

BUDGET DOCUMENT FOR FISCAL YEAR 2024



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Homes. People. Partnerships. Good.

Homes for Good is Lane County's housing agency and our primary work is to help low-income residents with the logistics of affordable housing.

At a higher level, we are neighbors united to get every Lane County resident who needs help, into a home.

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Strategic Equity Plan

Homes for Good's Strategic Equity Plan is unlike other strategic plans in that it infuses our Diversity, Equity, and Inclusion goals into a larger strategic plan for the Agency to make sure all of our efforts are steering us in the direction of more equitable and inclusive services.

Our Strategic Equity Plan is an annual plan that outlines our goals, and the actions we are going to take to achieve those goals. Each goal builds and transforms over a three year period and the steps to achieve those are evaluated and adjusted on an annual basis based on progress.

We have identified four main areas of focus for our plan:

Listen to our Communities

Our Agency lives within the the sphere of our community, and can not be separated from that context. In order to be a responsible community organization, we must collaborate-- and most importantly listen-- to other organizations and people within our community. We must learn from their experiences and base operational changes on them to improve their experience. These goals focus on local partnership and collaboration.

Tell the Human Story

The people we serve are the heart of our work. As a social service organization, we work for and with people. These goals focus on keeping a human-centered approach. They include efforts to gather participant feedback and use that in programmatic changes, amplifying those voices on our media platforms, and improved empathy and client interactions for non-client facing staff.

Create Pathways to Self-Sufficiency

We usually associate "Self-Sufficiency" with our "Family Self-Sufficiency Program," but creating pathways to self-sufficiency looks to improve more than just one program. With these goals, we hope to make process and programmatic improvements to promote wealth building, and improve the mental and physical health of our all of our Residents and Program Participants.

Lead and Grow Ethically

"Leading and Growing Ethically" means we will lead the way in creating a racially and socially just organizational culture. These goals focus on improving our employee experience, recruiting and retaining a diverse workforce, utilizing technologies to provide more access to our programs, and reducing the Agency's carbon footprint.

BOARD OF COMMISSIONERS



Board Chair
Vacant



Vice Chair
Heather Buch



Commissioner
Larissa Ennis



Commissioner
Joel Iboa



Commissioner
Michelle Thurston



Commissioner
Justin Sandoval



Commissioner
Kirk Strohmman Jr.



Commissioner
Chloe Chapman



Commissioner
Pat Farr

LEADERSHIP TEAM



Wakan Alferes
Supportive Housing
Director



Eileen Lehey
Finance
Director



Jacob Fox
Executive
Director



Ela Kubok
Communications
Director



Jasmine Leary
Executive Support
Coordinator



Bailey McEuen
Human Resources
Director



Esteban Montero Chacon
Energy Services
Director



Beth Ochs
Rent Assistance
Director



Steve Ochs
Real Estate
Development Director

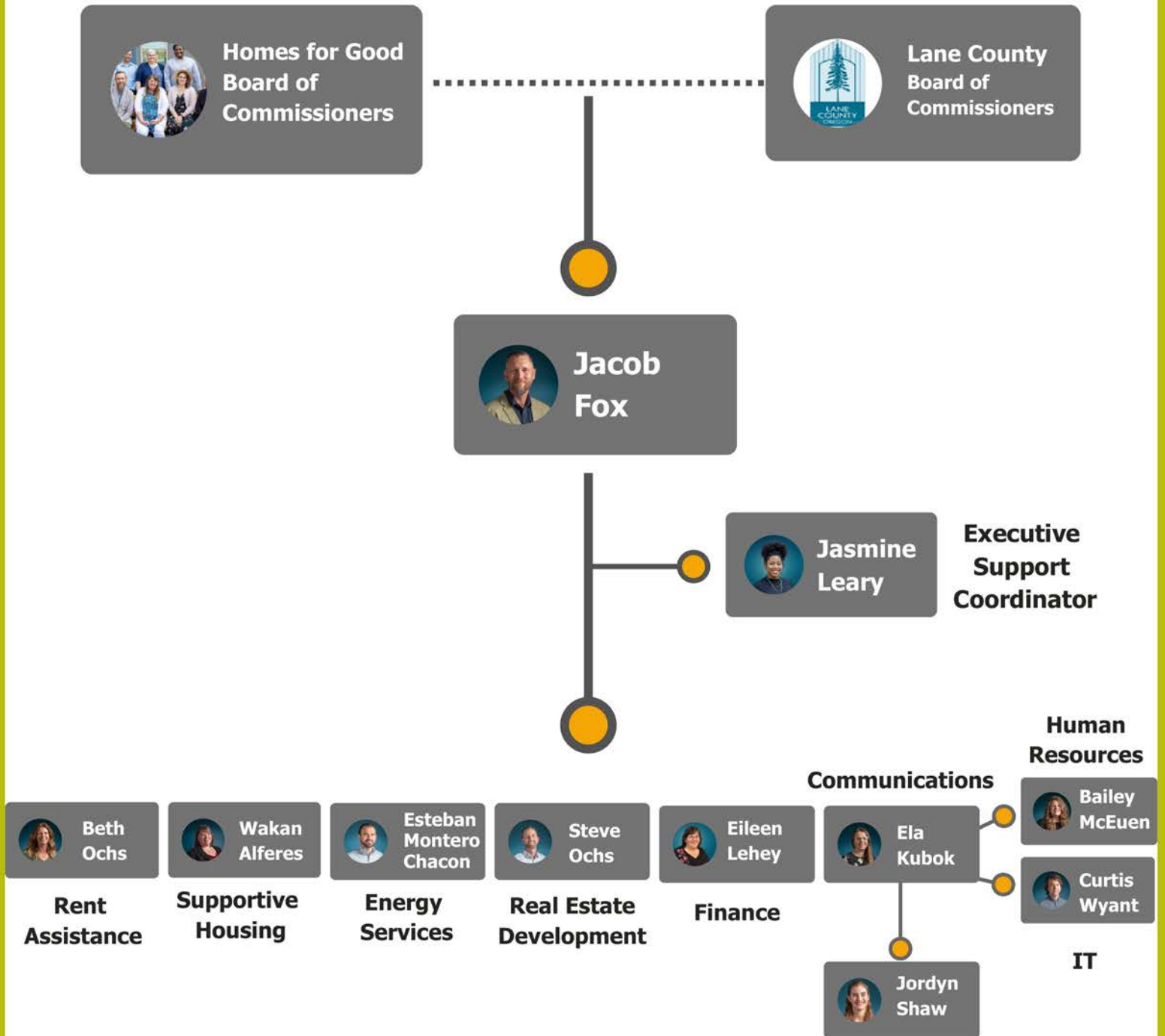


Jordyn Shaw
Communications
Administrative Specialist



Curtis Wyant
Information Technology
Director

ORGANIZATIONAL CHART



EXECUTIVE DIRECTOR'S MESSAGE



Our understanding has crystalized around why our community has so many people experiencing homelessness in our community. The driver for why so many people are experiencing homelessness is because in Lane County and across the Pacific NW is because we have underbuilt housing for the past three decades.

In order to play a bigger role in addressing the housing shortage crisis in our community Homes for Good will need to identify and secure new revenue sources. This will require that Homes for Good Budget continue to improve and refine our financial management systems including our annual budgeting process.

Throughout Fiscal Year 2023 we identified areas for improvement in our financial management systems and we began the refinement process. In the Fall of 2022 we contracted Moss Adams to perform an assessment of our Finance Team structure, processes and systems. This assessment provided 14 recommendations for improvement and in Winter of 2023 we began implementing these improvements. In the Winter of 2023 we also brought on a new firm to perform our annual financial and compliance audit including the preparation of our financial statements. In the Spring of 2023 the Homes for Good Governance Board created a Finance Committee and this committee has met monthly and provided guidance on budget variance reports, our audit process and our budget process. In the Summer of 2023 we implemented a more robust budget process and included staff members with financial responsibilities who historically had not been very involved in the budget process.

The Fiscal Year 2024 Annual Budget is an improved financial planning and management document that we will use to monitor variances throughout the fiscal year. Below you will find key themes embedded within the annual budget that are essential to deployment of our fiscal resources and the coming year and beyond:

- Implementation of the goals outlined in year 2 of our Strategic Equity Plan.
- Refinement of our financial management systems, with an emphasis on financial reporting, allocation methodologies, cash management and multi-year financial forecasting.
- Strategic investment of the proceeds from the sales of the scattered site homes.
- Leveraging the regulatory/funding flexibility allowed by the Department of Housing and Urban Development's Moving to Work Program.
- Securing new federal and state funding opportunities.

I am pleased to present Homes for Good's annual budget for the fiscal year operating from October 1st, 2023, through September 30th, 2024. It is my hope that the information provided depicts a meaningful story of our activities and of each of our division's revenues and expenses. This document reflects our commitment to transparency, with the goal of increasing our community's understanding of our organization's financial opportunities and challenges.

JACOB FOX

A handwritten signature in blue ink, appearing to read 'J. Fox', positioned below the printed name.

Executive Director

ALL AGENCY



ALL AGENCY SUMMARY

FDS	HAB	Yard#	Account Name	Rent Assistance	Supportive Housing Combined Totals	Community Services Combined	COCC	Total Agency Budget
REVENUE								
70300			Net Tenant Rental Revenue					
	3110-000	3110-00-000	Tenant Rental Revenue	-	6,708,085	247,374	896,483	7,851,942
	3110-000		Rental Income - Commercial	-	-	66,744	-	66,744
			Rental Income - Homes for Good	-	-	135,000	-	135,000
70300			Net Tenant Rental Revenue Total	-	6,708,085	449,118	896,483	8,053,686
70400			Tenant Revenue - Other					
	3690-000		Tenant Charges	-	14,175	-	-	14,175
70400			Tenant Revenue - Other Total	-	14,175	-	-	14,175
70500			Total Tenant Revenue	-	6,722,261	449,118	896,483	8,067,861
70600			HUD PHA Operating Grants		226,461			
	3401-000	3401-00-000	HUD PHA Grants (Operating Subsidy)	5,220,265	716,220	-	-	5,936,485
	3000-010	3410-02-000	Prepaid Annual Contribution Admin	4,978,651	-	-	-	4,978,651
	3000-000	3401-01-000	Prepaid Annual Contribution HAP	25,040,929	-	-	-	25,040,929
70600			HUD PHA Operating Grants Total	35,239,845	942,681	-	-	36,182,526
70610			Capital Grants					
	3690-000	3420-00-000	Grant Revenue	-	-	150,000	-	150,000
70610			Total Capital Grants Total	-	-	150,000	-	150,000
70710			Management Fee					
	3690-400	3620-00-000	Management Fee	-	-	-	1,952,695	1,952,695
70710			Management Fee - Total	-	-	-	1,952,695	1,952,695
70720			Asset Management Fee					
	3690-402	3620-00-000	Asset Management Fee	-	-	-	82,660	82,660
70720			Asset Management Fee Total	-	-	-	82,660	82,660
70730			Bookkeeping Fee					
	3690-401	3620-00-000	Bookkeeping Fee	-	-	-	374,653	374,653
70730			Bookkeeping Fee Total	-	-	-	374,653	374,653
70740			Front Line Service Fee					
	3690-003		Fee for Service Revenue	-	-	-	650,000	650,000
			Fee for Service Hebron Center	-	-	-	-	-
70740			Front Line Service Fee Total	-	-	-	650,000	650,000
70750			Other Fees					
	3690-000		Misc Income	-	17,523	-	-	17,523
	3690-000		Fleet Fees	-	-	-	46,700	46,700
	3690-		Overhead Allocations	-	-	-	570,055	570,055
	3690-000		Sale of Vehicles	-	-	-	-	-
70750			Other Fees Total	-	17,523	-	616,755	634,278
70700			Total Fee Revenue	35,239,845	960,204	150,000	3,676,762	40,026,812
70800			Other Government Grants					
	3690-	3415-00-000	Grant Income	-	-	3,370,767	750	3,371,517
70800			Other Government Grants Total	-	-	3,370,767	750	3,371,517
71100			Investment Income - Unrestricted					
	3610-000	3610-00-000	Interest Income	50	2,938	10,264	26	13,278
71100			Investment Income - Unrestricted Total	50	2,938	10,264	26	13,278
71400			Fraud Recovery					
	3300-020	3640-00-000	Fraud Recovery Funds	3,250	3,600	-	-	6,850
	3300-010		Fraud Recovery Funds Retained	3,250	-	-	-	3,250
71400			Fraud Recovery Total	6,500	3,600	-	-	10,100
71500			Other Revenue					
	3690-463		Developer Fees	-	-	1,225,000	-	1,225,000
	3690-003		Fee for Service / General	-	-	-	201,100	201,100
	3690-470		Homes for Good Foundation / Food Assistance	-	-	-	-	-
	3690-450		Homes for Good Foundation / Scholarship Fund	-	-	5,000	-	5,000
	3690-460		Homes for Good Foundation / Scholarship Fund / Admin Costs	-	-	4,000	-	4,000
	3690-100		Laundry Income	-	35,500	-	-	35,500
	3690-070		Management Fee - Limited Partnerships	-	-	70,000	-	70,000
	3690-000		Miscellaneous Income	200,072	1,363,648	92,306	-	1,656,026
	3110-000		Rental Income - Homes for Good	-	-	12,000	873,366	885,366
71500			Other Revenue Total	200,072	1,399,148	1,408,306	1,074,466	4,081,992
71600			Gain or Loss on Sale of Capital Assets					
	3690-		Gain or Loss on Sale of Capital Assets	-	-	2,391,000	-	2,391,000

ALL AGENCY SUMMARY

FDS	HAB	Yard	Account Name	Rent Assistance	Supportive Housing Combined Totals	Community Services Combined	COCC	Total Agency Budget
71600			Gain or Loss on Sale of Capital Assets Total	-	-	2,391,000	-	2,391,000
72000			Investment Income - Restricted					
	3610-000	3611-00-000	Interest Income	345	110	-	-	455
72000			Investment Income - Restricted Total	345	110	-	-	455
70000			Total Revenue	35,446,812	9,088,261	7,779,455	5,648,487	57,963,015
EXPENSES								
Administration								
91100			Administrative Salaries					
	4410-	4110-00-000	Administrative Salaries	1,696,169	1,083,078	908,693	1,990,830	5,678,771
91100			Administrative Salaries Total	1,696,169	1,083,078	908,693	1,990,830	5,678,771
91200			Auditing Fees					
	4171-000	4170-00-000	Auditing Fees	30,022	58,377	33,422	5,860	127,681
91200			Auditing Fees Total	30,022	58,377	33,422	5,860	127,681
91300			Management Fee					
	4160-000	4173-00-000	Management Fee	1,021,229	1,020,628	29,940	-	2,071,797
91300			Management Fee Total	1,021,229	1,020,628	29,940	-	2,071,797
91310			Bookkeeping Fee					
	4161-000	4430-80-000	Bookkeeping Fee	313,253	69,980	-	-	383,233
91310			Bookkeeping Fee Total	313,253	69,980	-	-	383,233
91400			Advertising and Marketing					
	4190-402	4190-03-000	Advertising	-	4,278	8,100	-	12,378
91400			Advertising and Marketing	-	4,278	8,100	-	12,378
91500			Employee Benefit Contributions - Administrative					
	4541-	4110-04-000	Administrative Fringe	1,069,613	655,061	452,122	944,156	3,120,952
91500			Employee Benefit Contributions - Administrative Total	1,069,613	655,061	452,122	944,156	3,120,952
91600			Office Expenses					
	4190-250		Admin Fee	521	492	1,000	2,792	4,805
	4190-420	4130-02-000	Background Checks	30,003	509	94,000	1,500	126,012
	4190-430	4190-20-000	Bank Fees	1,020	1,400	2,180	1,200	5,800
	4190-414	4180-00-000	Building Rent Expense	347,147	-	237,284	-	584,430
	4190-404	4190-06-000	Computer Expenses	208,114	148,180	87,950	172,149	616,393
	4190-406	4190-01-000	Dues & Fees	42,885	41,328	56,704	40,137	181,054
	4190-419		Employee Appreciation	-	700	-	21,344	22,044
	4190-422	4715-06-000	FSS Escrow Expense	-	8,000	-	-	8,000
	4190-418		Job Posting	-	-	-	2,000	2,000
	4190-421	4182-00-000	Management Consultant	66,628	19,273	15,239	31,389	132,529
	4190-999		Non-grant eligible	3,000	-	-	15,500	18,500
	4190-410	4190-04-000	Office Supplies	184,361	102,082	496,531	29,563	802,537
	4590-004	4172-00-000	Port Out Admin Fee Paid	31,300	-	86	-	31,386
	4190-411	4190-08-000	Postage	32,639	23,701	400	5,960	62,700
	4190-413	4190-02-000	Publications & Subscriptions	15,003	769	-	4,150	19,922
	4190-090		Resident Services Supplies	-	-	-	-	-
	4190-712		Software	-	1,382	-	-	1,382
	4190-402		Supportive Services / Admin	8,100	1,888	-	-	9,988
	4190-416	4190-07-000	Telephone	16,500	63,635	19,409	24,095	123,639
	4190-418	4190-17-000	Temporary Administrative Labor	50,005	-	-	76,097	126,102
	4140-703	4140-00-000	Training	35,312	30,388	84,904	74,535	225,140
	4438-000	4190-05-000	Vehicle Expense - Admin	11,101	-	-	-	11,101
	4190-426		Wellness	-	-	-	750	750
91600			Office Expenses Total	1,083,638	443,728	1,085,687	503,162	3,116,215
91700			Legal Expenses					
	4130-000	4130-04-000	Legal Expenses	1,000	22,003	6,100	30,000	59,103
91700			Legal Expenses Total	1,000	22,003	6,100	30,000	59,103
91800			Travel					
	4150-000	4150-00-000	Travel	-	6,820	3,911	4,856	15,587
91800			Travel Total	-	6,820	3,911	4,856	15,587
91900			Other					
	4190-417	4190-22-000	Miscellaneous	500	19,682	7,350	4,500	32,032
91900			Other Total	500	19,682	7,350	4,500	32,032
91000			Total Operating - Administrative	5,215,424	3,383,635	2,535,325	3,483,365	14,617,749
Tenant Services								
92000			Asset Management Fee					
	4162-000	4430-70-000	Asset Management Fee	-	103,660	-	-	103,660
92000			Asset Management Fee Total	-	103,660	-	-	103,660
92100			Tenant Services - Salaries					
	4210-	4210-00-000	Tenant Services / Salaries	227,890	-	64,229	134,931	733,421
	4220-	4210-00-000	Tenant Services / Salaries	134,122	306,371	489,278	-	929,771
92100			Tenant Services - Salaries Total	362,012	306,371	553,507	134,931	1,050,450
92200			Relocation Costs					
	4225-781	4230-01-000	Relocation Costs	-	4,300	-	-	15,100

ALL AGENCY SUMMARY

FDS	HAB	Yardi	Account Name	Rent Assistance	Supportive Housing Combined Totals	Community Services Combined	COCC	Total Agency Budget
	4225-789	4230-01-000	Relocation Costs / Reasonable Accomodation	-	15,100	-	-	19,400
92200			Relocation Costs Total	-	19,400	-	-	-
92300			Employee Benefit Contributions - Tenant Services					
	4222-	4210-01-000	Tenant Services Fringe	266,450	207,101	333,529	94,745	901,825
92300			Employee Benefit Contributions - Tenant Services	266,450	207,101	333,529	94,745	694,724
92400			Tenant Services - Other					
	4180-	4220-01-000	EHV / Service Fee Expenses	-	-	-	-	27,960
	4232-	4220-01-000	Resident Participation Fund	-	27,960	-	-	-
	4220-	4220-01-000	Supportive Services	84,258	-	-	-	463,765
	4231-	4220-01-000	Tenant Services Recreation	67,850	379,507	37,197	-	512,514
92400			Tenant Services - Other Total	152,108	407,467	37,197	-	1,233,304
92500			Total Tenant Services	780,569	1,043,999	924,232	229,677	1,994,478
Utilities								
93100			Water					
	4310-000	4310-00-000	Water	-	298,795	19,673	4,180	322,648
93100			Water Total	-	298,795	19,673	4,180	23,853
93200			Electricity					
	4320-000	4320-00-000	Electricity	-	213,218	28,386	24,700	266,304
93200			Electricity Total	-	213,218	28,386	24,700	53,086
93300			Natural Gas					
	4330-000	4330-00-000	Gas	-	91,560	12,288	10,100	113,948
93300			Natural Gas Total	-	91,560	12,288	10,100	22,388
93600			Sewer					
	4390-000	4390-00-000	Sewer	-	496,812	40,000	8,000	544,812
93600			Sewer Total	-	496,812	40,000	8,000	1,148,385
93000			Total Utilities	-	1,100,385	100,347	46,980	147,327
Maintenance								
94100			Ordinary Maintenance and Operations - Labor					
	4410-	4410-00-000	Maintenance Salaries	-	551,490	-	475,563	475,563
	4415-		Resident Manager	-	-	-	-	551,490
94100			Ordinary Maintenance and Operations - Labor Total	-	551,490	-	475,563	475,563
94200			Ordinary Maintenance and Operations - Materials and Other					
	4420-000	4420-07-000	Materials	-	287,064	62,915	200	141,323
	4420-770	4420-02-000	Materials / Appliances	-	78,208	-	-	7,000
	4420-747		Materials / Bath Upgrade	-	7,000	-	-	2,100
	4420-755		Materials / Doors	-	2,100	-	-	8,600
	4420-743	4420-04-000	Materials / Electrical Improvements	-	8,600	-	-	7,150
	4420-741		Materials / Exterior Improvement	-	7,150	-	-	36,207
	4420-749		Materials / Flooring	-	36,207	-	-	2,500
	4420-748		Materials / HVAC Systems	-	2,500	-	1,000	38,611
	4420-742		Materials / Interior Improvements	-	37,611	-	-	4,690
	4420-756	4420-06-000	Materials / Janitorial	-	4,690	-	4,000	13,158
	4420-746		Materials / Kitchen Upgrade	-	9,158	-	-	13,400
	4420-737	4420-01-000	Materials / Landscaping & Irrigation	-	13,400	-	-	2,950
	4420-754		Materials / Lighting	-	2,950	-	-	1,400
	4420-765		Materials / Locks	-	1,400	1,000	-	16,187
	4420-708	4420-09-000	Materials / Maintenance Tools	-	15,187	-	-	5,071
	4420-750		Materials / Paint	-	5,071	-	-	2,300
	4420-757	4420-05-000	Materials / Pest Control	-	2,300	-	-	16,500
	4420-744	4420-08-000	Materials / Plumbing Improvements	-	16,500	-	-	11,000
	4420-789		Materials / Reasonable Accomodations	-	11,000	-	-	3,330
	4420-751		Materials / Roofs & Gutters	-	3,330	-	-	3,703
	4420-752		Materials / Windows	-	3,703	-	-	555,129
94200			Ordinary Maintenance and Operations - Materials and Other Total	-	555,129	63,915	5,200	69,115
94300			Ordinary Maintenance and Operations - Contracts					
	4437-000	4430-99-000	Contract Costs	-	1,140,352	96,878	18,000	354,103
	4437-759	4430-01-000	Contract Costs - Alarms / Extinguishers	-	239,225	-	7,000	7,500
	4437-747		Contract Costs - Bath Upgrade	-	500	-	-	-
	4437-755		Contract Costs - Doors	-	-	-	-	13,300
	4437-743	4430-06-000	Contract Costs - Electrical	-	13,300	-	-	30,800
	4430-707	4430-17-000	Contract Costs - Elevator	-	30,800	-	12,100	12,100
	4430-730		Contract Costs - Fencing	-	-	3,000	-	8,065
	4437-749	4430-08-000	Contract Costs - Flooring	-	5,065	5,000	-	261,822
	4431-000	4340-00-000	Contract Costs - Garbage Service	-	256,822	10,436	2,500	44,436
	4437-748	4430-13-000	Contract Costs - HVAC Systems	-	31,500	900	14,000	15,100

ALL AGENCY SUMMARY

FDS	HAB	Yard	Account Name	Rent Assistance	Supportive Housing Combined Totals	Community Services Combined	COCC	Total Agency Budget
	4437-794		Contract Costs - Inspections	-	200	-	-	70,980
	4436-000	4430-10-000	Contract Costs - Janitorial	-	70,980	-	65,000	107,323
	4437-737	4430-09-000	Contract Costs - Landscaping & Irrigation	-	42,323	3,300	17,700	23,999
	4437-418	4410-03-000	Contract Costs - Maintenance Temporary Labor	-	2,999	-	-	8,587
	4437-757	4430-07-000	Contract Costs - Pest Control	-	8,587	-	1,000	39,300
	4437-744	4430-11-000	Contract Costs - Plumbing Improvements	-	38,300	-	2,000	27,400
	4437-751		Contract Costs - Roofs & Gutters	-	25,400	-	3,000	23,961
	4434-000		Contract Costs - Vacate Cleaning	-	20,961	-	-	24,099
	4437-722		Contract Costs - Vouchers Inspections	-	24,099	-	-	-
	4437-752	4430-12-000	Contract Costs - Windows	20,000	-	-	-	29,350
	4430-707	4430-17-000	Elevator Maintenance	-	9,350	2,000	-	628,400
	4560-	4430-90-000	Fee for Service	19,561	626,400	5,000	20,000	47,661
	4432-000	4320-01-000	Utilities in Vacates	-	3,100	2,500	-	39,395
	4430-000	4330-01-000	Vehicle Maintenance	-	36,895	28,000	30,000	2,685,158
	4439-000	4430-14-000	Ordinary Maintenance and Operations - Contracts	-	-	-	-	-
94300			Total	39,561	2,627,158	157,014	117,500	314,075
94500			Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-
	4540-	4410-05-000	Maintenance Fringe	-	328,989	-	295,309	295,309
	4542-		Resident Manager Fringe	-	-	-	-	-
	4540-501		Employee Benefits - Division Director	-	-	43,227	-	43,227
	4540-503		Employee Benefits - Energy Auditor	-	-	229,021	-	229,021
	4540-504		Employee Benefits - Intake Coordinator	-	-	-	-	-
	4540-505		Employee Benefits - Energy Educator	-	-	-	-	-
	4540-507		Employee Benefits - Admin Asst	-	-	61,894	-	61,894
	4540-509		Employee Benefits - Acct Staff	-	-	18,933	-	18,933
	4540-703		Employee Benefits - T&TA	-	-	-	-	328,989
94500			Employee Benefit Contributions - Ordinary Maintenance Total	-	328,989	353,064	295,309	4,711,139
94000			Total Maintenance	39,561	4,062,766	573,993	893,572	1,507,126
Protective Services								
95100			Protective Services - Labor	-	-	-	-	-
	4460-000		Security Salaries	-	10,196	-	-	10,196
95100			Protective Services - Labor Total	-	10,196	-	-	-
95200			Protective Services - Other Contract Costs	-	-	-	-	-
	4462-000		Security Contracts	-	37,375	7,500	-	44,875
95200			Protective Services - Other Contract Costs Total	-	37,375	7,500	-	7,500
95500			Employee Benefit Contributions - Protective Services	-	-	-	-	-
	4461-000		Security Fringe	-	1,682	-	-	1,682
95500			Employee Benefit Contributions - Protective Services Total	-	1,682	-	-	49,253
95000			Total Protective Services	-	49,253	7,500	-	7,500
Insurance								
96110			Property Insurance	-	-	-	-	-
	4510-000	4510-10-000	Property Insurance	-	549,737	48,385	17,250	615,372
96110			Property Insurance Total	-	549,737	48,385	17,250	65,635
96140			All Other Insurance	-	-	-	-	-
	4510-000	4510-20-000	Insurance	34,589	7,000	20,395	23,518	85,503
96140			All Other Insurance Total	34,589	7,000	20,395	23,518	635,240
96100			Total Insurance Premiums	34,589	556,737	68,780	40,768	144,188
General								
96200			Other General Expenses	-	-	-	-	-
	4595-002		EHV - Other General Expense	-	-	-	-	-
	4210-504		Intake Coordinator	-	-	-	-	-
	4590-000		Other General Expenses	-	-	434,400	-	434,400
	4210-000		Program Delivery / Program Salaries	-	-	-	-	-
	4210-509		Program Salaries / Accounting Staff	-	-	24,824	-	24,824
	4210-501		Program Salaries / Division Director	-	-	73,295	-	73,295
	4210-503		Program Salaries / Energy Auditor	-	-	382,809	-	382,809
	4210-506		Program Salaries / Office Assistant	-	-	109,796	-	109,796
	4210-703		Program Salaries / T&TA	-	-	-	-	66,800
	4180-000		Rent - Ground Lease	-	66,800	-	-	-
	4190-418		Scholarship	-	-	8,000	-	74,800
96200			Other General Expenses Total	-	66,800	1,033,113	-	1,033,113
96300			Payments in Lieu of Taxes / Property Taxes	-	-	-	-	-
	4520-000	4520-00-000	Payments in Lieu of Taxes	-	166,522	-	-	166,522
96300			Payments in Lieu of Taxes / Property Taxes Total	-	166,522	-	-	-
96400			Bad Debt - Tenant Rents	-	-	-	-	-

ALL AGENCY SUMMARY

FDS	HAB	Yard	Account Name	Rent Assistance	Supportive Housing Combined Totals	Community Services Combined	COCC	Total Agency Budget
	4570-000	4570-00-000	Bad Debt - Tenant Rents	10,000	-	-	-	10,000
	96400		Bad Debt - Tenant Rents Total	10,000	-	-	-	243,322
	96000		Total Other General Expenses	10,000	233,322	1,033,113	-	1,043,113
Interest Expense								
	96710		Interest of Mortgage (or Bonds) Payable	-	-	-	-	-
	4580-000	4851-00-000	Interest Expense	-	431,370	56,000	268,795	330,839
	4302-000	4851-00-000	Interest Expense	-	6,044	-	-	8,708
	4300-000	4851-00-000	Interest Expense	-	8,708	19,000	268,795	733,918
	96710		Interest of Mortgage (or Bonds) Payable Total	-	446,123	75,000	268,795	789,918
	96700		Total Interest Expenses and Amortization Cost	-	446,123	75,000	268,795	343,795
	96900		Total Operating Expenses	6,080,143	10,876,220	5,318,291	4,963,157	16,361,591
	96700		Excess of Operating Revenue over Operating Expenses	29,366,669	(1,787,958)	2,461,164	685,331	32,513,164
	97100		Extraordinary Maintenance	-	-	-	-	-
	4610-000		Extraordinary Maintenance	-	-	-	-	-
	97100		Extraordinary Maintenance Total	-	-	-	-	-
	97300		Housing Assistance Payments	-	-	-	-	-
	4718-000	4715-06-000	FSS Escrow Payments	231,800	-	-	-	231,800
	4715-001	4715-00-000	Housing Assistance Payments	28,135,765	-	-	-	28,135,765
	4715-004	4715-02-000	Port Out HAP Payments	410,400	-	-	-	410,400
	4715-001		S+C/ Rents	650,000	-	-	-	650,000
	4715-002		Vacancy Payments	-	-	-	-	-
	97300		Housing Assistance Payments Total	29,427,965	-	-	-	29,427,965
	97350		HAP Portability-In	-	-	-	-	-
	4585-00-000		HAP Portability-In	-	-	-	-	-
	97350		HAP Portability-In Total	-	-	-	-	10,876,220
	90000		Total Expenses	35,508,108	10,876,220	5,318,291	4,963,157	45,789,555
	Net Income			(61,296)	(1,787,655)	2,461,164	685,331	3,085,199
Other Financing Sources / Uses								
	10010		Operating Transfer In	-	-	820,457	-	817,157
	10020		Operating transfer Out	-	(3,300)	(383,554)	-	(383,554)
	10040		Transfers to/from Component Units	-	-	-	-	-
	10091		Inter Project Excess Cash Transfer In	-	-	-	-	-
	10092		Inter Project Excess Cash Transfer Out	-	-	-	-	-
			Operating Reserve	-	-	-	-	(183,212)
			Replacement Reserve Contribution	-	(183,212)	-	-	(19,776)
			Replacement Reserve	-	(19,776)	(25,000)	-	(25,000)
	10093		Transfers between Program and Project - In	-	-	-	-	3,851,807
	2750-		HUD PHA Grants (Operating Subsidy)	-	3,851,807	-	-	-
	2750-		Prepaid Annual Contribution Admin	4,691,787	-	-	-	4,691,787
	2750-		Prepaid Annual Contribution HAP	26,310,588	-	-	-	26,310,588
	2750-		Transfers between Program and Project - In	178,908	-	361,552	-	4,392,267
	10093		Transfers between Program and Project - In	31,181,283	3,851,807	361,552	-	31,405,801
	10094 2751-		Transfers between Project and Program - Out	(31,210,152)	(137,034)	(1,039,496)	-	(28,741,163)
	10100		Total Other Financing Sources (Uses)	(28,869)	3,508,485	(266,041)	-	(294,910)
	10000		Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(90,165)	1,720,830	2,195,123	685,331	2,790,289
	11020		Required Annual Debt Principal Payments	-	(602,403)	(2,683,972)	(509,220)	(3,193,192)
	11630		Furniture and Equipment - Dwelling Purchases	-	-	-	-	-
			Furniture and Equipment - Administrative	-	-	-	-	-
	11640		Purchases	-	-	-	-	(1,096,000)
	11650		Leasehold Improvements Purchases	-	(1,096,000)	-	-	-
	11660		Infrastructure Purchases	-	-	-	-	(1,096,000)
			Total Capital Projects	-	(1,096,000)	-	-	-
EXPENSE SUMMARY								
				34.92	35.75	33	36.48	3,447,495.16
			PERSONNEL SERVICE	3,394,244	3,447,391	3,624,528	3,935,535	17,431,221
			MATERIALS AND SERVICES	33,728,524	6,476,914	1,628,572	1,027,622	36,388,315
			RESERVES	-	3,598	(25,000)	-	(1,121,000)
			CAPITAL OUTLAY	-	(1,096,000)	-	-	(486,455)
			DEBT SERVICE	-	(486,455)	(2,683,972)	(509,220)	5,152,257
				37,122,768	8,345,449	2,544,128	4,453,937	44,120,832

RENT ASSISTANCE



The Rent Assistance portion of the budget includes the Agency's housing assistance payment programs and the operation of these programs are 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 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 upon information supplied by HUD and through 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 along with some resident services and self-sufficiency programs. The total budgeted expenses for all of the Agency's rent assistance approximately \$33 million. The rent assistance budget contains 33 FTE.

Rent Assistance Budget Summary

FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	28,630,700	30,578,316	38,370,800	39,582,100	34,091,887
70000	Total Revenue	30,234,200	36,310,321	39,274,600	40,410,800	34,098,782
EXPENSES						
91000	Total Operating - Administrative	4,372,100	5,325,683	5,034,700	5,240,700	5,002,563
92500	Total Tenant Services	291,600	723,031	-	753,000	121,550
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	28,811	-	55,200	39,561
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	28,000	20,574	33,000	32,900	29,532
96000	Total Other General Expenses	51,000	37,613	124,700	10,000	10,000
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	4,742,700	6,135,712	5,296,000	6,091,800	5,203,205
Excess of Operating Revenue over						
96700	Operating Expenses	25,491,500	30,174,609	33,978,600	34,319,000	28,895,577
90000	Total Expenses	31,329,400	37,477,213	36,258,700	35,232,600	33,981,170
	Net Income	(1,095,200)	(1,166,892)	3,015,900	5,178,200	117,612
10100	Total Other Financing Sources (Uses)	134,800	81,580	(3,015,900)	(3,295,200)	(207,777)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(960,400)	(1,085,312)	-	1,883,000	(90,165)
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
	Total Capital Projects	-	-	-	-	-

Housing Choice Voucher Program (HCV)



Housing Choice Voucher Program (HCV) also known as Section 8. This budget also contains Project Based Vouchers, Rental Assistance Demonstration (RAD) Project Based Vouchers.

- 2,670 HCV aka Section 8
 - 289 PBV and RAD PBV
- Housing Assistance Payment Monthly Average:
- HCV – \$647
 - PBV – \$1018

FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	25,700,000	16,043,489	-	-	-
70000	Total Revenue	25,741,400	16,119,808	3,800	6,700	6,750
EXPENSES						
91000	Total Operating - Administrative	3,578,000	3,781,150	4,103,800	3,962,000	4,534,760
92500	Total Tenant Services	-	97,157	-	121,000	121,000
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	28,811	-	55,200	37,601
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	26,000	14,806	25,100	26,800	28,676
96000	Total Other General Expenses	51,000	22,613	124,700	10,000	10,000
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	3,655,000	3,944,537	4,253,600	4,175,000	4,732,036
Excess of Operating Revenue over						
96700	Operating Expenses	22,086,400	12,175,271	(4,249,800)	(4,168,300)	(4,725,286)
90000	Total Expenses	26,829,000	25,241,123	29,516,900	27,148,000	27,305,588
	Net Income	(1,087,600)	(9,121,315)	(29,513,100)	(27,141,300)	(27,298,838)
10100	Total Other Financing Sources (Uses)	-	8,655,161	29,513,100	29,176,100	27,265,339
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(1,087,600)	(466,154)	-	2,034,800	(33,499)
Required Annual Debt Principal						
11020	Payments				-	-
Total Capital Projects						
		-	-	-	-	-

Mainstream Voucher Program

Mainstream Vouchers have the following characteristics:

- Must be low income and non-elderly and disabled to qualify
- Can be used in the private rental market or at certain tax credit properties and other affordable housing sites
- Subsidy travels with the tenant when they move.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	566,000	1,134,252	1,602,700	1,503,300	1,346,221
70000	Total Revenue	567,500	1,134,264	1,602,700	1,503,300	1,346,266
EXPENSES						
91000	Total Operating - Administrative	66,300	89,549	166,000	88,300	226,464
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	973
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	109	300	300	321
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	66,300	89,657	166,300	88,600	227,758
Excess of Operating Revenue over						
96700	Operating Expenses	501,200	1,044,606	1,436,400	1,414,700	1,118,508
90000	Total Expenses	559,300	1,025,393	1,602,700	1,209,300	1,374,717
	Net Income	8,200	108,871	-	294,000	(28,451)
10100	Total Other Financing Sources (Uses)	-	-	-	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	8,200	108,871	-	294,000	(28,451)
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Moving to Work (MTW)

In April 2022 Homes for Good became a Move to Work (MTW) Agency. MTW is a designation awarded by HUD to Public Housing Agencies. Created in 1996, MTW is a demonstration program for public housing agencies (PHAs) that provides the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently by allowing for funding flexibility. For example, MTW PHAs can blend Federal funds from the public housing operating and Housing Choice Voucher program into a "block grant" to help better meet the needs of their community.

There are currently 139 PHAs out of 3,330 across the U.S. with an MTW designation. In addition to the co-mingling of funds, MTW allows a PHA to engage in regulatory flexibility that provides administrative efficiency. For example, an MTW PHA is allowed to reassess eligibility for assistance on a triennial basis as opposed to an annual requirement for a non MTW PHA. This designation will provide Homes for Good the opportunity to potentially decrease FTE thru attrition as a result of efficiencies gained.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	9,763,804	32,939,200	34,572,400	31,210,152
70000	Total Revenue	-	9,763,818	32,939,200	34,572,400	31,210,152
EXPENSES						
91000	Total Operating - Administrative	-	(21)	-	-	-
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	-
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	(21)	-	-	-
Excess of Operating Revenue over						
96700	Operating Expenses	-	9,763,839	32,939,200	34,572,400	31,210,152
90000	Total Expenses	-	(21)	-	-	-
	Net Income	-	9,763,839	32,939,200	34,572,400	31,210,152
10100	Total Other Financing Sources (Uses)	-	(8,859,554)	(32,939,200)	(34,572,300)	(31,210,152)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	904,284	-	100	-
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Landlord Compensation Fund

Assistance provided directly to property owners administered in partnership with Oregon Housing and Community Services (OHCS)



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	-	2,123,070	-	(2,500)	-
EXPENSES						
91000	Total Operating - Administrative	-	52,308	-	500	-
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	1,572	-	-	-
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	53,880	-	500	-
Excess of Operating Revenue over						
96700	Operating Expenses	-	2,069,190	-	(3,000)	-
90000	Total Expenses	-	2,123,280	-	(2,800)	-
Net Income		-	(210)	-	300	-
10100	Total Other Financing Sources (Uses)	-	-	-	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	(210)	-	300	-
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Note: This budget is being phased out and will be removed in the FY26 budget document.

Veterans Affairs Supportive Housing Vouchers (VASH)



- 314 vouchers, with 244 being utilized as of July 1, 2023
- VASH is a collaborative program which pairs HUD's Housing Choice Voucher (HCV) rental assistance with VA case management and supportive services for homeless veterans. These services are designed to help homeless veterans and their families find and sustain permanent housing and access the health care, mental health treatment, substance use counseling, and other supports necessary to help them in their recovery process and with their ability to maintain housing in the community

Housing Assistance Payment Monthly Average:

- VASH – \$649

FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	1,695,476	1,588,200	-	-
70000	Total Revenue	-	1,695,876	1,588,200	-	-
EXPENSES						
91000	Total Operating - Administrative	-	68,802	27,700	-	-
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	-
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	68,802	27,700	-	-
Excess of Operating Revenue over						
96700	Operating Expenses	-	1,627,074	1,560,500	-	-
90000	Total Expenses	-	1,640,700	1,555,100	1,863,700	3,708,315
	Net Income	-	55,176	33,100	(1,863,700)	(3,708,315)
10100	Total Other Financing Sources (Uses)	-	-	(33,100)	1,868,800	3,708,315
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	55,176	-	5,100	-
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
	Total Capital Projects	-	-	-	-	-

Emergency Housing Voucher (EHV)

Emergency Housing Voucher Program (EHV):

- 184 Vouchers
- Must be low income, homeless, at risk of homelessness, fleeing domestic violence or fleeing human trafficking to qualify
- Can be used in the private rental market or at certain tax credit properties and other affordable housing sites
- Subsidy travels with the tenant when they move.

Housing Assistance Payment Monthly Average:

- EHV - \$968



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	974,700	848,472	900,000	2,426,200	1,535,514
70000	Total Revenue	975,300	848,586	900,000	2,426,300	1,535,614
EXPENSES						
91000	Total Operating - Administrative	158,400	160,457	94,900	169,400	241,339
92500	Total Tenant Services	-	144,165	-	128,400	550
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	987
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	511	1,000	500	535
96000	Total Other General Expenses	-	15,000	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	158,400	320,133	199,500	298,300	243,411
Excess of Operating Revenue over						
96700	Operating Expenses	816,900	528,453	700,500	2,128,000	1,292,203
90000	Total Expenses	979,100	1,370,565	1,025,900	2,324,400	1,563,829
	Net Income	(3,800)	(521,979)	(125,900)	101,900	(28,215)
10100	Total Other Financing Sources (Uses)	-	(28,062)	125,900	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(3,800)	(550,041)	-	101,900	(28,215)
Required Annual Debt Principal						
11020	Payments				-	-
Total Capital Projects						
		-	-	-	-	-

Shelter Plus Care

The Shelter Plus Care/Madrone grant is through the Continuum of Care that provides rent assistance and services to homeless individuals and families who have at least one person in the household that qualifies as disabled. Referrals are taken from the Centralized Waiting List held by Lane County Health and Human Services Department and connects them to service providers that include ShelterCare and Laurel Hill Center. These grants support housing for roughly 75 households annually.

Laurel Hill
C E N T E R



ShelterCare
Hope is here.

FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	1,035,000	823,817	1,035,500	774,800	829,786
70000	Total Revenue	1,035,000	823,817	1,035,500	774,800	829,786
EXPENSES						
91000	Total Operating - Administrative	173,000	233,208	127,800	325,400	85,612
92500	Total Tenant Services	-	214,983	-	189,100	183,185
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	1,119	1,200	1,000	1,052
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	173,000	449,310	129,000	515,500	269,849
Excess of Operating Revenue over						
96700	Operating Expenses	862,000	374,506	906,500	259,300	559,937
90000	Total Expenses	1,072,000	1,086,936	1,108,200	1,205,600	919,849
	Net Income	(37,000)	(263,120)	(72,700)	(430,800)	(90,063)
10100	Total Other Financing Sources (Uses)	37,000	314,035	72,700	232,200	90,063
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	50,915	-	(198,600)	0
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Note: In FY23 Shelter Plus Care moved from Community Services to Rent Assistance

Oregon Eviction Prevention Program (OREDAP)



With funding from OHCS, OREDAP provides local rental assistance to low-income Lane County renters at risk of eviction or facing homelessness.

FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	1,410,000	3,421,666	900,000	634,300	-
EXPENSES						
91000	Total Operating - Administrative	87,200	401,550	94,900	189,700	-
92500	Total Tenant Services	-	-	-	4,100	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	577	1,000	800	-
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	87,200	402,127	95,900	194,600	-
Excess of Operating Revenue over						
96700	Operating Expenses	1,322,800	3,019,538	804,100	439,700	-
90000	Total Expenses	1,287,200	4,175,944	1,025,900	627,500	-
	Net Income	122,800	(754,278)	(125,900)	6,800	-
10100	Total Other Financing Sources (Uses)	-	-	125,900	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	122,800	(754,278)	-	6,800	-
	Total Capital Projects	-	-	-	-	-

Note: This budget is being phased out and will be removed in the FY26 budget document.

ROSS

The ROSS grant is funded by HUD to provide Resident Services in Public Housing Communities. Homes for Good Resident Services Team works to connect our residents and participants with needed resources in the community. In partnership with community providers, government entities, and resident volunteers, Homes for Good facilitates numerous programs that support residents in meeting their basic needs, increasing housing stability, improving health outcomes, and building economic self-sufficiency. The Resident Services Team is overseen by the Supportive Housing Division Director and is staffed by a Resident Services Manager, nine (9) Resident Services Specialists, three (3) Family Self Sufficiency Program Coordinators, six (6) PSH Case Managers, four (4) Resident Services Assistants and a Grants and Programs Specialist. Resident Services also oversees the Section 8 Home Ownership Program and coordinates the Resident Advisory Board (RAB).



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	80,000	68,660	77,100	69,700	78,650
70000	Total Revenue	80,000	68,660	77,100	126,500	147,482
EXPENSES						
91000	Total Operating - Administrative	177,800	463,031	80,700	257,100	95,477
92500	Total Tenant Services	-	-	-	-	123,998
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	875	3,400	2,600	2,990
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	177,800	463,906	84,100	259,700	222,465
Excess of Operating Revenue over						
96700	Operating Expenses	(97,800)	(395,247)	(7,000)	(133,200)	(74,983)
90000	Total Expenses	177,800	463,906	84,100	259,700	222,465
Net Income						
		(97,800)	(395,247)	(7,000)	(133,200)	(74,983)
10100	Total Other Financing Sources (Uses)	97,800	-	7,000	-	74,983
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	(395,247)	-	(133,200)	-
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Note: In FY23 ROSS moved from Community Services to Rent Assistance

Family Self Sufficiency Program (FSS)

The FSS Program is offered by Homes for Good to help participants of Public Housing and Housing Choice Voucher programs get support, set goals, save money and work towards greater economic self-sufficiency. Participants work with a coordinator to create an individualized training and services plan to make big and small changes in their lives. Participants are eligible to establish a tax free escrow account that is contributed to when their rent increases due to changes in earned income. Families who meet the program goals receive the money in this account, with the average graduate receiving just over \$5,000.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	275,000	191,149	228,100	200,500	239,522
70000	Total Revenue	425,000	301,561	228,100	333,800	370,762
EXPENSES						
91000	Total Operating - Administrative	131,400	75,648	338,900	248,300	31,773
92500	Total Tenant Services	291,600	266,727	-	310,400	351,836
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	2,000	1,005	1,000	900	1,015
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	425,000	343,380	339,900	559,600	384,624
	Excess of Operating Revenue over					
96700	Operating Expenses	-	(41,819)	(111,800)	(225,800)	(13,862)
90000	Total Expenses	425,000	343,380	339,900	559,600	384,624
	Net Income	-	(41,819)	(111,800)	(225,800)	(13,862)
10100	Total Other Financing Sources (Uses)	-	-	111,800	-	13,862
	Excess (Deficiency) of Total Revenue					
10000	Over (Under) Total Expenses	-	(41,819)	-	(225,800)	-
	Required Annual Debt Principal					
11020	Payments	-	-	-	-	-
	Total Capital Projects	-	-	-	-	-

Foster Youth to Independence Initiative (FYI Voucher)

The Foster Youth to Independence (FYI) initiative makes Housing Choice Voucher (HCV) assistance available to Public Housing Agencies (PHAs) in partnership with Public Child Welfare Agencies (PCWAs). Under FYI, PHAs provide housing assistance on behalf of: Youth at least 18 years and not more than 24 years of age (have not reached their 25th birthday) who left foster care, or will leave foster care within 90 days, and are homeless or are at risk of becoming homeless at age 16 or older.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	9,197	-	35,200	-
70000	Total Revenue	-	9,197	-	35,200	-
EXPENSES						
91000	Total Operating - Administrative	-	-	-	-	-
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	-
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	-	-
Excess of Operating Revenue over						
96700	Operating Expenses	-	9,197	-	35,200	-
90000	Total Expenses	-	6,006	-	37,600	28,721
	Net Income	-	3,191	-	(2,400)	(28,721)
10100	Total Other Financing Sources (Uses)	-	-	-	-	28,721
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	3,191	-	(2,400)	-
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Note: This budget was previously contained in the HCV Budget and was separated for FY24

COMMUNITY SERVICES



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 2023.

The Agency's Real Estate Development expects revenues consisting of developer fees and capital grants totaling \$1,443,816. Of this, \$1,225,000 in developer fees is expected and \$214,000 in capital grants related to the development of properties impacted by the 2020 wildfires. Total expenses for the department are expected to be just over \$1,300,000.

The Agency anticipates spending approximately \$2,000,000 on the development of new affordable housing projects that includes pre-development spending on Ollie Court, Bridges on Broadway, Glenwood and The Field on Quince in Florence.

The Asset Management Department expects a budget shortfall of approximately \$150,000. This number could be significantly less depending on cash flow amounts from properties that can be returned to owner. The department will also need to borrow from RAD proceeds to cover operating shortfalls at The Commons on MLK.

RAD Phase II sales are almost complete. It is expected that the final 7 units will be sold in this coming fiscal year to bring in just over \$2,000,000 in proceeds.

Energy Services Division expects a reduction in funding for fiscal year 2024 compared to 2023. A decrease in temporary funding due to COVID 19, like Low Income Household Energy Assistance Program (LIHEAP), are the main drivers for the reduction. There will be an increase in Department of Energy funding thanks to the Bipartisan Infrastructure Legislature that offsets the decrease in LIHEAP and reflects a growth compared to pre COVID budget years.

Community Services Budget Summary

FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	384,500	344,180	397,000	407,686	449,118
70700	Total Fee Revenue	150,000	6,105,608	5,100,000	4,398,912	2,692,000
70000	Total Revenue	3,948,000	7,821,103	7,430,400	3,160,988	5,387,455
EXPENSES						
91000	Total Operating - Administrative	1,902,600	2,287,328	1,823,100	1,613,711	1,833,416
92500	Total Tenant Services	5,000	10,275	7,800	368,800	923,352
93000	Total Utilities	682,200	351,902	876,300	596,600	143,214
94000	Total Maintenance	718,800	138,001	671,200	425,200	235,796
95000	Total Protective Services	9,500	21,804	18,000	13,200	13,500
96100	Total Insurance Premiums	176,600	146,640	182,200	115,012	207,991
96000	Total Other General Expenses	72,700	120,563	236,500	142,000	112,891
	Total Interest Expenses and Amortization					
96700	Cost	28,000	79,567	51,100	63,900	75,000
96900	Total Operating Expenses	2,099,400	1,653,253	2,220,800	2,405,811	3,093,344
Excess of Operating Revenue over						
96700	Operating Expenses	(310,500)	842,874	1,843,000	(834,723)	(84,941)
90000	Total Expenses	2,099,400	1,653,253	2,220,800	2,405,811	3,093,344
Net Income						
		(294,400)	845,931	1,845,060	(834,623)	(78,941)
10100	Total Other Financing Sources (Uses)	556,800	67,437	(1,518,200)	(300,200)	(10,489)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(171,200)	871,597	12,400	(1,171,923)	(113,947)
Required Annual Debt Principal						
11020	Payments	(53,000)	(79,413)	(73,919)	40,000	(2,683,972)
Total Capital Projects						
		668,000	165,165	(1,400,000)	306,600	193,894

Development

Homes for Good's Real Estate Development Division builds sustainable and affordable homes throughout Lane County. Homes for Good's Development Team activities include new construction projects, acquisition, rehab, and substantial capital repairs for existing affordable properties. Development fees received from projects help to fund pre-development activities and other programs at Homes for Good. Homes for Good has been aggressively tackling the affordable housing crisis and need for additional Permanent Supportive Housing units in our community.



FDS Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE					
70500 Total Tenant Revenue	-	-	-	-	-
70700 Total Fee Revenue	-	-	-	-	-
70000 Total Revenue	1,468,900	3,717,000	3,717,000	762,400	1,443,816
EXPENSES					
91000 Total Operating - Administrative	1,867,900	1,745,400	1,745,400	1,175,200	1,289,874
92500 Total Tenant Services	-	-	-	-	-
93000 Total Utilities	-	1,817	-	2,000	2,000
94000 Total Maintenance	-	23,358	10,000	100	3,300
95000 Total Protective Services	-	-	-	-	-
96100 Total Insurance Premiums	4,600	3,050	5,100	2,000	2,643
96000 Total Other General Expenses	-	-	150,000	-	-
Total Interest Expenses and Amortization					
96700 Cost	10,000	38,894	10,000	29,200	40,000
96900 Total Operating Expenses	1,882,500	1,051,433	1,920,500	1,208,500	1,334,517
Excess of Operating Revenue over					
96700 Operating Expenses	(413,600)	115,872	1,796,500	(446,100)	109,299
90000 Total Expenses	1,882,500	1,051,433	1,920,500	1,208,500	1,334,517
Net Income					
	(413,600)	115,872	1,796,500	(446,100)	109,299
10100 Total Other Financing Sources (Uses)	159,400	-	(1,796,500)	-	171,662
Excess (Deficiency) of Total Revenue					
10000 Over (Under) Total Expenses	(254,200)	115,872	-	(446,100)	280,961
Required Annual Debt Principal					
11020 Payments					(2,601,972)
Total Capital Projects	600,000	-	(1,500,000)	-	-

RAD Phase II

The Rental Assistance Demonstration (RAD) is a program of the Department of Housing and Urban Development (HUD) that focuses on converting public housing into a Section 8 project-based voucher subsidy. RAD allows public housing agencies, like Homes for Good, to improve the housing available to residents through rehabilitation or new development. Through this process Homes for Good constructed two new housing developments Sarang in Eugene, and Hayden Bridge Landing in Springfield, and is part way through the process of selling 100 units of single-family homes and duplexes



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	-	5,992,030	4,950,000	4,322,200	2,392,000
EXPENSES						
91000	Total Operating - Administrative	-	521,185	32,200	70,731	118,200
92500	Total Tenant Services	-	189,160	-	1,700	-
93000	Total Utilities	-	236	-	-	-
94000	Total Maintenance	-	346,516	250,000	409,500	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	11,605	18,000	5,900	6,000
96000	Total Other General Expenses	-	-	-	-	-
Total Interest Expenses and Amortization						
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	1,068,702	300,200	487,831	30,200
Excess of Operating Revenue over						
96700	Operating Expenses	-	4,923,327	4,649,800	3,834,369	2,361,800
90000	Total Expenses	-	1,068,702	300,200	487,831	30,200
Net Income						
-		-	4,923,327	4,649,800	3,834,369	2,361,800
10100	Total Other Financing Sources (Uses)	-	-	(4,649,800)	-	(218,535)
Excess (Deficiency) of Total Revenue Over						
10000	(Under) Total Expenses	-	4,923,327	-	3,834,369	2,143,264
Total Capital Projects						
-		-	-	-	-	-

Energy Services

Homes for Good's Energy Services Division implements the US DOE Weatherization Assistance Program in Lane County. In addition to making low-income Lane County residences more healthy and energy efficient, the Energy Services Division partners with Lane County's Health and Human Services, and local utilities to provide energy education as well as replacing non-working heating systems during the cold months of the year.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	2,070,600	1,733,842	3,286,600	1,305,200	2,254,802
EXPENSES						
91000	Total Operating - Administrative	1,389,800	252,484	1,126,000	565,400	583,709
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	784,500	190,800	58,100	256,000	381,064
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	5,300	283	7,700	7,400	8,511
96000	Total Other General Expenses	-	1,590,777	2,012,900	455,400	1,023,613
96700	Total Interest Expenses and Amortization Cost	-	-	-	-	-
96900	Total Operating Expenses	2,179,600	2,034,344	3,204,700	1,284,200	1,996,897
Excess of Operating Revenue over						
96700	Operating Expenses	(109,000)	(300,502)	81,900	21,000	257,905
90000	Total Expenses	2,179,600	2,034,344	3,204,700	1,284,200	1,996,897
Net Income						
		(109,000)	(300,502)	81,900	21,000	257,905
10100	Total Other Financing Sources (Uses)	-	-	(81,900)	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(109,000)	(300,502)	-	21,000	257,905
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

The Bus Barn

The Bus Barn Property is located on Oak Street in the Market District of Eugene, OR and consists of two buildings: the historic Bus Barn building and the Oak Court Building. Oak Street Child Development, a key downtown childcare service is located in the Bus Barn building, and Chambers Construction is using a portion of the Oak Court building for construction offices for the neighboring Market District Commons construction. Homes for Good has executed a 99 year lease on the property from Lane County, in the short term the property will be leased to non-profit and commercial business with the possibility of providing services for affordable housing in the long term.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	40,000	40,680	61,000	46,100	92,000
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	40,000	40,680	61,000	46,102	92,002
EXPENSES						
91000	Total Operating - Administrative	12,900	-	5,300	5,611	12,579
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	21,500	27,136	28,000	35,800	36,000
94000	Total Maintenance	9,500	3,593	15,500	39,500	1,010
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	12,000	11,876	10,000	20,700	21,000
96000	Total Other General Expenses	-	1,087	1,500	1,800	1,500
	Total Interest Expenses and Amortization					
96700	Cost	-	23,301	27,300	18,900	19,000
96900	Total Operating Expenses	55,900	66,992	87,600	122,311	91,089
Excess of Operating Revenue over						
96700	Operating Expenses	(15,900)	(26,312)	(26,600)	(76,209)	913
90000	Total Expenses	55,900	66,992	87,600	122,311	91,089
	Net Income	(15,900)	(26,312)	(26,600)	(76,209)	913
10100	Total Other Financing Sources (Uses)	15,900	208,845	26,600	71,200	(317,716)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	182,534	-	(5,009)	(316,803)
Required Annual Debt Principal						
11020	Payments		(16,112)	(13,300)	(13,700)	(14,000)

Signpost House

Signpost House provides sixteen (16) units of supported housing off 7th Avenue in partnership with ShelterCare.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	88,500	90,172	80,000	114,600	115,000
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	88,500	93,557	80,000	114,600	115,000
EXPENSES						
91000	Total Operating - Administrative	8,800	52,241	55,200	13,300	27,154
92500	Total Tenant Services	5,000	7,800	7,800	8,800	8,800
93000	Total Utilities	8,200	9,038	10,600	10,600	11,000
94000	Total Maintenance	26,800	33,171	3,000	92,300	41,000
95000	Total Protective Services	9,500	10,199	-	7,300	7,500
96100	Total Insurance Premiums	2,000	3,074	3,400	2,900	4,215
96900	Total Operating Expenses	60,700	115,523	80,000	135,200	99,669
Excess of Operating Revenue over						
96700	Operating Expenses	27,800	(21,966)	-	(20,600)	15,331
90000	Total Expenses	60,700	115,523	80,000	135,200	99,669
Net Income		27,800	(21,966)	-	(20,600)	15,331
10100	Total Other Financing Sources (Uses)	(21,800)	-	-	-	(18,500)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	6,000	(21,966)	-	(20,600)	(3,169)
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Heeran Center

The Heeran Center is a sixteen (16) bed Secure Residential Treatment Facility off Coburg road in Eugene, OR serving the needs of individuals who are recovering from a mental illness. This center offers therapeutic treatment services on a 24/7 basis. Care services are provided by ColumbiaCare, Inc. The Heeran Center also provides space for the Trauma Healing Project, offering wellness services facilitated by advanced healing arts practitioners, and is open to all in our community.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	256,000	213,328	256,000	246,986	242,118
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	256,000	277,846	256,000	248,986	244,118
EXPENSES						
91000	Total Operating - Administrative	13,000	19,165	13,300	16,800	16,140
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	40,000	45,549	54,000	54,500	51,347
94000	Total Maintenance	70,000	156,033	109,000	209,100	147,619
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	4,000	5,966	6,500	5,700	8,219
96000	Total Other General Expenses	-	-	-	-	-
96700	Total Interest Expenses and Amortization Cost	18,000	17,372	13,800	15,800	16,000
96900	Total Operating Expenses	145,000	244,085	196,600	301,900	239,325
Excess of Operating Revenue over						
96700	Operating Expenses	111,000	33,761	59,400	(52,914)	4,793
90000	Total Expenses	145,000	244,085	196,600	301,900	239,325
Net Income						
		111,000	33,761	59,400	(52,914)	4,793
10100	Total Other Financing Sources (Uses)	(28,000)	(23,833)	(59,400)	(2,800)	(25,000)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	83,000	9,927	-	(55,714)	(20,207)
Required Annual Debt Principal						
11020	Payments	(53,000)	(63,301)	(60,619)	(68,000)	(68,000)
Total Capital Projects						
		-	-	-	-	-

Family Shelter House

In partnership with ShelterCare, Family Shelter House provides twenty-eight (28) units of emergency shelter and supportive services for families with children who are homeless. The Family Shelter House is located off Hwy 99 in Eugene, OR.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	12,000	12,000	12,000	12,000	12,000
EXPENSES						
91000	Total Operating - Administrative	-	189	3,500	7,800	13,812
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	4,000	6,667	7,200	6,200	8,951
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	4,000	6,856	10,700	14,000	22,763
Excess of Operating Revenue over						
96700	Operating Expenses	8,000	5,144	1,300	(2,000)	(10,763)
90000	Total Expenses	4,000	6,856	10,700	14,000	22,763
Net Income						
		8,000	5,144	3,360	(2,000)	(10,763)
10100	Total Other Financing Sources (Uses)	(8,000)	-	(1,300)	-	(47,338)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	5,144	-	(2,000)	(58,101)
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Veterans Affairs Homeless Grant

The VA's Homeless Providers Grant and Per Diem Program is offered annually (as funding permits) by the Department of Veterans Affairs Health Care for Homeless Veterans (HCHV) Programs to fund community agencies providing services to homeless Veterans. The purpose is to promote the development and provision of supportive housing and/or supportive services with the goal of helping homeless Veterans achieve residential stability, increase their skill levels and/or income, and obtain greater self-determination. This is a Federal grant that is passed through Homes for Good to local organizations.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	150,000	113,578	150,000	76,712	150,000
EXPENSES						
91000	Total Operating - Administrative	-	-	-	-	-
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	-
96000	Total Other General Expenses	150,000	113,578	150,000	76,712	150,000
96700	Total Interest Expenses and Amortization Cost	-	-	-	-	-
96900	Total Operating Expenses	150,000	113,578	150,000	76,712	150,000
96700	Excess of Operating Revenue over Operating Expenses	-	-	-	-	-
90000	Total Expenses	150,000	113,578	150,000	76,712	150,000
	Net Income	-	-	-	-	-
10100	Total Other Financing Sources (Uses)	-	-	-	-	-
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-	-	-	-	-
11020	Required Annual Debt Principal Payments	-	-	-	-	-
	Total Capital Projects	-	-	-	-	-

Asset Management

Asset Management oversees the operations of all third-party managed properties. The revenue for Asset Management is mainly comprised of Management Fees charged to Limited Partnerships, end of year Return to Owner funds, and loan payments and interest as allowed in the different partnership agreements. Any additional operational loans for the third party managed properties is handled through the Asset Management budget. In prior fiscal years, Asset Management budget was combined with the Development budget.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	-	1,895,763	-	340,200	160,050
EXPENSES						
91000	Total Operating - Administrative	-	279,670	-	242,500	298,739
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	285	-	-	856
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	279,955	-	242,500	299,595
Excess of Operating Revenue over						
96700	Operating Expenses	-	667,926	-	(72,400)	(148,795)
90000	Total Expenses	-	279,955	-	242,500	299,595
Net Income						
		-	667,926	-	(72,400)	(148,795)
10100	Total Other Financing Sources (Uses)	-	(156,289)	-	(405,600)	148,795
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	511,637	-	(478,000)	(0)
Required Annual Debt Principal						
11020	Payments				121,700	
Total Capital Projects						
		-	-	-	-	-

Note: This budget was previously contained in the Development Budget and was separated for FY24

MLK Supportive Services

The Commons on MLK is a permanent supportive housing community located on MLK Blvd. and was developed through a community collaboration to identify, engage, house, and support the people in our community who have been homeless the longest and utilize the most resources. Homes for Good provides Resident Services and Case Management services to the 51 residents living at The Commons on MLK through a contract with Lane County Human Services, this budget is specific to the services.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	-	-	-	320,600	905,655
EXPENSES						
91000	Total Operating - Administrative	-	-	-	146,800	143,454
92500	Total Tenant Services	-	-	-	359,000	795,554
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	7,238
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	505,800	946,246
Excess of Operating Revenue over						
96700	Operating Expenses	-	-	-	(185,200)	(40,591)
90000	Total Expenses	-	-	-	505,800	946,246
Net Income						
		-	-	-	(185,200)	(40,591)
10100	Total Other Financing Sources (Uses)	-	-	-	-	40,591
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	-	-	(185,200)	-
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Note: This budget is new for FY24

The Keystone Supportive Services



The Keystone is a permanent supportive housing community located on the corner of 13th Ave and Tyler Street, and was developed with the primary goal to provide affordable housing and supportive services to chronically homeless families in our community. Homes for Good provides Resident Services and Case Management to the 15 households living at The Keystone through a contract with Oregon Housing and Community Services (OHCS), this budget is specific to the services.

FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	150,000
70000	Total Revenue	-	-	-	-	150,000
EXPENSES						
91000	Total Operating - Administrative	-	-	-	-	30,663
92500	Total Tenant Services	-	-	-	-	118,998
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	339
96000	Total Other General Expenses	-	-	-	-	-
96700	Total Interest Expenses and Amortization Cost	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	-	150,000
Excess of Operating Revenue over						
96700	Operating Expenses	-	-	-	-	0
90000	Total Expenses	-	-	-	-	150,000
Net Income						
		-	-	-	-	0
10100	Total Other Financing Sources (Uses)	-	-	-	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	-	-	-	0
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Note: This budget is new for FY24

Homes for Good Foundation

In 2013 Homes for Good Housing Agency established its nonprofit branch known as The Homes for Good Foundation. The Foundation's purpose is to improve the living conditions and quality of life of low-income Lane County residents. The Homes for Good Foundation aims to provide stability and growth through: A Scholarship Program, Kids Club Activities, and Supporting Homes for Good Resident Services Programs.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	12,000	50,416	17,800	10,900	10,012
EXPENSES						
91000	Total Operating - Administrative	-	1,503	400	4,000	1,000
92500	Total Tenant Services	-	2,239	-	1,000	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	(809)	-	800	809
96000	Total Other General Expenses	12,000	1,000	5,000	5,000	8,000
96700	Total Interest Expenses and Amortization Cost	-	-	-	-	-
96900	Total Operating Expenses	12,000	3,933	5,400	10,800	9,809
Excess of Operating Revenue over						
96700	Operating Expenses	-	46,483	12,400	100	203
90000	Total Expenses	12,000	3,933	5,400	10,800	9,809
Net Income						
		-	46,483	12,400	100	203
10100	Total Other Financing Sources (Uses)	-	-	-	-	-
Excess (Deficiency) of Total Revenue Over						
10000	(Under) Total Expenses	-	46,483	12,400	100	203
11020	Required Annual Debt Principal Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

SUPPORTIVE HOUSING



The Supportive Housing Division oversees operations of 846 units of Public, HUD Multifamily and affordable housing, as well as 50 units of temporary shelter at Bridges on Broadway. The Supportive Housing operating budgets have a combined positive cashflow of \$1,397,481 for the fiscal year 2024.

The Public Housing Asset Managed Properties (AMPs) are budgeted for a combined net operating income of \$1,096,000, all of which is expected to be expended on Capital Projects. The Public Housing AMPs are budgeted to receive slightly more revenue than was received in FY23. This includes approximately \$2.1 million in operating subsidy and \$2.2 million in tenant rents. We will not know what our exact operating subsidy for 2024 is until next April and therefore estimating the operating subsidy presents a challenge because we do not know what congress will do with federal funding until the next calendar year. That being said we historically have received increases over previous years and the proration for 2024 is expected to remain around 100%.

The Multifamily and affordable properties are expected to receive around \$716,000 in Housing Assistance Payments (HAP) and \$1.5 million in tenant rents. The properties have a high rate of occupancy, and we are not expecting any significant declines in tenant occupancy or increases to vacancies. The HUD Multifamily and other affordable properties are budgeted to provide net positive cash flows of \$300,000 for fiscal year 2024.

The Supportive Housing Division includes 58 FTE including Property Management, Maintenance, Resident Services and Permanent Supportive Housing staff. Salaries and fringe are budgeted to be \$3.9 million in 2023. There were 46 FTE in the 2023 budget, with The Commons on MLK and The Keystone adding 12 FTE of Resident Services and Case Management staff.

Outside of general operations, the budgets are heavily impacted by the Environmental Contracting (EPC) debt service payments of \$390k, Payment in Lieu of Taxes (PILOT) payments of \$177k and rapidly increasing insurance allocation of \$250k. Budgeted management fees paid to support the COCC are \$791k and the budgeted bookkeeping fee is \$70k. The Asset management fee, which is dependent on the properties earning income, is budgeted at \$82k. The Division budgets roughly \$650k in fees for Fee for Service Maintenance work, which is charged to properties to support the COCC Maintenance Fee for Service operations. The housing budgets do not have any savings for capital replacement or for operations, however Public Housing utilizes the Capital Grants which is expected to fund \$1m in capital improvement projects in FY24.

SUPPORTIVE HOUSING BUDGET SUMMARY

FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	384,500	344,180	397,000	407,686	449,118
70700	Total Fee Revenue	150,000	6,105,608	5,100,000	4,398,912	2,692,000
70000	Total Revenue	3,948,000	7,821,103	7,430,400	3,160,988	5,387,455
EXPENSES						
91000	Total Operating - Administrative	1,902,600	2,287,328	1,823,100	1,613,711	1,833,416
92500	Total Tenant Services	5,000	10,275	7,800	368,800	923,352
93000	Total Utilities	682,200	351,902	876,300	596,600	143,214
94000	Total Maintenance	718,800	138,001	671,200	425,200	235,796
95000	Total Protective Services	9,500	21,804	18,000	13,200	13,500
96100	Total Insurance Premiums	176,600	146,640	182,200	115,012	207,991
96000	Total Other General Expenses	72,700	120,563	236,500	142,000	112,891
	Total Interest Expenses and Amortization					
96700	Cost	28,000	79,567	51,100	63,900	75,000
96900	Total Operating Expenses	2,099,400	1,653,253	2,220,800	2,405,811	3,093,344
Excess of Operating Revenue over						
96700	Operating Expenses	(310,500)	842,874	1,843,000	(834,723)	(84,941)
90000	Total Expenses	2,099,400	1,653,253	2,220,800	2,405,811	3,093,344
Net Income						
		(294,400)	845,931	1,845,060	(834,623)	(78,941)
10100	Total Other Financing Sources (Uses)	556,800	67,437	(1,518,200)	(300,200)	(10,489)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(171,200)	871,597	12,400	(1,171,923)	(113,947)
Required Annual Debt Principal						
11020	Payments	(53,000)	(79,413)	(73,919)	40,000	(2,683,972)
Total Capital Projects						
		668,000	165,165	(1,400,000)	306,600	193,894

LOW RENT PUBLIC HOUSING SUMMARY

This budget summary includes all 10 Public housing Communities: Laurelwood Homes, McKenzie Village, Pengra Court, Maplewood Meadows, Parkview Terrace, Lindeborg Place, Veneta Vila, Veneta Scattered Sites, Cresview Villa, and Riverview Terrace. This summary is a subsection of the full Supportive Housing Budget Summary.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	1,878,500	2,115,414	2,130,700	2,158,500	2,322,251
70700	Total Fee Revenue	2,073,100	1,772,419	109,000	17,100	-
70000	Total Revenue	4,071,900	3,947,986	2,271,600	2,244,100	2,356,151
EXPENSES						
91000	Total Operating - Administrative	1,640,800	1,622,853	1,548,600	1,703,600	1,922,862
92500	Total Tenant Services	130,100	134,900	204,100	185,200	306,917
93000	Total Utilities	475,600	601,518	543,100	468,200	479,500
94000	Total Maintenance	1,348,100	1,930,492	1,424,300	1,564,600	1,545,164
95000	Total Protective Services	11,600	11,542	6,000	11,600	33,878
96100	Total Insurance Premiums	100,200	165,578	182,100	211,500	243,225
96000	Total Other General Expenses	153,200	148,274	153,200	300	142,522
	Total Interest Expenses and Amortization					
96700	Cost	195,700	140,360	134,800	116,800	116,800
96900	Total Operating Expenses	4,055,300	4,755,517	4,196,200	4,261,800	4,790,868
Excess of Operating Revenue over						
96700	Operating Expenses	16,600	(807,530)	(1,924,600)	(2,017,700)	(2,434,717)
90000	Total Expenses	4,055,300	4,755,597	4,196,200	4,261,800	4,790,868
Net Income						
		16,600	(807,610)	(1,934,600)	(2,017,700)	(2,434,717)
10100	Total Other Financing Sources (Uses)	-	1,311,661	1,924,600	3,560,500	3,848,507
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	16,600	504,051	47,000	1,542,800	1,413,790
Required Annual Debt Principal						
11020	Payments	(141,200)	(387,842)	(150,000)	(366,400)	(381,500)
Total Capital Projects						
		(246,500)	(1,580,569)	(1,128,800)	(1,228,700)	(1,096,000)

Laurelwood Homes

Laurelwood Homes, located on the coast of Florence, OR offers twenty-nine (29): one-, two-, three- and four-bedroom single-story duplexes serving families including households with elderly or disabled person(s). Laurelwood features washer & dryer hookups, on-site laundry facilities, a community center, and quick access to local shopping.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	94,000	101,846	104,000	112,200	118,000
70700	Total Fee Revenue	195,000	96,779	11,000	-	-
70000	Total Revenue	290,100	208,474	115,000	113,000	118,800
EXPENSES						
91000	Total Operating - Administrative	93,900	109,718	80,600	83,500	107,095
92500	Total Tenant Services	4,900	5,046	12,300	25,100	15,630
93000	Total Utilities	28,000	30,575	35,500	23,500	24,100
94000	Total Maintenance	76,800	122,828	59,000	89,200	94,952
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	6,900	10,998	12,400	13,600	15,640
96000	Total Other General Expenses	6,200	8,810	6,200	-	6,738
	Total Interest Expenses and Amortization					
96700	Cost	14,000	10,453	9,200	8,000	8,000
96900	Total Operating Expenses	230,700	298,428	215,200	242,900	272,155
Excess of Operating Revenue over						
96700	Operating Expenses	59,400	(89,954)	(100,200)	(129,900)	(153,355)
90000	Total Expenses	230,700	298,428	215,200	242,900	272,155
Net Income						
		59,400	(89,954)	(110,200)	(129,900)	(153,355)
10100	Total Other Financing Sources (Uses)	-	157,895	100,200	354,300	210,433
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	59,400	67,941	-	224,400	57,078
Required Annual Debt Principal						
11020	Payments	(8,500)	(11,303)	(8,500)	(10,800)	(11,000)
Total Capital Projects						
		(40,900)	(53,579)	(130,000)	(99,400)	(40,000)

McKenzie Village

McKenzie Village is located in Springfield, OR. McKenzie Village is truly a "village" in that it encompasses an entire neighborhood; it is comprised of eighty-six (86) duplexes that line both sides of the streets at North First St., Mill St., West Olympic St., Water St., Kelly Blvd., West Quinalt St., Prescott Ln., McPherson Pl., and West Fairview Dr. The community is comprised of fifty-two (52) one-bedroom units, ninety (90) two-bedroom units, and thirty (30) three-bedroom units serving a mixed population of seniors, disabled person(s), and families. Each unit includes appliances, blinds, washer & dryer hookups, a ductless heat pump, parking, and a private yard. McKenzie Village is conveniently located near shopping, schools, public transportation, restaurants, parks and the 1.3 mile By-Gully Bike/Jog Path.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	580,000	653,641	641,700	681,200	719,832
70700	Total Fee Revenue	470,000	390,255	11,000	-	-
70000	Total Revenue	1,050,000	1,051,825	652,700	692,200	720,832
EXPENSES						
91000	Total Operating - Administrative	432,000	407,177	404,800	421,700	473,479
92500	Total Tenant Services	27,600	50,588	27,300	43,200	51,178
93000	Total Utilities	114,400	161,658	137,200	115,200	116,700
94000	Total Maintenance	363,400	583,498	411,800	348,400	394,489
95000	Total Protective Services	11,600	11,724	-	11,600	11,878
96100	Total Insurance Premiums	30,000	53,276	55,700	64,900	74,635
96000	Total Other General Expenses	62,000	49,569	62,000	-	55,784
	Total Interest Expenses and Amortization					
96700	Cost	51,000	39,472	46,000	39,800	39,800
96900	Total Operating Expenses	1,092,000	1,356,961	1,144,800	1,044,800	1,217,943
Excess of Operating Revenue over						
96700	Operating Expenses	(42,000)	(305,136)	(492,100)	(352,600)	(497,111)
90000	Total Expenses	1,092,000	1,356,961	1,144,800	1,044,800	1,217,943
	Net Income	(42,000)	(305,136)	(492,100)	(352,600)	(497,111)
10100	Total Other Financing Sources (Uses)	-	266,450	492,100	981,900	813,785
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(42,000)	(38,686)	-	629,300	316,674
Required Annual Debt Principal						
11020	Payments	(40,800)	(278,754)	(65,000)	(278,800)	(290,000)
	Total Capital Projects	(40,000)	(384,107)	(102,000)	(345,500)	(55,000)

Pengra Court

Pengra Court is comprised of seventeen (17) two-bedroom and five (5) three-bedroom townhouse style apartments, and is situated in a quiet neighborhood on R Street in Springfield, OR. The buildings are set back from the street and each townhouse has a covered front patio and small yard with privacy fencing. Each unit comes with appliances, blinds, washer & dryer hookups, and two (2) outdoor storage closets. Parking lots provide ample off-street parking for residents. The vaulted ceilings on the first floor and large living room windows allow natural light which provides a sense of spaciousness that is not often found in apartment living. Benches placed throughout common areas invite residents to pass the time together. Pengra Court is conveniently located near shopping, schools, public transportation, restaurants, and parks.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	85,500	97,352	91,400	101,000	101,608
70700	Total Fee Revenue	69,000	72,450	11,000	-	-
70000	Total Revenue	154,500	169,973	102,500	103,000	101,608
EXPENSES						
91000	Total Operating - Administrative	57,700	57,075	54,300	59,100	84,830
92500	Total Tenant Services	5,000	7,930	6,900	9,000	9,763
93000	Total Utilities	21,400	24,504	21,600	14,800	15,600
94000	Total Maintenance	46,200	100,078	70,300	56,100	67,333
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	4,500	6,531	7,300	9,200	10,580
96000	Total Other General Expenses	5,000	6,705	5,000	-	-
Total Interest Expenses and Amortization						
96700	Cost	13,500	8,556	7,600	6,600	6,600
96900	Total Operating Expenses	153,300	211,379	173,000	154,800	194,706
Excess of Operating Revenue over						
96700	Operating Expenses	1,200	(41,406)	(70,500)	(51,800)	(93,098)
90000	Total Expenses	153,300	211,379	173,000	154,800	194,706
Net Income						
		1,200	(41,406)	(70,500)	(51,800)	(93,098)
10100	Total Other Financing Sources (Uses)	-	119,137	70,500	94,500	152,941
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	1,200	77,731	-	42,700	59,843
Required Annual Debt Principal						
11020	Payments	(11,100)	(9,253)	(10,000)	(9,300)	(10,000)
Total Capital Projects						
		-	(796,360)	-	-	(50,000)

Maplewood Meadows

Maplewood Meadows, located on Coburg Road in Eugene, OR offers thirty-eight (38) three and four-bedroom townhouses in a small complex away from traffic. Maplewood Meadows features yards, washer & dryer hookups, and on-site laundry facilities with close proximity to shopping and schools. Maplewood is a site for the Summer Lunch program for kids ages 2-18 and approximately 15 children participate each summer. In addition, they have a bi-monthly Extra Helpings Food Distribution Program, a community garden, a computer lab for residents. Residents have participated in Food for Lane County nutrition classes and are also active in setting up events including craft days and movie nights for children in the summer.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	148,000	212,562	197,600	253,800	257,024
70700	Total Fee Revenue	217,100	183,815	11,000	-	-
70000	Total Revenue	367,600	395,823	208,700	271,300	257,024
EXPENSES						
91000	Total Operating - Administrative	83,300	117,671	141,200	123,900	172,673
92500	Total Tenant Services	10,600	11,129	16,700	17,500	44,195
93000	Total Utilities	27,300	38,745	31,900	28,300	28,400
94000	Total Maintenance	180,900	191,574	128,000	83,000	107,507
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	7,300	14,041	15,800	17,400	20,010
96000	Total Other General Expenses	12,000	12,677	12,000	-	12,000
	Total Interest Expenses and Amortization					
96700	Cost	15,000	9,547	8,400	7,300	7,300
96900	Total Operating Expenses	336,400	395,384	354,000	277,400	392,085
Excess of Operating Revenue over						
96700	Operating Expenses	31,200	439	(145,300)	(6,100)	(135,061)
90000	Total Expenses	336,400	395,384	354,000	277,400	392,085
Net Income						
		31,200	439	(145,300)	(6,100)	(135,061)
10100	Total Other Financing Sources (Uses)	-	115,155	145,300	197,100	237,831
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	31,200	115,594	47,000	191,000	102,770
Required Annual Debt Principal						
11020	Payments	(11,200)	(10,322)	(12,000)	(12,000)	(12,500)
Total Capital Projects						
		(20,000)	(27,008)	(35,000)	(49,000)	(45,000)

Parkview Terrace

Parkview Terrace is located in the heart of Eugene, OR and conveniently positioned within a close proximity to the downtown shopping district. Parkview is comprised of one hundred and fifty (150) units encompassing one and two-bedroom units on four (4) levels serving households with elderly or disabled person(s). Residents at Parkview Terrace enjoy two (2) private courtyards, a community room offering an extensive library coupled with computer access, games, a piano, and various social activities throughout the year, on-site laundry facilities on each level, two (2) centrally located elevators, and convenient parking on either side of the complex. Parkview is situated just below Skinner Butte and adjacent to the Campbell Senior



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	485,000	544,979	534,700	481,000	577,200
70700	Total Fee Revenue	440,000	388,393	11,000	-	-
70000	Total Revenue	991,200	964,399	570,500	499,900	596,100
EXPENSES						
91000	Total Operating - Administrative	371,800	474,786	347,100	438,200	466,803
92500	Total Tenant Services	55,400	28,774	53,700	35,600	76,767
93000	Total Utilities	149,000	167,420	160,900	151,800	152,300
94000	Total Maintenance	251,400	336,318	233,900	396,400	326,836
95000	Total Protective Services	-	(182)	6,000	-	12,000
96100	Total Insurance Premiums	22,000	33,525	37,600	45,400	52,210
96000	Total Other General Expenses	34,000	34,313	34,000	(200)	34,000
	Total Interest Expenses and Amortization					
96700	Cost	37,000	30,992	27,300	23,600	23,600
96900	Total Operating Expenses	920,600	1,105,945	900,500	1,090,800	1,144,516
Excess of Operating Revenue over						
96700	Operating Expenses	70,600	(141,545)	(330,000)	(590,900)	(548,416)
90000	Total Expenses	920,600	1,105,945	900,500	1,090,800	1,144,516
Net Income						
		70,600	(141,545)	(330,000)	(590,900)	(548,416)
10100	Total Other Financing Sources (Uses)	-	218,525	330,000	634,700	1,151,604
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	70,600	76,979	-	43,800	603,188
Required Annual Debt Principal						
11020	Payments	(20,000)	(33,511)	(20,500)	(20,500)	(21,000)
Total Capital Projects						
		(40,600)	(107,133)	(661,800)	(156,500)	(591,000)

Veneta Villa

Veneta Villa is located in the unique town of Veneta, OR. Known for its charm and cottage-like setting, Veneta Villa is a one-level apartment community comprised of thirty (30) one-bedroom units serving families including households with elderly or disabled person(s). The residents of Veneta Villa enjoy a garden-style environment, easily accessible parking, an on-site laundry facility, a private walking loop, and picnic tables. Veneta Villa is conveniently located for small-town shopping, churches, schools, services, restaurants, parks, and public transportation as well as nearby camping areas and lakes. The city of Veneta is on the main highway to Oregon's Pacific coast. Additionally, Veneta is only seven miles from Eugene and is well known as being the home to Oregon's Country Fair.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	90,000	90,186	90,100	98,100	96,216
70700	Total Fee Revenue	118,000	126,076	11,000	-	-
70000	Total Revenue	248,700	219,538	104,300	100,600	98,716
EXPENSES						
91000	Total Operating - Administrative	95,200	101,586	100,900	96,500	100,485
92500	Total Tenant Services	4,300	4,884	11,000	7,400	13,765
93000	Total Utilities	40,000	51,779	44,800	37,000	44,500
94000	Total Maintenance	72,400	116,967	72,200	69,800	82,920
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	4,000	6,171	7,100	7,700	8,855
96000	Total Other General Expenses	5,000	5,193	5,000	-	5,000
Total Interest Expenses and Amortization						
96700	Cost	25,000	16,220	14,400	12,500	12,500
96900	Total Operating Expenses	245,900	302,801	255,400	230,900	268,026
Excess of Operating Revenue over						
96700	Operating Expenses	2,800	(83,263)	(151,100)	(130,300)	(169,310)
90000	Total Expenses	245,900	302,801	255,400	230,900	268,026
Net Income						
		2,800	(83,263)	(151,100)	(130,300)	(169,310)
10100	Total Other Financing Sources (Uses)	-	67,310	151,100	143,500	307,788
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	2,800	(15,952)	-	13,200	138,478
Required Annual Debt Principal						
11020	Payments	(20,000)	(17,541)	(14,000)	(10,000)	(10,500)
Total Capital Projects						
		(30,000)	(433)	(80,000)	(1,000)	(110,000)

Lindeborg Place

Lindeborg Place is centrally located in historic Junction City, OR. Lindeborg Place is a two-story apartment complex comprised of forty (40) one-bedroom units serving families including households with elderly or disabled person(s). The residents of Lindeborg Place enjoy our beautifully maintained grounds, rose gardens, a recently remodeled community room, dual on-site laundry facilities, an elevator for ease of access, public transportation, a private exterior courtyard, and convenient parking. Located near the heart of downtown Junction City, Lindeborg Place is within close proximity to small-town shopping, churches, schools, services, restaurants, and parks as well as the Police and Fire Departments.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	105,000	113,911	112,800	117,400	134,371
70700	Total Fee Revenue	158,000	156,025	11,000	-	-
70000	Total Revenue	265,000	271,576	124,500	121,600	137,971
EXPENSES						
91000	Total Operating - Administrative	130,900	3,467	104,000	138,500	134,820
92500	Total Tenant Services	5,600	6,652	22,500	13,800	28,574
93000	Total Utilities	26,600	32,604	31,000	31,700	32,700
94000	Total Maintenance	64,000	107,512	124,000	115,500	136,862
95000	Total Protective Services	-	-	-	-	10,000
96100	Total Insurance Premiums	6,000	9,867	11,400	12,600	14,490
96000	Total Other General Expenses	7,500	6,542	7,500	-	7,500
Total Interest Expenses and Amortization						
96700	Cost	13,000	7,460	6,400	5,600	5,600
96900	Total Operating Expenses	253,600	174,103	306,800	317,700	370,546
Excess of Operating Revenue over						
96700	Operating Expenses	11,400	97,473	(182,300)	(196,100)	(232,575)
90000	Total Expenses	253,600	174,103	306,800	317,700	370,546
Net Income						
		11,400	97,473	(182,300)	(196,100)	(232,575)
10100	Total Other Financing Sources (Uses)	-	172,685	182,300	340,300	323,723
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	11,400	270,158	-	144,200	91,148
Required Annual Debt Principal						
11020	Payments	(10,000)	(8,062)	(6,000)	(7,000)	(7,500)
Total Capital Projects						
		(30,000)	(131,196)	(80,000)	(185,700)	(60,000)

Veneta Scattered Sites

The Veneta Scattered Sites are located in the unique town of Veneta, OR. They encompass twenty (20) two, three and four-bedroom duplexes serving families including households with elderly or disabled person(s). Residents in the Veneta Scattered Sites enjoy their own private yards, storage areas, and individual laundry rooms. Each location is within close proximity to small-town shopping, churches, schools, services, restaurants, parks, and public transportation, as well as nearby camping areas and lakes. The city of Veneta is on the main highway to Oregon's Pacific coast. Additionally, Veneta is only seven miles from Eugene and is well known as being the home to Oregon's Country Fair.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	49,000	55,604	58,000	59,000	39,000
70700	Total Fee Revenue	70,000	101,199	10,000	17,100	-
70000	Total Revenue	119,800	157,955	68,200	78,300	41,100
EXPENSES						
91000	Total Operating - Administrative	67,200	73,769	52,900	68,600	62,966
92500	Total Tenant Services	3,300	2,894	7,900	5,200	12,026
93000	Total Utilities	14,500	18,562	15,600	15,100	15,100
94000	Total Maintenance	53,200	90,722	98,800	63,000	65,717
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	4,000	5,870	6,800	7,600	8,740
96000	Total Other General Expenses	3,000	3,359	3,000	-	3,000
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	145,200	195,177	185,000	159,500	167,548
Excess of Operating Revenue over						
96700	Operating Expenses	(25,400)	(37,221)	(116,800)	(81,200)	(126,448)
90000	Total Expenses	145,200	195,177	185,000	159,500	167,548
Net Income						
		(25,400)	(37,221)	(116,800)	(81,200)	(126,448)
10100	Total Other Financing Sources (Uses)	-	58,124	116,800	147,100	128,559
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(25,400)	20,903	-	65,900	2,111
Required Annual Debt Principal						
11020	Payments				-	
Total Capital Projects						
		-	(8,782)	-	(47,700)	-

Cresview Villa

Cresview Villa is nestled in a quaint neighborhood in Creswell, OR and is a thirty-four (34) unit complex serving families including households with elderly or disabled person(s). Each one-bedroom unit provides energy efficient gas heat, LED light fixtures, water-saving plumbing fixtures, and updated windows that keep energy bills affordable. Each unit also comes with a covered patio for residents to enjoy the four seasons. Cresview Villa is located a short drive from Eugene, is on the bus line, and is within walking distance to many downtown amenities. The beautiful gardens are a treasure and many residents garden in their small front areas to enhance the natural beauty of this special setting. Cresview Villa is a smoke-free complex with an active resident community. The Meals on Wheels Program provides nutritious meals for participating residents and neighbors. The community room hosts a free lending library and is used to host special events and meetings throughout the year.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	100,000	111,685	112,200	121,800	129,000
70700	Total Fee Revenue	131,000	79,795	11,000	-	-
70000	Total Revenue	234,000	193,025	123,700	124,100	129,000
EXPENSES						
91000	Total Operating - Administrative	109,300	94,656	83,600	98,600	120,996
92500	Total Tenant Services	5,400	6,180	15,600	10,600	16,587
93000	Total Utilities	21,400	35,817	31,500	24,200	24,500
94000	Total Maintenance	70,400	78,832	72,000	128,300	93,264
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	5,000	9,088	10,000	11,200	12,880
96000	Total Other General Expenses	7,500	8,503	7,500	-	7,500
96700	Total Interest Expenses and Amortization Cost	17,200	11,004	9,600	8,300	8,300
96900	Total Operating Expenses	236,200	244,080	229,800	281,200	284,027
Excess of Operating Revenue over						
96700	Operating Expenses	(2,200)	(51,056)	(106,100)	(157,100)	(155,027)
90000	Total Expenses	236,200	244,080	229,800	281,200	284,027
Net Income		(2,200)	(51,056)	(106,100)	(157,100)	(155,027)
10100	Total Other Financing Sources (Uses)	-	39,385	106,100	254,000	216,306
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(2,200)	(11,671)	-	96,900	61,279
Required Annual Debt Principal						
11020	Payments	(11,800)	(11,896)	(6,000)	(10,500)	(11,000)
Total Capital Projects		(25,000)	(62,435)	-	(147,700)	(80,000)

Riverview Terrace

Riverview Terrace is a six-story building offering sixty (60) one-bedroom units serving families including households with elderly or disabled person(s). Riverview Terrace is located next to Row River in the charming small town of Cottage Grove, OR. Each unit provides ductless heat pumps for energy efficient heating and cooling, LED lighting, and water saving plumbing fixtures to keep energy bills affordable. In addition to the beautifully landscaped grounds, there are two (2) lots for resident parking. There are two (2) elevators to transport residents safely to their unit, and laundry facilities located on each of the five (5) residential floors. Bus transportation is located just outside the complex.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	142,000	133,647	188,200	133,000	150,000
70700	Total Fee Revenue	205,000	177,631	11,000	-	-
70000	Total Revenue	351,000	315,397	201,500	140,100	155,000
EXPENSES						
91000	Total Operating - Administrative	199,500	182,947	179,200	175,000	198,716
92500	Total Tenant Services	8,000	10,823	30,200	17,800	38,432
93000	Total Utilities	33,000	39,853	33,100	26,600	25,600
94000	Total Maintenance	169,400	202,163	154,300	214,900	175,283
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	10,500	16,210	18,000	21,900	25,185
96000	Total Other General Expenses	11,000	12,605	11,000	500	11,000
	Total Interest Expenses and Amortization					
96700	Cost	10,000	6,657	5,900	5,100	5,100
96900	Total Operating Expenses	441,400	471,258	431,700	461,800	479,317
Excess of Operating Revenue over						
96700	Operating Expenses	(90,400)	(155,861)	(230,200)	(321,700)	(324,317)
90000	Total Expenses	441,400	471,338	431,700	461,800	479,317
Net Income						
		(90,400)	(155,941)	(230,200)	(321,700)	(324,317)
10100	Total Other Financing Sources (Uses)	-	96,995	230,200	413,100	305,537
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(90,400)	(58,945)	-	91,400	(18,780)
Required Annual Debt Principal						
11020	Payments	(7,800)	(7,200)	(8,000)	(7,500)	(8,000)
Total Capital Projects						
		(20,000)	(9,536)	(40,000)	(196,200)	(65,000)

Capital Projects Fund (CAP)

The Capital Projects Fund provides, on an annual basis, funds to Public Housing for development, financing, and modernization of the Agency's housing portfolio. The Capital Projects Team has developed the 5-Year Action Plan that describes the necessary capital improvements to ensure long-term physical and social viability of our Public Housing developments, which includes redesign, reconstruction, and reconfiguration of Public Housing sites and buildings (including accessibility improvements) and development of mixed-finance projects; vacancy reduction; addressing deferred maintenance needs and the replacement of obsolete utility systems and dwelling equipment; planned code compliance, management improvement, and capital expenditures to improve safety and security of residents.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	-	-	-	-	-
EXPENSES						
91000	Total Operating - Administrative	-	-	329,200	-	350,000
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	-
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	-	329,200	-	350,000
Excess of Operating Revenue over						
96700	Operating Expenses	-	-	(329,200)	-	(350,000)
90000	Total Expenses	-	-	329,200	-	350,000
Net Income						
		-	-	(329,200)	-	(350,000)
10100	Total Other Financing Sources (Uses)	-	-	329,200	-	350,000
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	-	-	-	-
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Note: Capital Fund Spending is included with property budgets

Abbie Lane Courts

Abbie Lane Courts is tucked away behind Willakenzie Elementary School off Willagellespie Road in Eugene, OR. It's just a short walk away is Valley River Shopping Mall, restaurants, and good freeway access. This smoke-free property offers twenty-five (25) one and two-story subsidized and affordable housing units. Each unit has been updated with a DHP and air conditioning unit, and offers energy efficient appliances. The property offers a large laundry room as well as washer & dryer hookups inside each unit.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	68,000	280,573	56,600	75,900	77,200
70700	Total Fee Revenue	270,000	-	341,400	-	360,518
70000	Total Revenue	338,100	282,292	398,100	86,200	437,928
EXPENSES						
91000	Total Operating - Administrative	85,600	72,292	113,800	55,800	85,034
92500	Total Tenant Services	8,200	19,646	16,200	12,600	18,519
93000	Total Utilities	16,600	20,963	19,100	20,300	20,400
94000	Total Maintenance	131,100	102,324	98,700	83,700	126,571
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	4,500	7,444	9,300	9,000	10,350
96000	Total Other General Expenses	24,000	-	24,000	-	24,000
96700	Total Interest Expenses and Amortization Cost	6,300	6,922	4,200	2,300	3,813
96900	Total Operating Expenses	276,300	229,591	285,300	183,700	288,687
Excess of Operating Revenue over						
96700	Operating Expenses	61,800	52,701	112,800	(97,500)	149,241
90000	Total Expenses	276,300	229,591	285,300	183,700	288,687
Net Income						
		61,800	52,701	112,800	(97,500)	149,241
10100	Total Other Financing Sources (Uses)	(46,400)	(146,739)	(112,800)	(76,900)	(148,296)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	15,400	(94,038)	-	(174,400)	945
Required Annual Debt Principal						
11020	Payments	(15,400)	(22,598)	(17,000)	(11,300)	(17,964)
Total Capital Projects						
		-	-	-	-	-

Fourteen Pines

Fourteen Pines, located on Willakenzie near Coburg Road in Eugene, OR offers sixty-five (65) one, two, and three-bedroom apartments in a sprawling park-like setting, with sixty-two (62) project-based subsidies and three (3) market rate units. Conveniently located near bus lines, schools, the Sheldon Library Annex, and shopping, Fourteen Pines offers on-site coin-op laundry facilities and a large playground. Resident Services hosts a popular reading program for the children, and a Little Library was installed to provide plenty of books for the residents.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	201,000	215,336	234,900	234,400	237,718
70700	Total Fee Revenue	292,000	317,518	342,800	271,500	328,602
70000	Total Revenue	498,700	539,094	583,900	512,500	572,920
EXPENSES						
91000	Total Operating - Administrative	184,600	173,367	148,000	177,400	205,055
92500	Total Tenant Services	10,000	16,333	22,100	7,400	22,774
93000	Total Utilities	39,900	43,267	39,800	41,700	44,300
94000	Total Maintenance	176,400	200,630	299,300	207,000	277,703
95000	Total Protective Services	-	-	-	-	-
Insurance						
96100	Total Insurance Premiums	11,200	16,579	21,400	20,100	23,060
96000	Total Other General Expenses	-	-	-	-	-
Total Interest Expenses and Amortization						
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	422,100	450,176	530,600	453,600	572,891
Excess of Operating Revenue over						
96700	Operating Expenses	76,600	88,918	53,300	58,900	29
90000	Total Expenses	422,100	450,176	530,600	453,600	572,891
Net Income						
		76,600	88,918	53,300	58,900	29
10100	Total Other Financing Sources (Uses)	(76,600)	(7,941)	(53,300)	-	(85,000)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	80,977	-	58,900	85,029
Required Annual Debt Principal						
11020	Payments				-	

Village Oaks

Consisting of one and two-story one, two and three-bedroom units, Village Oaks Apartments provides sixty-seven (67) units serving families including households with elderly or disabled person(s). Village Oaks has twenty-one (21) project-based rent subsidies for qualified residents and forty-six (46) market rent units. This beautifully treed and landscaped property is located within close proximity to McCornack Elementary School, Churchill High School, and local stores; with a bus stop located near the entrance. Units offer ductless heat pumps for energy efficient heating and cooling, and the site boasts four (4) coin-op laundry rooms, a spacious community room, two (2) playgrounds, and a basketball hoop. All units are smoke-free, with two (2) designated smoking areas provided for residents and their guests. Volunteer residents run the weekly Helping Hands Food Program through Food for Lane County.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	400,000	446,377	480,900	454,800	485,400
70700	Total Fee Revenue	65,000	40,699	61,800	25,600	27,100
70000	Total Revenue	470,200	494,650	595,400	494,100	525,100
EXPENSES						
91000	Total Operating - Administrative	178,600	174,316	200,791	202,000	197,752
92500	Total Tenant Services	14,000	14,638	22,100	24,200	18,519
93000	Total Utilities	50,800	77,660	73,000	79,100	82,526
94000	Total Maintenance	117,200	252,005	236,309	144,700	137,038
95000	Total Protective Services	-	(184)	-	-	-
96100	Total Insurance Premiums	10,000	16,013	20,400	21,000	22,520
96000	Total Other General Expenses	-	-	-	(200)	-
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	370,600	534,447	552,600	470,800	458,355
Excess of Operating Revenue over						
96700	Operating Expenses	99,600	(39,797)	42,800	23,300	66,745
90000	Total Expenses	370,600	534,447	552,600	470,800	458,355
Net Income						
		99,600	(39,797)	42,800	23,300	66,745
10100	Total Other Financing Sources (Uses)	(63,600)	86,879	(42,800)	-	(66,745)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	36,000	47,082	-	23,300	0
Required Annual Debt Principal						
11020	Payments			(17,000)	-	
Total Capital Projects						
		(36,000)	-	-	-	-

Firwood Apartments

The Firwood Apartments are conveniently located only one block from West 11th Avenue in Eugene, Oregon. Firwood is comprised of nine (9) two-level buildings with a total of seventy (70) one-bedroom and twenty (20) two-bedroom units, serving families including households with elderly or disabled person(s). Residents at Firwood enjoy private patios, three (3) on-site laundry rooms, garden areas, new exterior stairways, a shared central community grass courtyard, convenient parking and a single drive-in access for privacy and safety. Firwood is situated near bike and walk trails, shopping, churches, schools, services, restaurants, parks and public transportation. Firwood Apartments is a bond-funded property situated on privately-owned land leased by Homes for Good. This complex does not require HUD REAC inspections, however, performance measures are the same as HUD REAC inspected properties. Performance measures of Homes for Good properties are subject to local and federal regulations and include but are not limited to curb appeal, maintenance repairs, work order response times and overall condition.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	615,000	657,754	670,000	493,300	690,000
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	619,600	662,532	674,100	508,300	694,000
EXPENSES						
91000	Total Operating - Administrative	244,000	207,697	213,300	221,600	222,371
92500	Total Tenant Services	21,200	36,297	37,300	21,600	39,231
93000	Total Utilities	45,000	44,616	45,400	46,400	47,800
94000	Total Maintenance	171,500	219,789	222,300	273,400	238,238
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	11,800	18,526	23,600	23,800	27,344
96000	Total Other General Expenses	58,000	60,576	66,800	57,100	66,800
	Total Interest Expenses and Amortization					
96700	Cost	7,500	12,504	9,800	7,600	3,695
96900	Total Operating Expenses	559,000	600,004	618,500	651,500	645,478
Excess of Operating Revenue over						
96700	Operating Expenses	60,600	62,527	55,600	(143,200)	48,522
90000	Total Expenses	559,000	600,004	618,500	651,500	645,478
Net Income						
		60,600	62,527	55,600	(143,200)	48,522
10100	Total Other Financing Sources (Uses)	(15,600)	-	(55,600)	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	45,000	62,527	-	(143,200)	48,522
Required Annual Debt Principal						
11020	Payments	(45,000)	(63,540)	(36,400)	(32,500)	(36,493)
Total Capital Projects						
		-	(137,342)	-	(4,800)	-

Norsemen Village

Norsemen Village offers forty-four (44) units of affordable housing serving families including households with elderly or disabled person(s) in Junction City, OR. The complex surrounds a lovely garden setting with a beautiful new community room that includes a gas fireplace, outside gathering area, and laundry room. Norsemen is walking distance from old downtown Junction City with proximity to cafes and shops, City Hall, the Viking Sal Senior Center and other services and was completely renovated in 2013. There is professional onsite management and maintenance who attend to the development's upkeep.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	313,000	271,866	295,500	311,300	296,578
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	318,400	454,177	295,500	315,300	300,224
EXPENSES						
91000	Total Operating - Administrative	101,600	51,957	107,500	86,000	115,942
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	164,000	18,764	32,100	22,300	24,060
94000	Total Maintenance	14,300	141,606	54,400	78,600	46,720
95000	Total Protective Services	3,000	-	-	-	-
96100	Total Insurance Premiums	6,500	15,810	7,000	8,000	7,000
96000	Total Other General Expenses	-	2,792	-	-	-
96700	Total Interest Expenses and Amortization Cost	-	18,734	-	-	-
96900	Total Operating Expenses	289,400	-	201,000	194,900	193,722
96700	Excess of Operating Revenue over Operating Expenses	29,000	454,177	94,500	120,400	106,502
90000	Total Expenses	289,400	-	201,000	194,900	193,722
	Net Income	29,000	454,177	94,500	120,400	106,502
10100	Total Other Financing Sources (Uses)	-	-	(94,500)	62,500	(1,688)
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	29,000	454,177	-	182,900	104,814
11020	Required Annual Debt Principal Payments	(29,000)	(32,998)	(26,000)	(51,800)	(51,544)
	Total Capital Projects	-	-	-	-	-

Camas Apartments

Camas Apartments (420 South 2nd Street) are located on the corner of F and 2nd Streets in Creswell Oregon, in the southern edge of the Willamette Valley. This family friendly complex of thirty-six (36) units has mostly duplex-style two-bedroom townhouses along with a few single bedroom one-level apartments. Schools, shopping, restaurants and the city library are within a few blocks. The LTD bus system serves the area for public transportation. There are two (2) on-site laundry areas, a playground, and a community room with a kitchenette and a computer area.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	243,000	146,721	268,600	312,700	266,632
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	249,200	292,741	268,600	313,100	266,632
EXPENSES						
91000	Total Operating - Administrative	101,800	49,499	97,200	136,400	86,930
92500	Total Tenant Services	-	1,030	-	-	-
93000	Total Utilities	80,000	55,002	32,100	54,800	51,420
94000	Total Maintenance	23,500	149,670	95,400	227,900	176,644
95000	Total Protective Services	1,000	-	-	-	-
96100	Total Insurance Premiums	7,500	11,728	-	13,200	13,224
96000	Total Other General Expenses	-	1,871	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	7,000	7,674	-	-	-
96900	Total Operating Expenses	220,800		224,700	432,300	328,218
Excess of Operating Revenue over						
96700	Operating Expenses	28,400	292,741	43,900	(119,200)	(61,586)
90000	Total Expenses	220,800	-	224,700	432,300	328,218
	Net Income	28,400	292,741	43,900	(119,200)	(61,586)
10100	Total Other Financing Sources (Uses)	-	-	(43,900)	(9,000)	2,424
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	28,400	292,741	-	(128,200)	(59,162)
Required Annual Debt Principal						
11020	Payments	(28,400)	(27,643)	(16,000)	(24,700)	(18,999)
	Total Capital Projects	-	-	-	-	-

Walnut Park

Walnut Park at 925 Hatton Avenue is located in the River Road area of Eugene off North Park and Hatton Avenue. This friendly thirty-two (32) unit community has two- and three- bedroom townhouse style duplexes. Each unit has its own washer/dryer hook-up and storage shed. The community center has room for gatherings and is complete with a kitchenette and restroom. On-site management is shared with neighboring Turtle Creek Apartments. Emerald Park and other neighborhood parks are within walking distance as well as several schools and the LTD bus line. The River Road area has several shopping centers with restaurants, grocery stores, office buildings and medical services providing lots of opportunities. The nearby Turtle Creek Refuge Area offers wildlife observation and walking paths with park benches.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	213,700	137,415	300,300	230,100	236,858
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	218,100	280,337	300,300	238,800	250,250
EXPENSES						
91000	Total Operating - Administrative	81,200	61,817	72,300	36,500	29,511
92500	Total Tenant Services	-	-	-	2,700	16,200
93000	Total Utilities	20,000	32,144	11,300	21,900	22,620
94000	Total Maintenance	43,200	128,939	126,700	159,300	136,929
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	8,100	15,890	14,800	18,300	21,180
96000	Total Other General Expenses	-	105	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	12,000	1,399	10,400	9,600	7,245
96900	Total Operating Expenses	164,500		235,500	248,300	233,685
Excess of Operating Revenue over						
96700	Operating Expenses	53,600	280,337	64,800	(9,500)	16,565
90000	Total Expenses	164,500	-	235,500	248,300	233,685
Net Income						
		53,600	280,337	64,800	(9,500)	16,565
10100	Total Other Financing Sources (Uses)	-	-	(64,800)	-	11,892
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	53,600	280,337	-	(9,500)	28,457
Required Annual Debt Principal						
11020	Payments		(20,290)	(33,900)	-	(37,397)
Total Capital Projects						
		-	-	-	-	-

Homes for Good Communities

The Homes for Good Communities includes Jacob's Lane, Laurel Gardens, Willakenzie Townhomes. Jacobs Lane Apartments (3450 Jacobs Lane) is a community oriented development in the Bethel area of northwest Eugene. Laurel Gardens Apartments are located in west Eugene along 12th Avenue between Grant and Chambers Streets at 1775 West 12th Avenue. Willakenzie Townhouses is a garden court complex located at 3202 Willakenzie Road in Eugene.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	548,700	192,746	-	578,900	897,355
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	558,200	219,675	807,100	593,800	914,878
EXPENSES						
91000	Total Operating - Administrative	245,600	19,343	-	65,500	123,212
92500	Total Tenant Services	-	-	-	6,200	18,600
93000	Total Utilities	109,000	28,123	-	86,600	117,672
94000	Total Maintenance	97,600	124,811	645,900	253,900	350,063
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	18,600	23,133	-	51,100	76,607
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	26,200	-	-	55,200	133,922
96900	Total Operating Expenses	497,000		645,900	518,500	820,076
Excess of Operating Revenue over						
96700	Operating Expenses	61,200	219,675	161,200	75,300	94,802
90000	Total Expenses	497,000	-	645,900	518,500	820,076
Net Income						
		61,200	219,675	161,200	75,300	94,802
10100	Total Other Financing Sources (Uses)	(28,500)	-	-	(24,700)	(12,394)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	32,700	219,675	161,200	50,600	82,408
Required Annual Debt Principal						
11020	Payments	(7,100)	-	(161,200)	-	(21,720)
Total Capital Projects						
		(25,600)	-	-	-	-

Sheldon Village

Sheldon Village Apartments, at 2475 Sheldon Village Loop in Eugene, consists of seventy-eight (78) units (one-bedroom apartments, two-bedroom flat apartments, two-bedroom townhouse apartments, and three-bedroom townhouse apartments), located in professionally landscaped courtyards, in the Sheldon High School area. Amenities include, designer cabinetry, decks and balconies, energy efficient construction, creative floor plans, ample storage, a clubhouse with a lending library and computer center, as well as professional on-site management. Sheldon Village is located close to LTD bus lines and within walking distance of schools, shopping, restaurants, entertainment, and medical/professional services.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	679,800	630,245	-	712,700	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	685,800	639,044	719,700	725,700	6,192
EXPENSES						
91000	Total Operating - Administrative	162,000	54,783	-	108,300	124,594
92500	Total Tenant Services	-	-	-	7,700	35,100
93000	Total Utilities	107,300	83,131	-	116,400	118,212
94000	Total Maintenance	34,300	-	605,600	227,000	210,453
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	21,000	-	-	38,200	44,347
96000	Total Other General Expenses	-	-	-	-	-
Total Interest Expenses and Amortization						
96700	Cost	125,000	-	-	105,600	173,733
96900	Total Operating Expenses	449,600	-	605,600	603,200	706,439
Excess of Operating Revenue over						
96700	Operating Expenses	236,200	639,044	114,100	122,500	(700,247)
90000	Total Expenses	449,600	-	605,600	603,200	706,439
Net Income						
		236,200	639,044	114,100	122,500	(700,247)
10100	Total Other Financing Sources (Uses)	(49,200)	-	20,100	(17,000)	(28,119)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	187,000	639,044	94,000	105,500	(728,366)
Required Annual Debt Principal						
11020	Payments	(178,000)	-	(94,000)	-	(68,643)
Total Capital Projects						
		(9,000)	-	-	-	-

Munsel Park

Munsel Park Apartments is located at 2021 East 12th Street in Florence, Oregon. The forty-four (44) single level apartments are located a short distance from a wide range of retail and service businesses, including banks, grocery stores, restaurants, hospital and medical providers.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	147,491
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	-	-	279,200	-	255,230
EXPENSES						
91000	Total Operating - Administrative	-	-	-	-	58,409
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	36,929
94000	Total Maintenance	-	-	205,000	-	131,681
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	37,947
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	-	74
96900	Total Operating Expenses	-	-	205,000	-	265,039
Excess of Operating Revenue over						
96700	Operating Expenses	-	-	74,200	-	(9,809)
90000	Total Expenses	-	-	205,000	-	265,039
Net Income						
		-	-	74,200	-	(9,809)
10100	Total Other Financing Sources (Uses)	-	-	(51,000)	-	(12,074)
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	-	23,200	-	(21,883)
Required Annual Debt Principal						
11020	Payments			(23,200)	-	(17,316)
Total Capital Projects						
		-	-	-	-	-

Legion Cottages

Legion Cottages consists of four (4) separate studio tiny houses located in Cottage Grove, Oregon. Residents pay only electric. Units include new appliances, storage loft, skylights, large windows, ceiling fans, outdoor porches, outdoor storage area and shared community space. This quiet smoke-free community is located just across the street from Riverview Terrace, which is a large public housing affordable community managed by Homes for Good. The on-site manager and maintenance team from Riverview Terrace will manage the new homes and help provide a supportive community for the residence of the new homes. Laundry facilities, resident services, and a community room is available at Riverview Terrace.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	24,000	29,654	30,000	15,400	28,352
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	24,000	29,854	30,200	15,700	28,352
EXPENSES						
91000	Total Operating - Administrative	10,600	8,665	27,200	17,100	11,664
92500	Total Tenant Services	600	480	1,400	700	1,479
93000	Total Utilities	11,200	6,551	4,000	5,300	5,500
94000	Total Maintenance	5,000	6,968	7,000	10,400	6,286
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	1,600	1,165	1,500	1,100	1,375
96000	Total Other General Expenses	-	(34,703)	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	29,000	(10,873)	41,100	34,600	26,303
Excess of Operating Revenue over						
96700	Operating Expenses	(5,000)	40,727	(10,900)	(18,900)	2,049
90000	Total Expenses	29,000	(10,873)	41,100	34,600	26,303
Net Income						
		(5,000)	40,727	(10,900)	(18,900)	2,049
10100	Total Other Financing Sources (Uses)	5,000	656,409	10,900	1,200	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	697,136	-	(17,700)	2,049
Required Annual Debt Principal						
11020	Payments				-	
Total Capital Projects						
		-	(636,852)	-	-	-

The Keystone

The Keystone is a permanent supportive housing project located at 1188 W. 13th Avenue on the corner of 13th Ave and Tyler Street, and was developed through a community collaboration to identify, engage, house, and support families experiencing homelessness in our community. The primary goal of The Keystone is to provide supportive housing, through a housing first model, to chronically homeless families in our community. The building includes fifteen (15) two- and three-bedroom apartments, 2 ADA units, community room, laundry room, computer access, playground and a services area for case management and peer support offices and meeting rooms. The project is close to public transportation and offers fifteen (15) spaces of off-street parking.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	26,613
70700	Total Fee Revenue	-	-	-	-	226,461
70000	Total Revenue	-	-	254,200	-	260,024
EXPENSES						
91000	Total Operating - Administrative	-	-	-	-	26,428
92500	Total Tenant Services	-	-	-	-	-
93000	Total Utilities	-	-	-	-	71,267
94000	Total Maintenance	-	-	190,900	-	102,000
95000	Total Protective Services	-	-	-	-	15,375
96100	Total Insurance Premiums	-	-	-	-	31,909
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	-	190,900	-	246,979
Excess of Operating Revenue over						
96700	Operating Expenses	-	-	63,300	-	13,045
90000	Total Expenses	-	-	190,900	-	246,979
Net Income						
		-	-	63,300	-	13,045
10100	Total Other Financing Sources (Uses)	-	-	(3,300)	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	-	60,000	-	13,045
Required Annual Debt Principal						
11020	Payments	-	-	(60,000)	-	42,478
Total Capital Projects						
		-	-	-	-	-

Bridges on Broadway

Located at 599 East Broadway in Eugene OR, Bridges on Broadway is a Hotel being operated by Homes for Good Housing Agency to provide fifty (50) rooms that temporarily lodge individuals and families that lost their homes to the devastating Holiday Farm Fire in 2020. The former Hotel was purchased by Lane County with a grant from Oregon Community Foundation. Once the hotel is no longer used to lodge people and families displaced by the wildfires, Homes for Good plans to convert the Hotel into Permanent Supportive Housing (PSH) units that would house individuals struggling with homelessness.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	1,142,000	1,330,767	1,423,400	1,402,800	1,307,717
EXPENSES						
91000	Total Operating - Administrative	537,000	654,802	607,400	616,800	240,559
92500	Total Tenant Services	75,000	59,937	213,200	216,400	569,383
93000	Total Utilities	45,000	32,704	55,000	37,300	33,000
94000	Total Maintenance	247,000	467,595	319,600	468,200	458,775
95000	Total Protective Services	120,000	43,933	225,000	-	-
96100	Total Insurance Premiums	10,000	2,370	3,200	3,600	6,000
96000	Total Other General Expenses	-	555	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	1,034,000	1,261,897	1,423,400	1,342,300	1,307,717
Excess of Operating Revenue over						
96700	Operating Expenses	108,000	68,870	-	60,500	-
90000	Total Expenses	1,034,000	1,261,897	1,423,400	1,342,300	1,307,717
	Net Income	108,000	68,870	-	60,500	-
10100	Total Other Financing Sources (Uses)	(58,000)	-	-	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	50,000	68,870	-	60,500	-
Required Annual Debt Principal						
11020	Payments				-	
Total Capital Projects						
		-	-	-	-	-

Turtle Creek

Turtle Creek Apartments, at 925 Hatton Avenue, is an affordable duplex style community in the River Road neighborhood of Eugene that offers country living within the city. It has twenty-seven (27) duplexes and townhomes. This community is close to local schools and is right on the LTD bus line. Lots of retail stores, restaurants, grocery stores and office buildings are located along River Road. The grounds have attractive landscaping with courtyards, and there is easy access to Walnut Grove Park and its walking paths and park benches overlooking the Turtle Creek Wildlife Area. The community shares an office with the neighboring Walnut Park Townhouses. Each home has washer/dryer hook-ups and a dishwasher. There are coat closets and linen closets, as well as exterior storage sheds, giving each home plenty of storage.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	201,700	219,722
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	-	-	-	202,500	225,911
EXPENSES						
91000	Total Operating - Administrative	-	-	-	25,800	24,247
92500	Total Tenant Services	-	-	-	3,700	8,100
93000	Total Utilities	-	-	-	38,800	40,040
94000	Total Maintenance	-	-	-	62,000	83,651
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	13,500	18,232
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	-	-	-	7,000	6,915
96900	Total Operating Expenses	-	-	-	150,800	181,185
	Excess of Operating Revenue over					
96700	Operating Expenses	-	-	-	51,700	44,726
90000	Total Expenses	-	-	-	150,800	181,185
	Net Income	-	-	-	51,700	44,726
10100	Total Other Financing Sources (Uses)	-	-	-	-	(12,096)
	Excess (Deficiency) of Total Revenue					
10000	Over (Under) Total Expenses	-	-	-	51,700	32,630
	Required Annual Debt Principal					
11020	Payments	-	-	-	-	(10,621)
	Total Capital Projects	-	-	-	-	-

Note: This budget is new for FY24

New Winds

New Winds Apartments is a supported living apartment complex in Florence Oregon providing special needs housing for the chronically mentally ill, helping them to live successfully and independently. This eighteen (18) unit two story building on the corner of 8th and Laurel Street includes a community room, a TV/computer room with a fireplace, two lounging areas, a laundry room, an office, and bike storage. All apartments have dishwashers and open floor plans. The grounds have been designed to create several spaces where residents can sit on benches among the lawn and shrubbery to enjoy the outdoor air and scenery. This supportive community is served by the Rhody Express, the local public transportation system. Grocery stores, medical offices, Peace Harbor Hospital, and PeaceHealth Counseling Services, and Options Counseling Services are all very close. Downtown Florence is within walking distance and provides a comfortable place for the residents to walk to a variety of services and retail establishments. The Oregon Coast provides plenty of recreation opportunities.



FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	113,521
70700	Total Fee Revenue	-	-	-	-	-
70000	Total Revenue	-	-	-	-	113,521
EXPENSES						
91000	Total Operating - Administrative	-	-	-	-	30,388
92500	Total Tenant Services	-	-	-	-	1,108
93000	Total Utilities	-	-	-	-	13,335
94000	Total Maintenance	-	-	-	-	63,870
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	10,364
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization	-	-	-	-	-
96700	Cost	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	-	119,065
Excess of Operating Revenue over						
96700	Operating Expenses	-	-	-	-	(5,544)
90000	Total Expenses	-	-	-	-	119,065
	Net Income	-	-	-	-	(5,544)
10100	Total Other Financing Sources (Uses)	-	-	-	-	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	-	-	-	-	(5,544)
Required Annual Debt Principal						
11020	Payments	-	-	-	-	-
Total Capital Projects						
		-	-	-	-	-

Note: This budget is new for FY24

CENTRAL OFFICE COST CENTER



The total budgeted COCC revenue for 2024 is approximately \$5.6 million. The COCC has budgeted expenses of \$4.9million for fiscal year 2023 of which \$3.9 is comprised of salaries and benefits. The COCC has 36.28 FTE budgeted to it in this draft, up from 35.50 in last year's budget. The revenue includes introduction of CAM (Common Area Maintenance) charges at \$172,87 with rent charges at \$643,613 totaling for 896,483. We have also maximized the management fees that the COCC collects from Public Housing and Rent Assistance Voucher programs. The COCC budget also includes scheduled debt service of \$509,220. The budgeted expenditures for all COCC related costs leave the department's revenue over \$685,331.

COCC

Budget Summary

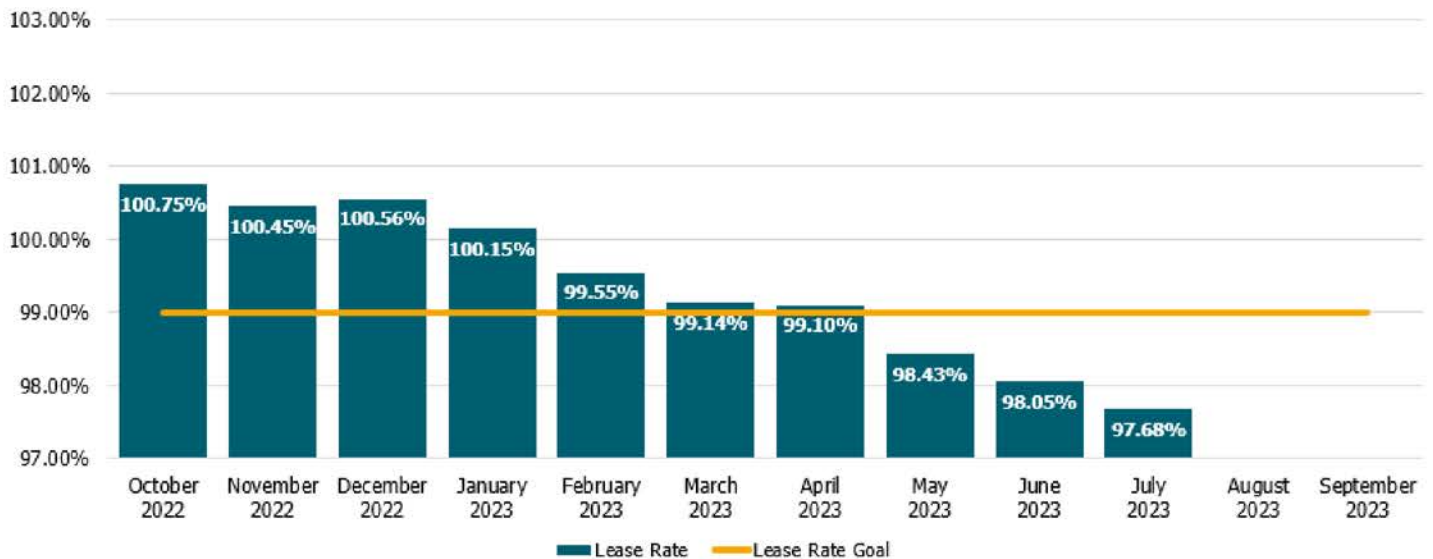
FDS	Account Name	FY 2022 Budget	FY 2022 Actual	FY 2023 Budget	FY 2023 Projected	FY 2024 Budget
REVENUE						
70500	Total Tenant Revenue	-	-	-	-	896,483
70700	Total Fee Revenue	1,824,600	3,102,854	3,445,600	3,972,400	3,676,762
70000	Total Revenue	2,741,500	3,512,564	4,096,300	4,523,800	5,648,487
EXPENSES						
91000	Total Operating - Administrative	2,539,000	3,290,002	2,947,100	3,054,929	3,483,365
92500	Total Tenant Services	-	-	241,000	-	229,677
93000	Total Utilities	51,200	52,169	57,000	47,500	46,980
94000	Total Maintenance	758,500	796,977	786,700	825,000	893,572
95000	Total Protective Services	-	-	-	-	-
96100	Total Insurance Premiums	14,500	38,174	35,500	35,100	40,768
96000	Total Other General Expenses	-	-	-	-	-
	Total Interest Expenses and Amortization					
96700	Cost	203,000	293,374	281,400	337,600	268,795
96900	Total Operating Expenses	3,566,200	4,470,696	4,348,700	4,300,129	4,963,157
Excess of Operating Revenue over						
96700	Operating Expenses	(824,700)	(958,132)	(252,400)	223,671	685,331
90000	Total Expenses	3,566,200	4,470,696	4,348,700	4,300,129	4,963,157
	Net Income	(824,700)	(958,132)	(252,400)	223,671	685,331
10100	Total Other Financing Sources (Uses)	65,000	3,000	252,400	641,500	-
Excess (Deficiency) of Total Revenue						
10000	Over (Under) Total Expenses	(759,700)	(955,132)	-	865,171	685,331
Required Annual Debt Principal						
11020	Payments	(270,814)	(372,900)	(371,200)	(503,000)	(509,220)
	Total Capital Projects	-	-	(211,000)	-	-

FINANCIAL LONG RANGE PLANNING

RENT ASSISTANCE

RENT ASSISTANCE

Housing Choice Voucher Lease Rate FY2023



Lease Rate

The overall goal of the Rent Assistance Division is to maintain a lease rate of 100% while simultaneously utilizing all the dollars associated with the vouchers. For example, if a housing agency is provided 100 vouchers, and every voucher has an average of \$50.00 worth of rental assistance attached to it, then a housing agency could potentially lease up all 100 vouchers if the average cost of each voucher was \$50.00. However, if the average cost of each voucher is \$100.00 then a housing agency would only be able to utilize 50 of their vouchers.

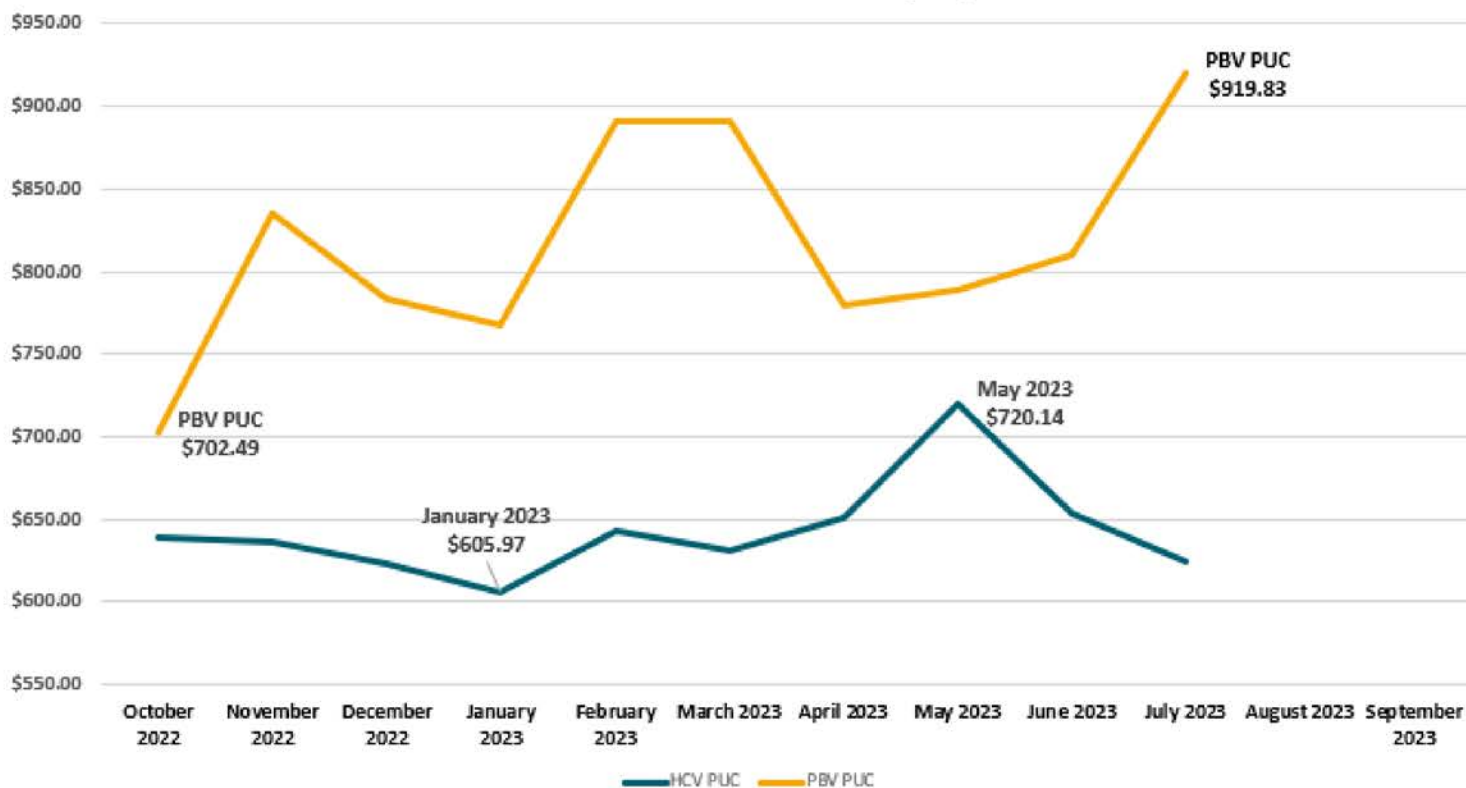
Adding another layer to the process, the funding HUD provides fluctuates. A housing agency may be told at the beginning of the year that they will be receiving \$50.00 worth of rental assistance only to find out the rental assistance has changed to \$40.00 per voucher. This fluctuation is defined by HUD as the "pro-ration factor." CY23 has a current pro-ration factor of 99% pro-ration for funding, allowing Homes for Good to utilize 100% of the vouchers allocated to our jurisdiction.

When a housing agency does not utilize all the funding allotted in a calendar year, it can impact funding levels in future years. Essentially, a use it or lose it approach is used, and HUD can decide to reallocate the funding not used by a housing agency. Homes for Good works closely with our local HUD field office in Portland. Homes for Good meets monthly with the HUD field office to review a HUD recommended tool (known as the Two-Year Tool) to help forecast utilization and funding rates, which helps ensure Homes for Good is using as many vouchers and all the funding allotted to our community. The Two-Year Tool is a multi-paged excel workbook that incorporates points of data such as voucher turn-over rates, average per unit costs and pro-ration levels to help Homes for Good make data driven decisions in administering its housing programs.

It is the overall goal for CY23 to utilize as many vouchers as funding levels dictate and ensure the Rent Assistance Division is adequately staffed and cross trained to meet the demands of fluctuations in funding levels and new funding allocations.

RENT ASSISTANCE

Homes For Good Per Unit Cost (PUC)



Housing Authority Payments (HAP)

HAP is the payment that is made to the landlord from Homes for Good monthly on behalf of the tenant.

The average HAP is captured by assessing all HAP paid on Section 8 and VASH units and arriving at the average. Several factors can impact average HAP costs. One, the rental market, as overall rental prices in the community increase so does the average HAP amount. Two, Fair Market Rents (FMRs), HUD establishes FMRs on a yearly basis. The Payment Standards for programs such as HCV and VASH are derived from the FMRs. Homes for Good is required to remain between 90%-110% of FMR when setting its Payment Standard. Currently, Homes for Good's Payment Standards for VASH & EHV programs are set at 120%, all other programs are set at 90% of FMR. Three, the income of the tenant, when the tenant doesn't have income Homes for Good pays more HAP. When the tenant has income Homes for Good pays less HAP.

Under the Section 8 and VASH programs the tenant pays up to 40% of their adjusted gross income towards the overall cost of rent, during their initial lease terms and Homes for Good provides the rest. For example, if a participant has zero income then 40% of zero is zero and Homes for Good pays the full contract rent, if the contract rent is within the limits of the Payment Standard and the unit is rent reasonable.

RENT ASSISTANCE

Moving to Work (MTW)

Homes for Good is slated to implement its Move to Work Supplement Plan starting October 1, 2023. As a MTW Agency, we can assess our monthly HAP costs under a methodology prescribed by HUD, and utilize excess funding to reallocate to other agency expenses such as Public Housing operating costs. These funds are then replenished by HUD in the next calendar year of funding to the Rent Assistance Division for either HAP use or reallocation under the aforementioned methodology. For example, if HUD estimates our monthly HAP needs to be \$500,000, and we utilize \$450,000 for a particular month, we can potentially reallocate the excess \$50,000 to another allowable expense. Homes for Good intends to review this calculation on a monthly basis.

Admin Reserve and HAP Reserve

For every voucher leased Homes for Good receives money from HUD to run its housing programs. Admin fees pay for salaries, supplies, building space and so on. However, HUD only pays Admin fees up to the number of units Homes for Good is required to lease. If Homes for Good leases more vouchers than HUD allocated HUD doesn't give Homes for Good more Admin Fee.

Admin fees are pro-rated by HUD on an annual basis. FY23 had an Admin fee pro-ration of 92%. Admin fee reserves accumulate when the cost of running the program is lower than the fees received. Admin fees reserves are important to maintain as they can pad a program in years where the overall lease rate does not reach 100% or the pro-ration is lower than Homes for Good expected. Homes for Good monitors its Admin Fee reserves weekly and has observed that they remain at around 600K. This monitoring allows the organization to manage its financial resources effectively and stay on track with its budgeting goals. By regularly monitoring its resources, Homes for Good can make informed decisions about its financial commitments and maintain its financial health over time.

HAP reserves are funds Homes for Good did not spend on HAP. As an example, HUD provides Homes for Good with \$1,000 in HAP for the year. Homes for Good leases 50% of the vouchers provided and doesn't use all the HAP. Homes for Good uses \$500.00 in HAP. The remaining \$500.00 is held in reserves for future use. However, in setting a national budget HUD can look at HAP reserves of all PHAs and reallocate the money if they believe a PHA's HAP reserves have grown too large.

Homes for Good monitors these funds on a weekly basis as well and observes these funds to remain at about 1 million. HAP reserves are important for Homes for Good to maintain as they can pad the program in years where the average HAP cost is higher than expected.

FINANCIAL LONG RANGE PLANNING

COMMUNITY SERVICES

COMMUNITY SERVICES: REAL ESTATE DEVELOPMENT

The Homes for Good RED Team is prioritizing providing more housing options for those that need it most in the community while moving Strategic Equity Goals forward this fiscal year. In addition, the team continues to support wildfire rebuild efforts along the McKenzie River.

In this coming year, the team will be prioritizing:

- Targeting our housing resources to communities most marginalized in our community with an emphasis on serving people from the BIPOC community and people with disabilities. This includes further developing partnerships to provide access to marginalized communities in the housing in both the Eugene-Metro area and rural Lane County,
- Implementing the Equitable Contracting Initiative that will increase the amount of Minority and Women owned businesses we contract with. Increase the number of low-income businesses we contract with. Increase the number of low-income workers on Homes for Good jobs.
- Increasing accessibility of our housing across our portfolio by increasing the number and access to accessible units and adopting universal design standards for new developments.
- Developing Permanent Supportive Housing (PSH) units to provide much needed housing with services in the community.
- Work with community partners in rebuild efforts along the McKenzie River.
- Develop low-income housing paired with early learning.

Projects to support these priorities include:

Lazy Days – Lazy Days is a mobile home park that was destroyed in the Holiday Farm Fire. Homes for Good is leading the effort with support from the State of Oregon and Lane County to rebuild the entire park and provide 30 units of housing. Construction is underway and the park is expected to be completed in early summer of 2024.

Ollie Court (The former Naval Reserve Site) - 13th Avenue, Eugene OR - Homes for Good is proud to partner with Head Start of Lane County and Early Childhood CARES to develop an innovative model for housing that will co-locate 81 units of new Affordable Housing with an Early Learning Center to address the need for affordable housing and affordable childcare in our community. A mix of one, two, and three-bedroom units will accommodate households large and small. A majority of funding commitments have been received for this development and construction is expected to start in the summer of 2024.

Bridges on Broadway - 599 East Broadway, Eugene OR, Bridges on Broadway is the evolution of the Lane County's Project Turnkey, which had provided temporary housing for people that lost their homes to recent wildfires. Homes for Good Housing Agency and Lane County will convert the former 50-room Red Lion Hotel into a 57-unit Permanent Supportive Housing (PSH) apartment community serving people experiencing chronic homelessness. Homes for Good will provide Project Based Vouchers and Lane County will refer vulnerable people experiencing homelessness from the Coordinated Entry waitlist to Bridges on Broadway. The project was awarded PSH funding from OHCS in Summer 2023, with the anticipated construction start of Spring 2024.

Homes for Good has a robust pipeline of affordable housing projects and continues to work with the community to identify new possible communities.

COMMUNITY SERVICES: REAL ESTATE DEVELOPMENT

Pipeline Projects:

The Coleman – Is a partnership with Lane County and Sponsors Inc. to provide housing at 4 corners on Highway 99. The project did not receive funding in 2022 so decisions will be made on upcoming funding opportunities.

Quince Street Florence – Homes for Good purchased a 7 -acre site on Quince Street in Florence. Real Estate Staff have engaged Homes for Good staff and the larger Florence Community in the type of housing and populations served. The project did not receive LIFT funding in the 2023 round so staff is looking at improving the application and re-submitting for funding in 2024.

Blue River Drive 5 acres – Homes for Good purchased a 5-acre parcel that included a home that was destroyed by the Holiday Farm fire. The property will be partitioned, and much needed housing will be provided on the lots close to the McKenzie School.

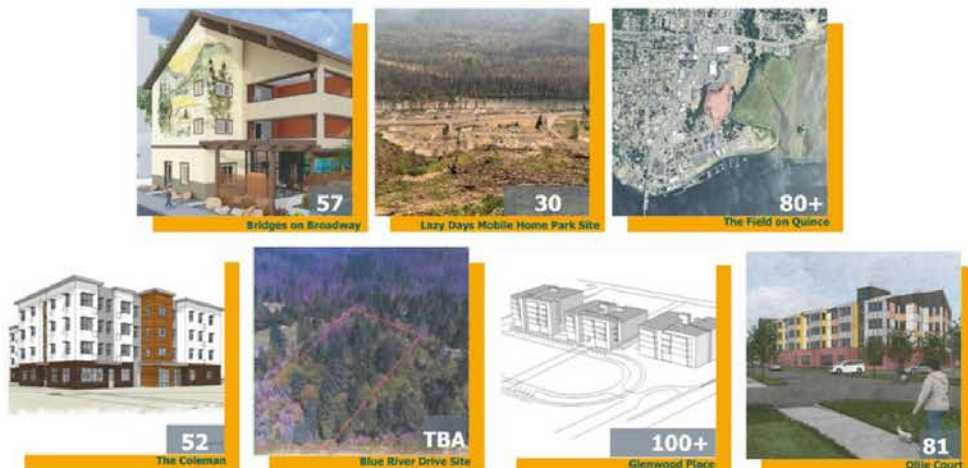
Glenwood – Homes for Good owns a key parcel in Glenwood and is working closely with the City of Springfield on the master planning of the area in Glenwood. As soon as the planning process is complete Homes for Good will look to apply for funding

The Homes for Good RED Team continues to look for partnerships to create affordable housing opportunities throughout the county including Florence, Oakridge, Cottage Grove, Junction City and Creswell.

Breaking Ground



IN DEVELOPMENT & PRE-DEVELOPMENT



COMMUNITY SERVICES: REAL ESTATE DEVELOPMENT

Developer Fees

Historically the operating costs for the Development staff, pre-development project costs, and subsidies for other agency activities such as COCC were funded with development fee revenue generated by previous projects. Due to developer fees that were expected but not realized in FY 2022 and FY 2023 related to the Commons on MLK and that have been delayed for the Nel, the amount of, and timing of fees will not be enough to cover development operations and supplement other Agency operations as has been typical in past years. Operations will need to be supplemented in this fiscal year but due to expected fees coming in future years this will only be a temporary need.

Other Funds

Homes for Good is receiving the proceeds from ongoing RAD scattered site home sales. The first \$13 million of proceeds were re-invested in replacement housing. The remaining proceeds (estimated at around \$10 million) have been placed in a designated account as required by HUD to be used for future real estate development.

Future Funding

At the State level funding for affordable housing is becoming more difficult and complicated. Due to the excessive costs of construction, there are less tax credits to go around. There are limited Private Activity Bonds to pair with tax credits. This has resulted in the State delaying its 9% tax credit application (which is typically in the Spring) to the fall of 2023 and cancelling the 2024 round. Homes for Good may need to be more selective than it has in the past in deciding which projects to pursue and delay some pipeline projects further than initially intended.

COMMUNITY SERVICES: ENERGY SERVICES

Energy Services Division

Home for Good's Energy Services Division (ESD) operates as a Subrecipient for Lane County's Energy Assistance and Weatherization Programs. Our programs are designed to help reduce the energy burden for low-income families and individuals residing in Lane County. The funding for the Weatherization program comes primarily from the Department of Energy (USDOE), the Bonneville Power Administration and Oregon Housing and Community Services. ESD also partners with local utilities and takes advantage of rebates and other utility programs to leverage funds.

Given that ESD is funded by (USDOE), we are obliged to adhere to USDOE regulations and restrictions. Our funding is strictly for the implementation of energy efficiency programs.

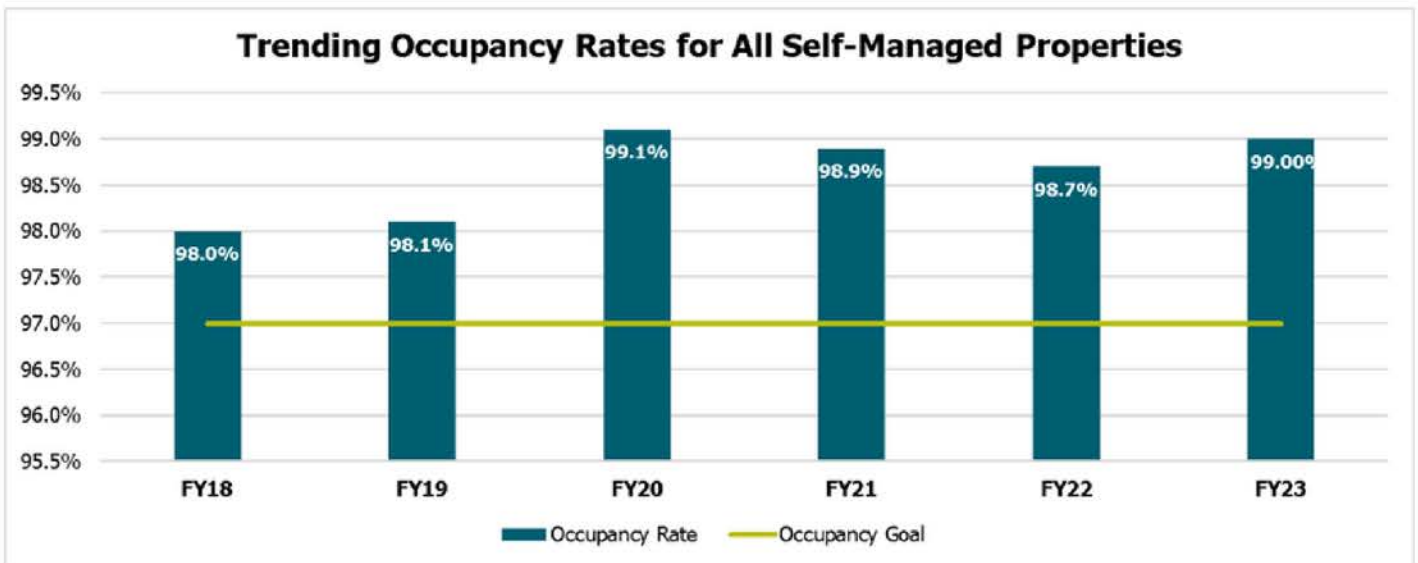
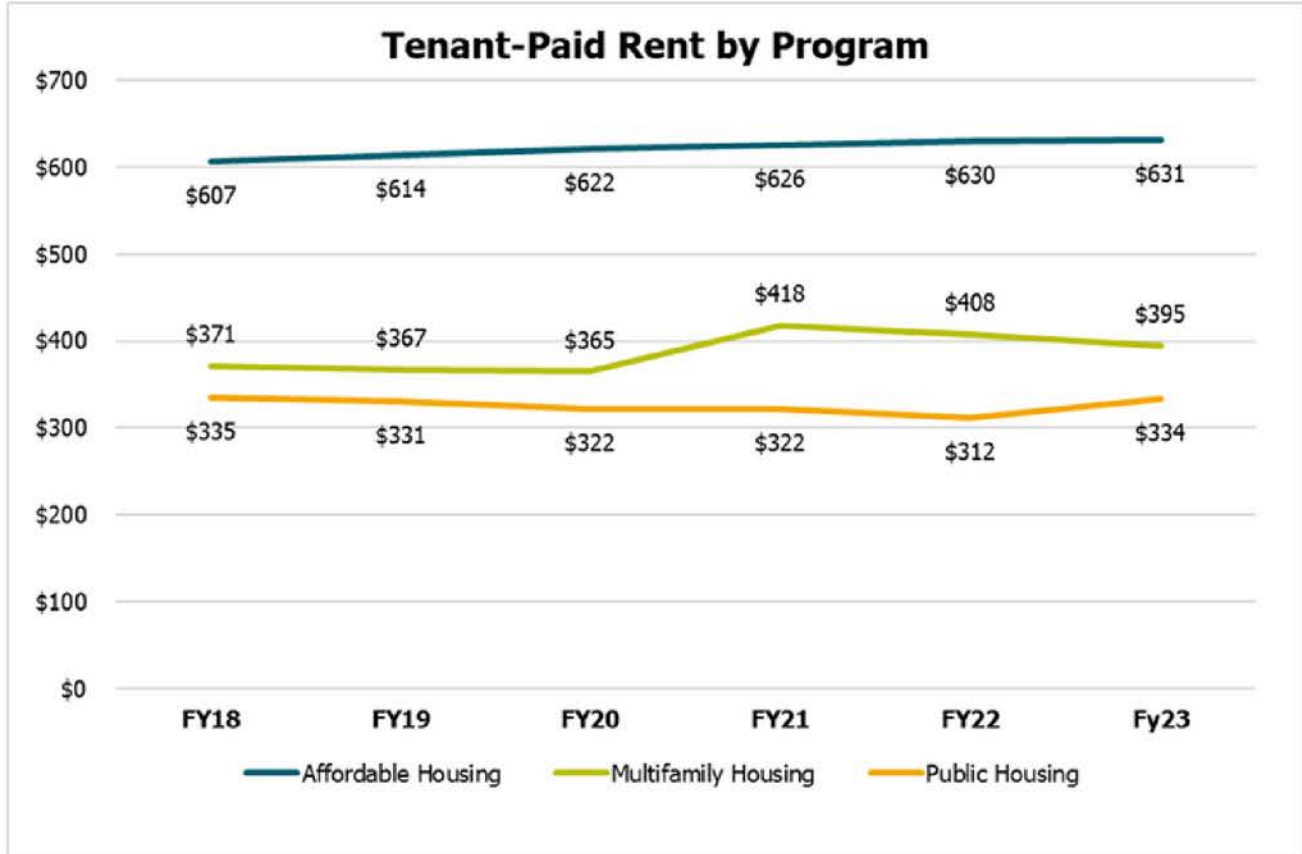
Long Range Planning

This is the second year of the Bipartisan Infrastructure Legislation (BIL) funding and 35% of the grant was released for weatherization. ESD has incorporated this 5-year grant into our staffing budget assumptions by increasing capacity with additional FTE and improved efficiency of systems. ESD is also looking to increase the diversity of funding streams by actively seeking new partnerships and applying for new grant opportunities.

FINANCIAL LONG RANGE PLANNING

SUPPORTIVE HOUSING

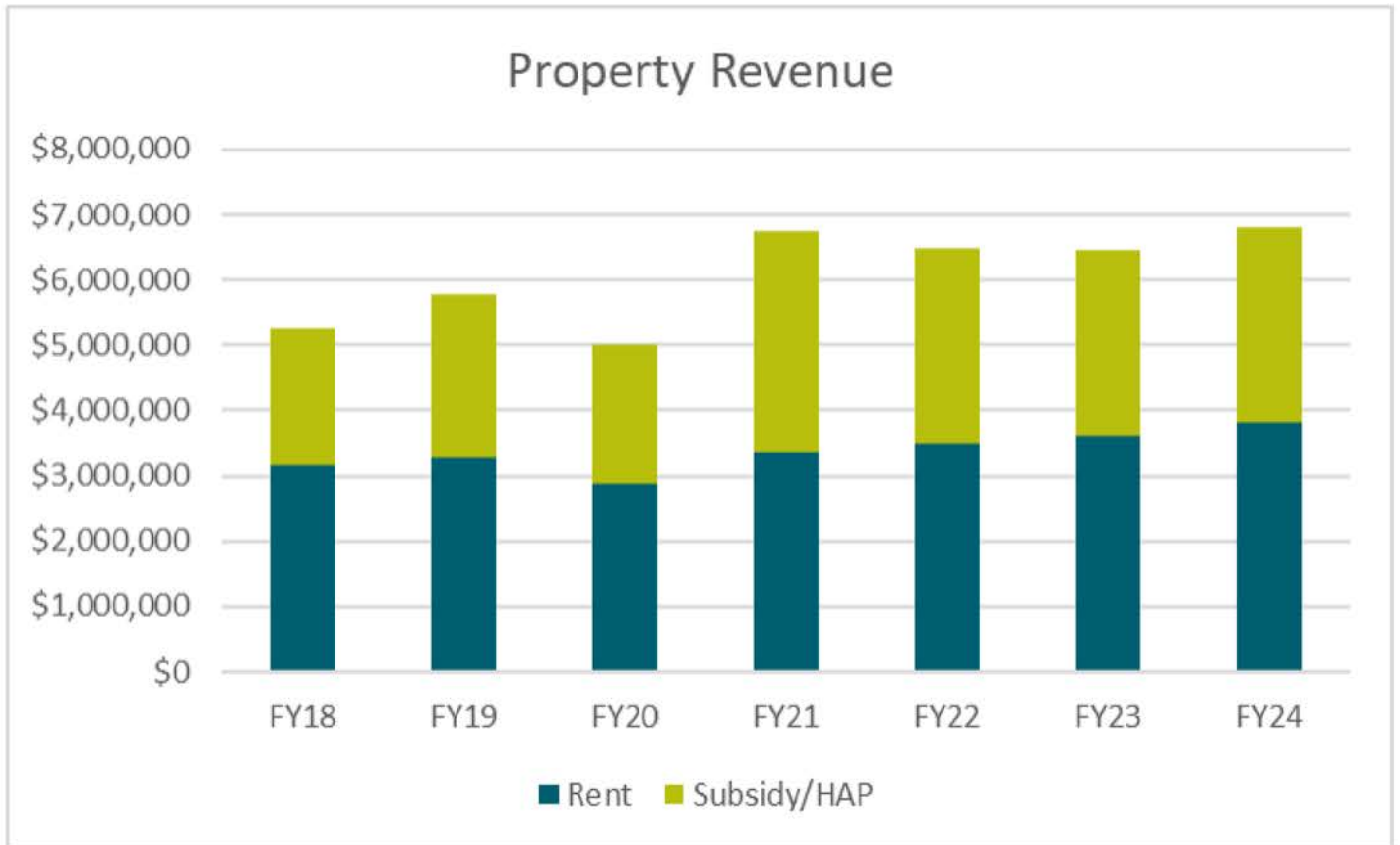
SUPPORTIVE HOUSING



Occupancy & Tenant Rent

Homes for Good earns fees and collects rents only on occupied units, with fees being reduced with occupancy falls below 97% for Public Housing properties. The portfolio is expected to maintain an occupancy of 98% across all properties, earning all eligible fees. Affordable properties are expected to see small increases in tenant rents, with subsidized programs remaining stable with an average tenant rent of \$350. The Bridges on Broadway temporary shelter is preparing to close in April 2024 in preparation for conversion to Permanent Supportive Housing and occupancy will be gradually reduced as the conversion approaches.

SUPPORTIVE HOUSING



Operating Subsidy & Housing Assistance Payments

Public Housing agencies are eligible for operating subsidy from HUD for Public Housing that is based on a formula that takes into account estimated expenses, self-sufficiency activities, resident participation funds, audit fees, Payment in Lieu of Taxes (PILOT) and energy loan amortization (EPC). Homes for Good Public Housing sites are budgeted to receive approximately \$2.1 million in operating subsidy and \$2.2 million in tenant rents with proration remaining around 100% for 2024. The Multifamily and affordable properties are expected to receive around \$716,000 in Housing Assistance Payments (HAP) and \$1.5 million in tenant rents.

The operating subsidy and HAP have not kept pace with continued increases in staffing, insurance and contract costs. Our Maintenance team is working to transition some of our contracted work such as landscaping, janitorial, flooring and plumbing to in-house staff with a focus on increased quality and cost reduction. They are also working to decrease energy consumption and evaluating the effectiveness of current energy saving measures with the goal of reducing the carbon footprint of the Division. We are planning for additional expenses related to changing supply costs and continued planning for emergency operations including improvements to heating and cooling across the portfolio, staff and resident emergency supplies and staff training.

Division goals for FY24 are shaped by the Strategic Equity Plan and we are planning for increased investment in client centered services with an eye on increasing accessibility and equity across our programs. This includes sustaining increased Resident Services across our portfolio with a focus on health outcomes, digital inclusion and educational programming.

SUPPORTIVE HOUSING

Capital Improvements

Public Housing is expected to receive \$1,096,019 in capital funding to complete capital improvement projects across the portfolio including security and community room improvements. These funds will also allow us to replace some aging infrastructure as well as continue to modernize our fleet management system and upgrades to vehicles. We will work to prepare for and leverage new funding for preservation and Public Housing capital improvements to ensure long-term stability of our portfolio.

FINANCIAL LONG RANGE PLANNING

CENTRAL OFFICE COST CENTER (COCC)

COCC CENTRAL OFFICE COST CENTER

The Central Office Cost Center (COCC) consists of those activities of Homes for Good that are funded through fees including management fees, bookkeeping fees, asset management fees, maintenance fee for service charges, and occupancy fees. Costs within the COCC include the Executive Director, Human Resources, Information Technology, Finance, Capital Fund Administration, Public Housing Administration, Maintenance Fee for Service, Resident Services Fee for Service, administrative building costs, board activities, and other management staff.

The COCC is funded by all non-overhead divisions using federal and non-federal overhead allocation methodologies. Under the Department of Housing and Urban Development (HUD) federal allocation, the Agency can charge management and bookkeeping fees to Public Housing and the Housing Choice Voucher programs monthly. The Agency can also charge fees for maintenance services using the HUD fee for service model. Operations that are not mandated to follow HUD's federal allocation methodology are allocated expenses of the COCC. In addition to fees and overhead allocations the Agency funds COCC through monthly occupancy charges to each program based on square footage utilized.

The long-range financial planning that the Leadership Team and the Board need to engage in is related to the overall financial sustainability of the organization with a particular emphasis on personnel expense growth. For Fiscal Year 2024 the following activities will support the long range financial planning needed for the COCC:

- Board retreat focused on how to strategically utilize the proceeds from the sale of the scattered sites.
- Board training(s) on cash management and financial reporting.
- Review and revise as necessary the numerous overhead allocation methodologies.
- Financial stabilization of the affordable housing apartment communities managed by 3rd party management companies with an emphasis on stabilizing the Permanent Supportive Housing apartment communities

GLOSSARY

ABA	Annual Housing Assistance Payment Budget
ADA	Americans with Disabilities Act
AMP	Asset Management Project
CARES	The Coronavirus Aid, Relief, and Economic Security Act
CAP	Capital Projects
COCC	Central Office Cost Center
COVID	Coronavirus
CY	Calendar Year
DEI	Diversity, Equity, and Inclusion
DHP	Ductless Heat Pump
EHA	Emergency Housing Assistance
EHV	Emergency Housing Voucher
e-LOCCs	Electronic Line of Credit Control System
EPC	Energy Performance Contracting
FFS	Fee for Service
FMR	Fair Market Rent
FSS	Family Self Sufficiency
FTE	Full-Time Equivalent
FY	Fiscal Year
FYI	Foster Youth to Independence Initiative
HAP	Housing Assistance Payment
HCHV	Health Care for Homeless Veterans Program
HCV	Housing Choice Voucher
HR	Human Resources
HUD	U.S. Department of Housing and Urban Development
IT	Information Technologies
LED	Light Emitting Diode
LLCF	Landlord Compensation Fund
LTD	Lane Transit District
OERA	Oregon Emergency Rental Assistance
OHCS	Oregon Housing and Community Services
PBRA	Project Based Rent Assistance
PBV	Project Based Voucher
PH	Public Housing
PHA	Public Housing Authority

GLOSSARY

PSH	Permanent Supportive Housing
PUC	Per Unit Cost
RAB	Resident Advisory Board
RAD	Rental Assistance Demonstration
REAC	Real Estate Assessment Center
ROSS	Resident Opportunities and Supportive Services
S8	Section 8
UPCS	Uniform Physical Condition Standard
VASH	Veterans Assistance for Supportive Housing



Homes. People. Partnerships. Good.