commissioner Business	None Scheduled
Presentations/Discussions	<ul style="list-style-type: none"> - Quarterly Excellence Awards
Board Orders	None Scheduled
Sessions/Public Hearings	None Scheduled

MAY	
Commissioner Business	None Scheduled
Presentations/Discussions	<ul style="list-style-type: none"> - Budget Timeline + Process - Quarterly Financial Well-Being Report [period ending 02.28] - PHA Small Book Introduction
Board Orders	None Scheduled
Sessions/Public Hearings	None Scheduled

JUNE	
Commissioner Business	None Scheduled
Presentations/Discussions	<ul style="list-style-type: none"> - Strategic Equity Plan New Year Review
Board Orders	<ul style="list-style-type: none"> - Annual Plan Approval
Sessions/Public Hearings	None Scheduled

JULY	
Commissioner Business	None Scheduled
Presentations/Discussions	<ul style="list-style-type: none"> - Strategic Equity Plan Previous Year Review - Quarterly Excellence Awards
Board Orders	<ul style="list-style-type: none"> - CAP 5-Year Plan
Sessions/Public Hearings	None Scheduled

AUGUST	
Commissioner Business	None Scheduled
Presentations/Discussions	<ul style="list-style-type: none"> - Auditor Exit Review - Quarterly Financial Well-Being Review [period ending 05.31]
Board Orders	None Scheduled
Sessions/Public Hearings	None Scheduled

SEPTEMBER

Commissioner Business	None Scheduled
Presentations/Discussions	- Fiscal Year Budget
Board Orders	None Scheduled
Sessions/Public Hearings	None Scheduled

OCTOBER

Commissioner Business	None Scheduled
Presentations/Discussions	- Real Estate Development Pipeline - Quarterly Excellence Awards - Executive Director Performance Overview
Board Orders	None Scheduled
Sessions/Public Hearings	None Scheduled

DECEMBER

Commissioner Business	None Scheduled
Presentations/Discussions	- Quarterly Financial Well-Being Report [period ending 08.31]
Board Orders	- Executive Director Performance Review
Sessions/Public Hearings	- Executive Director Performance Review