



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



HOMES FOR GOOD HOUSING AGENCY

BOARD OF COMMISSIONERS MEETING WEDNESDAY JUNE 19TH, 2019

TABLE OF CONTENTS

(CLICK ON EACH AGENDA ITEM TO NAVIGATE TO THAT SECTION)

- I. AGENDA
- II. APPROVAL OF 05/22/2019 MINUTES
- III. EXECUTIVE DIRECTOR REPORT
- IV. ORDER 19-19-06-01H— IN THE MATTER OF APPROVING THE SUBMISSION OF THE PHA 2020-2025 FIVE-YEAR PLAN AND FY2020 ANNUAL PLAN
- V. ORDER 19-19-06-02H— IN THE MATTER OF AUTHORIZING EXECUTION OF GROUND LEASE WITH LANE COUNTY FOR THE BUS BARN PROPERTY IN EUGENE, OREGON
- VI. ORDER 19-19-06-03H— IN THE MATTER OF AUTHORIZING THE EXECUTION AND DELIVERY OF A FINACIAL AGREEMENT AND NOTE IN THE PRINICPLE AMOUNT NOT TO EXCEED \$9,200,000 TO REFINANCE THE 2017 LOAN AND FINANCE THE RENOVATION, IMPROVEMENT AND EQUIPPING OF THE ADMIN BUILDING; DESIGNATING AN AUTHORIZED REPRESENTATIVE AND SPECIAL COUNSEL; AND RELATED MATTERS
- VII. ORDER 19-19-06-04H— IN THE MATTER OF UPDATING THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN LOCAL PREFERENCES
- VIII. DISCUSSION— RIVER ROAD, LOMBARD STREET PROPERTY SALE

AGENDA

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Location of the meeting:

Board of County Commissioners Conference Room, Public Service Building, 125 East 8th Avenue, Eugene, OR, 97401

Phone: 541.682.2506

The meeting location is wheelchair-accessible. Anyone needing special accommodations (deaf, people with hearing loss, language translation, chemical sensitivity needs, and large print copies of agenda), please make your request at least 48 hours prior to the meeting.

Wednesday, June 19th, 2019

(1:30 p.m.) Board of County Commissioners Conference Room, Public Service Building, 125 East 8th Avenue, Eugene, OR, 97401

1. PUBLIC COMMENTS – 20 Minutes

(Maximum time 20 minutes: Speakers will be taken in the order in which they sign up and will be limited to 3-minutes per public comments. If the number wishing to testify exceeds 10 speakers, then additional speakers may be allowed if the chair determines that time permits or may be taken at a later time.)

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)

3. ADJUSTMENTS TO THE AGENDA

4. COMMISSIONERS' BUSINESS

5. EMERGENCY BUSINESS

6. ADMINISTRATION

- A. Approval of Minutes: 05/22/2019
- B. Executive Director Report (Estimated 5 minutes)
- C. **ORDER 19-19-06-01H**— In the Matter of Approving the Submission of the PHA 2020-2025 Five-Year Plan and FY2020 Annual Plan (Estimated 15 minutes) (Alli Swartz, Real Estate Specialist) (Melanie Church, Property Management Analyst)
- D. **ORDER 19-19-06-02H**— In The Matter of Authorizing Execution of Ground Lease with Lane County for the Bus Barn Property in Eugene, Oregon. (Steve Ochs, Real Estate Development Director) (Estimated 5 minutes)
- E. **ORDER 19-19-06-03H**— In the Matter of Authorizing the Execution and Delivery of a Financing Agreement and Note in the Principal Amount Not to Exceed \$9,200,000 to Refinance the 2017 Loan and Finance the Renovation, Improvement and Equipping of the Admin Building; Designating an Authorized Representative and Special Counsel; and Related Matters. (Estimated 20 minutes) (Nora Cronin, Project Developer)
- F. **ORDER 19-19-06-04H**— In the Matter of Updating the Housing Choice Voucher Administrative Plan Local Preferences (Estimated 15 minutes) (Beth Ochs, Rent Assistance Division Director)
- G. **DISCUSSION**—River Road, Lombard Street Property Sale. (Estimated 20 minutes) (Jacob Fox, Executive Director) (Ross Williamson, Legal Counsel)

7. OTHER BUSINESS

Adjourn

Minutes



Homes for Good Housing Agency

Location of the meeting:

Springfield Utility Board Conference Room, 223 A St., Springfield OR, 97477

Phone: 541.682.2506

The meeting location is wheelchair-accessible. Anyone needing special accommodations (deaf, people with hearing loss, language translation, chemical sensitivity needs, and large print copies of agenda), please make your request at least 48 hours prior to the meeting.

Wednesday, May 22nd, 2019

(1:30 p.m.) (Springfield Utility Board Conference Room, 223 A St., Springfield OR, 97477)

Char Reavis: Introduction to the meeting. Introduction to Public Comment.

1. PUBLIC COMMENT

Larry Abel

Julie Hulme

Paul Solomon

Kylas Nagaarjuna

Cindy Kokis

Allen Hancock

Melanie Kundert

Dennis Sandow

Steve Goldman

Glen Mandzak

Rob Handy

Jacqueline McClure

Michael Gannon

Christopher Logan

Richard Guske

Claire Strawn

Justice Gross

Above is a list of those who bore public testimony, a recording of public comment is available upon request by emailing jshaw@homesforgood.org. Written testimony that was submitted can be found in APPENDIX A.

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENT

Pete Sorenson: Expresses appreciation for the public comment that was given. References the NEDCO letter. My view is that we should not look backwards to make a decision, we should look forward. In my view the Board should revisit the sale of the River Road Property and get it on the June 19th Agenda. Our goal on this board is to promote affordable housing, we do that on a couple of different mechanisms, but going through with this sale of this property to a market rate developer is not generally in favor of the overall goal of affordable housing. The second reason is that the agency needs the money from the sale of this property, and assuming that's correct, we have an opportunity because of the city of Eugene's Parks and Open Space Bond to spread that money within Eugene, outside of South Eugene. Now, I am the South Eugene commissioner, I favor Eugene's Parks and Recreation bonding money being spend in South Eugene, but I think it has been a fair statement over the years that within Eugene most of the money has been spent in South Eugene and not other areas. That's why I would be interested in knowing, and that's why I would like to see this on the agenda, I would be interested in knowing whether a portion of the property, perhaps the portion by the river, could be eligible for those funds, that our agency needs, that the city tax payers have agreed to pay.

One of the things that was brought to my attention that many for profit and non-profit developers have actually pulled back on construction at this time, and the reason for that is that the cost of construction now is significantly higher than even a year ago, why is that? Because there is such an intense demand for those, and it's even to the point that it has resulted in the doubling of the cost of some housing projects. I don't know about all of our housing projects, but I know that the demand for specialized services: carpentry, plumbing, electrical, etc. But that is causing people to pull back from construction because it is such a hot market. So, while it may well be that there are people who are planning construction, who want to get out of there construction because of the costs. So those are all reasons why we should have another look at this. I am not interested in looking backwards on what brings us to today, I am interested in trying to make a good decision today, tomorrow, and the next day.

Pat Farr: Thank y'all for being here today. This land is a gem, but it is in the Eugene Urban Growth Boundary. The City of Eugene made the decision not to expand the urban growth boundary for residential. Consequently, this land is included in the inventory for the City of Eugene's Urban Growth Boundary in the twenty-year inventory. Consequently, it is going to be difficult within the city of Eugene's plans not to put multi-family residential on this property. So, leaving it as a park is probably not an option.

Jaqueline MuClure Intercedes What about affordable housing?

Patt Farr: Once again I would like to keep it on the topic I am talking about. But I will meet with any number of y'all and we can talk about many of the things that we went through in the Envision Eugene process, which was a very long process, and very disappointing to me that we didn't expand the urban growth boundary for residential

because it means that everyone's backyard is a part of that inventory of land that we have to build on.

Pat offers to talk to people at a later time about the urban growth boundary issue and bring other staff from the city of Eugene.

Claire Strawn Intercedes Mentions the River Road neighborhood planning process.

Pat Farr: Talks about the "River Road Refinement Plan" and the decision-making process, and land-use.

Heather Buch: Expresses appreciation for those who came out to the meeting. She expresses that Affordable Housing is near and dear to her heart. Heather talks about her experience with Affordable Housing contracts in her professional career. She discusses her review of the contract of the River Road Sale. She addresses the idea that it could be a financial loss if Homes for Good were to back out of the contract. She explains contract benchmarks which have passed, and the legalities of these benchmarks. Heather talks about the current benchmark and ones that have been long passed. Homes for Good is in the benchmark that if they don't perform they will be taken to court to make sure they perform, they are no longer at a point that they can pay a penalty. Heather states that if she was on the board in the past she may have made different decisions or may have wanted to see a different clause or different contingencies. Heather states that in her professional expertise that Homes for Good is no longer in a position that they can just pay a penalty to leave the contract, that they are in a contract that they are past the point of backing out. She states that perhaps there should be further discussion on how to ensure the public is included in the process in the future. Heather restates the idea that Homes for Good is at a point in the contract that if they try to leave they will be brought to court and made to perform.

Public Intercedes One member of the audience mentions that they should cast a ballot that would delay the developer from developing on the land for a couple of years to cause them to backout. Another member of the public states that there will be civil disobedience on the spot.

Joe Bereny: Thanks the public for their comments. He mentions that their comments were beyond persuasive. He thanks Heather for walking him through the contract. States that the only recourse would be for the potential buyer to not want to buy anymore.

In the discussion about real leaders, I think that real leaders are people who are really human, and that's what I'm trying to be. I think that this gather, and that discussion and debate, and disagreeing without being disagreeable is going to be the last best hope for resolving certain issues. I wish to God that I came here before this decision was made, and before the clock ticked to the point where the issue is: you pay court fees and you perform, or you perform; its nuts to me but that's where we're at. I would like to say I agree with commissioner Sorenson, I still would like to see this brought up at the June meeting, so that we can have more engagement and input. I think that this is symptomatic of the reason I ran in the first place, I am an old guy who is a new

commissioner, and by the nature of being on this board, Heather and I have learned of these decisions and the timing of these decisions. And I know I am being a bit controversial, and apologies to my fellow board members, but I'm just telling you what I think. I don't think that a decision like this will ever be made again. I don't think going through this sort of a process where the people have not been engaged with front end will ever go on again. I think this is going to be a thorn in the side for Homes for Good. I think that your positions are legit, and that we are in this sort of impasse. My last statement is going to be this: I think we are looking at a time full of atrocities, and I think we are in an era where the local level is going to be the only place where we can re-knit the fabric of our community back together. I think that this is going to be one of those ultimate tests, because everyone is between a rock and a hard place, and nobody is comfortable with this, and finally I would request, as I am trying imperfectly to do: that I resist confusion, distraction, illusions, and try to get the truth, and whatever is going on, try to connect with my fellow humans, even if situations occur that I am dead set against, because of past decisions, and ensure that future decisions follow the proper process.

3. ADJUSTMENTS TO THE AGENDA

None

4. COMISSIONERS' BUSINESS

None

5. EMERGENCY BUSINESS

None

6. ADMINISTRATION

A. Approval of the Minutes: 04/17/2019

Michelle Thurston: States that Commissioner Jay was excused not absent in the last meeting and would like the agenda to be amended as such.

Minutes will be amended to reflect Michelle Thurston's comments

Motion to approve: **Michelle Thurston**

Motion to second: **Heather Buch**

Minutes are approved unanimously 6/0 with commissioner Jay Bozievich being excused

B. Executive Director Report

Jacob Fox: Talks about the executive Director Report. He explains about VASH vouchers and some troubles that Homes for Good and other Housing Agencies have been struggling with in relationship to VASH vouchers.

Joe Berney: So it's not a lack of need or a lack of veterans qualifying for the vouchers?

Jacob Fox: No

Patt Farr: Expresses being hopeful of the future for this matter.

Heather Buch: I would like to declare a potential conflict of interest going forward. I have a conflict of interest with a company that provides housing to those with VASH Vouchers and Section 8 Vouchers. I don't think it is an issue at this point, but in the future I will most likely recuse myself of future agenda items that deal with the allocation of VASH vouchers.

Char Reavis Adjourns the Homes for Good Board Meeting start the PHA 5-Year Plan Public Hearing.

C. PUBLIC HEARING

Char Reavis: Introduces the Public Hearing and Melanie Church to present.

Melanie Church: Explains that the Public Hearing is a requirement of HUD. Homes for good will be taking written comments as well as allow the public to speak during this meeting, they have also received comments from the Resident Advisory Board.

Char Reavis: Expresses appreciation to staff for the input that the Resident Advisory Board was able to give concerning the plan.

Michelle Thurston: Expresses agreement in Char's comments of appreciation.

Pat Farr: Expresses appreciation to Char and Michelle for their service as commissioners and on the Resident Advisory Board.

Joe Berney: Asks what the resident input looks like.

Melanie Church: Explains that Resident comments are included in attachment 4, and the analysis of those comments are also included.

Allie Swartz: When the finalized packet is brought back to the board next month, we will include any more comments that are received in the 45-day comment period.

Char Reavis adjourns PHA 5-Year Plan Public Hearing and reconvenes the Homes for Good Board Meeting.

D. ORDER 19-22-05-01H- In the Matter of Approving a Bid and Awarding Contract #19-C-0023 for the Maplewood Meadows Exterior Improvements Project

Kurt Von Der Ehe: Explains the need of the contract and the current state of Maplewood Meadows. The buildings are in need of repair, specifically a new envelope system. The team has been working with Bergsund Delaney Architecture on the project. The team had to remove the community room from the bid to stay in budget. Homes for Good would like to go with the lowest bid of the four bids received.

Jacob Fox: Gives more context about the project.

Motion to approve ORDER 19-22-05-01H- In the Matter of Approving a Bid and Awarding Contract #19-C-0023 for the Maplewood Meadows Exterior Improvements Project: **Heather Buch**

Second: **Pete Sorenson**

Joe Berney: Asks if it is common practice for Homes for Good to take the lowest bid.

Kurt Von Der Ehe: Explains the bid processes, and the comparison process of the two lowest bids. He explains that it is common practice to accept the lowest as long as the comparisons check out.

Joe Berney: Does the low bid ever end up not being so low?

Kurt Von Der Ehe: Yes. He then explains the independent cost estimate that they compare the low bid to in the process.

This motion has passed unanimously 6/0 with commissioner Jay Bozievich being excused

E. ORDER 19-22-05-02H- In the Matter of Approving the Submission of the Five-Year Capital Fund Action Plan 2019-2023

Kurt Von Der Ehe: Talks about the priorities within the 5-year plan which includes roofs of various housing units including McKenzie Village, Maplewood Meadows, and Pengra Court. Sewers, as well as upgrading kitchens and bathrooms are included in the plan.

Michelle Thurston: How do you determine what year something gets done? Like roofs, siding other than they are leaking or falling off, how do you determine things like walkways and elevators or seismic things?

Kurt Von Der Ehe: Explains the prioritizing that is done internally and the considerations such as HUD suggestions, and the staff looks at life expectancy of various products like roofs and sidings.

Char Reavis: Expresses appreciation to the staff who came to the Resident Advisory Board and presented the improvements to the properties that are included in the five-year plan, and for listening to resident input.

Motion to approve ORDER 19-22-05-02H- In the Matter of Approving the Submission of the Five-Year Capital Fund Action Plan 2019-2023:
Heather Buch

Second: **Michelle Thurston**

This motion has been passed unanimously 6/0 with commissioner Jay Bozievich being excused

F. ORDER 19-22-05-03H- In the Matter of Approving the Submission of a Letter of Interest in obtaining Moving to Work designation under the second cohort under the second cohort of Moving to Work Expansion.

Wakan Alferes: Explains that they are here today to ask permission to submit the letter of interest.

Beth Ochs: Would like to remind the board that this is a letter of intent. The next step would be HUD offering an application, and that it isn't guaranteed, and it will be brought back to the board to decide whether or not to apply.

Michelle Thurston: Asks what the likelihood that Homes for Good will be selected to submit an application by HUD.

Wakan Alferes: States that HUD has a standard of the size that they are looking for for PHAs for this expansion, and Homes for Good is close to meeting that criteria. The expansion is expected to be only 10 PHAs across the country. Wakan mentions that there will be other cohorts for Moving to Work in the future that would be larger, but they feel that this specific cohort could be a good fit and would like to pursue it.

Michelle Thurston: Asks for clarification about tiered rent system and the income requirements.

Beth Ochs: Clarifies that the income on the chart is annual, but the tiered rent on the chart is monthly.

Char Reavis: Asks if the board is going to be able to see the letter of the intent.

Wakan Alferes: States that the letter of intent will be very short, and just express interest, and the board may not be able to see it because of the timing of when it needs to be submitted. Wakan expresses that the board will be able to review and discuss the actual application if Homes for Good is asked to submit one.

Motion to approve ORDER 19-22-05-03H- In the Matter of Approving the Submission of a Letter of Interest in obtaining Moving to Work designation under the second cohort under the second cohort of Moving to Work Expansion: **Joe Berney**

Second: **Michelle Thurston**

Motion passes unanimously 6/0 with commissioner Jay Bozievich being excused.

Joe Berney: When will we know if Homes for Good is selected to submit an application?

Beth Ochs: The HUD Board materials state that they will be reaching back out to PHAs in summer 2019.

G. ORDER 19-22-05-04H- In the Matter of Authorizing Additional Representatives to Act on Behalf of MD Commons LLC.

Steve Ochs: Explains changes to the Board Order since the current order is different than what was presented in the board packet. There were four lawyers that needed to make changes, and one lawyer made changes late. He explains the need of the Board Order which allows Ela Kubok, Communications Director and Jeff Bridgens, Finance Director to sign the closing paperwork for MDC commons. This is in anticipation of Jacob Fox and Ela Kubok being out of office in the upcoming weeks and making sure that someone in the office is authorized to sign in the absences.

Pat Farr: Does this require both signatures, or either or?

Steve Ochs: Only one signature is required, but there is a week Jacob will be out of office, then a week that both Jacob and Ela will be out of office, so a third person is needed in case we are able to close during that week.

Michelle Thurston: Comments about the use of the term "Housing Project" within the board order asking if some alternative such as "residential units" or "housing development." She discusses the negative connotation of the term "Housing Project" and how she would like such language to be stopped moving forward.

Steve Ochs: The language can definitely be changed, it was inserted by the attorneys but can be changed to a different term.

Jacob Fox: Asks to clarify if the language will be changed moving forward, or if it can be changed in this current board order as well.

Steve Ochs: It can be changed for this board order.

The Board decides to change the Board order to say, "residential unit" in place of "Housing Project."

Motion to approve ORDER 19-22-05-04H- In the Matter of Authorizing Additional Representatives to Act on Behalf of MD Commons LLC with the amendment that the term "Housing Project" changed to "Residential Unit." as amended with the language change of Housing Project to Residential Unit: **Michelle Thurston**

Second: **Heather Buch**

This motion has passed unanimously 6/0 with commissioner Jay Bozievich being excused.

H. ORDER 19-22-05-05H- In the Matter of Authorizing the Executive Director or Designee to Acquire Real Property in Cottage Grove Oregon to Develop Affordable Housing.

Heather Buch: Declares a conflict of interest with the project being a partnership with St. Vincent DePaul. Heather is related to the Director of St. Vincent DePaul, and would like to recuse herself of this vote.

Steve Ochs: Explains about the Legion Cottage project. He talks about the timeline of the OregonBILDS program designing it in the fall, and building it starting winter term (January). He explains the proximity to Riverview Terrace. He explains the partnership with St. Vincent DePaul. He also explains about community outreach that will be in the future.

Motion to approve ORDER 19-22-05-05H- In the Matter of Authorizing the Executive Director or Designee to Acquire Real Property in Cottage Grove Oregon to Develop Affordable Housing: **Michelle Thurston**

Second: **Pete Sorenson**

Motion passes 5/0 with Commissioner Jay being excused and Commissioner Heather being recused.

I. DISCUSSION- New Administration Building Financing Update

Jacob Fox: This is just an update; no decision needs to be made at this time. The financing is being worked out and will come back to the board next month to be approved. The construction is slated to start July 2019 and conclude March or April 2020.

Nora Cronin: Explains where Homes for Good is in the process. PIVOT has submitted building permits and are on track to start in July. Nora explains about the budget. Nora explains the work with Moss Adams and the options that have been laid out to finance the building. Nora goes through each option and considerations that the Homes for Good team has looked at when making a decision of which option to go with.

Michelle Thurston: Asks for clarification about the option of adjusting the interest rate after 10 years or call off the loan.

Nora Cronin: Explains how that works and says that Homes for Good will treat it as a 10-year loan and then either have a reserve to pay off the rest of the building at that point or will refinance the building.

Jacob Fox: We could work with the county at that time to issue bonds, but what I would like to see happen is for Homes for Good to set aside a percentage of developer fees over the next ten years to have the money in the bank to pay off the rest of the loan in 10 years.

Joe Berney: So, Homes for Good pays Moss Adams to search for options for the financing?

Nora Cronin: Yes

Joe Berney: Expresses that he thinks the situation isn't that complicated. Whatever structure of loan Homes for Good gets in to they need to mitigate any unforeseen debt that could accrue. He suggests potentially a 15-year amortization. He is weary of making a deal and not having a residual fund to pull from because they are unsure of what the interest rate climate will be in ten years. But, as long as Homes for Good has an idea of how much they want the monthly payments to be, and a plan to mitigate that balloon payment at the end they should be fine.

Pete Sorenson: Agrees that for projects under 20 million it is better to take out loans like normal instead of bonds because the fees are lower.

Jacob Fox: I would love to be able to do a 15-year fixed interest, but there is a relationship between our staffing levels and our mortgage, because right now we don't have a mortgage. So, what we are trying to balance is not cutting staff positions because we are introducing a new operating expense that we haven't historically had.

Nora Cronin: We are looking to bring the financing plan to the board next month in order to start construction the first month of July.

7. OTHER BUSINESS

Pat Farr: Would like to mention again the governance model of the current Homes for Good Board not being ideal for the organization.

Jacob Fox: Jacob agrees, and would like to come to the board in the next 90 days to bring a robust plan of options. Jacob mentions the need for various committees like a real-estate committee for the board which isn't possible in the current board set up.

Adjourn

Please note this is a short excerpt of the proceedings, a full recording of the meeting is available upon request by emailing jshaw@homesforgood.org

APPENDIX A. Public Comment Written Testimony Submission for River Road Property

Written Testimony Submission



Name: Ellen Otani

Date: 5/22/19

Issue: Homes for Good River Road Property

Testimony:

How have you accounted for the possible prescriptive
easement that the general public may hold by virtue of
many years of access through the property to the
~~the~~ trail along the river? This would be in addition to
Willamette Greenway issues which must be carefully considered
for the full length of the River. EO

You may be taking away the public's long established right.
At the very least, please ensure that if the EO

(Continue on Back if Needed)

sale must happen, you require that the developer maintain
public access to the trail by the River. EO

Written Testimony Submission



Name: Kylas Nagaarjuna

Date: May 22, 2019

Issue: River Road.

Testimony:

Best development per neighborhood consensus
is for affordable housing for mobility
impaired and elderly, immensely improving
their quality of life by access to bike path
parks, valley river mall. Both my elderly
parents benefited from access to the
bike path from the meadow — using their
motorized wheelchairs.

(Continue on Back if Needed)

844 Lombard Street



May 21, 2019

Homes for Good Board of Commissioners
177 Day Island Rd
Eugene, OR 97401

Re: Sale of River Rd Property

Dear Commissioners,

I am writing in support of Homes for Good's decision to sell the River Road property. As a peer affordable housing and community development organization, and as a close partner of Homes for Good, I believe you made the right – albeit difficult – decision.

Affordable housing is not an easy business for a host of reasons, but finances and economic realities certainly top the list. And while we are mission-driven, not-for-profit entities, we still have bottom lines, and we still have to make savvy business decisions to maintain operations and continue our service to the public good. Sometimes a necessary decision – that we know is best for the long term health of the organization and our ultimate impact in the community – is also an unpopular one.

NEDCO experienced this firsthand when financial circumstances led to our sale of the popular Sprout Food Hub in downtown Springfield. That decision drew concern, questions, disappointment, and outright anger from many community members and even a few close partners; yet the NEDCO Board of Directors and management all knew it was a necessary decision. We were steadfast in doing the right thing for our organization, transparent and consistent in our messaging, and tried to stay focused on the future. Two years later, Sprout is thriving under its new identity as the Public House, the community loves it, and NEDCO is financially healthy enough to continue the rest of our important work in the community. But I would be lying if I said the process didn't test our strength as an organization.

Homes for Good, like many affordable housing developers across Oregon, faces tough financial decisions to successfully house our most vulnerable residents. From competing in funding applications in which a single point can make-or-break a project, to preserving aging public housing stock, our community needs Homes for Good to make sound, pragmatic choices about where it can most effectively use limited resources – and you are doing exactly that in your choice to sell the River Rd property. The analysis that has been completed on the site and its potential for affordable housing is sound. The reality is that the site will be much easier for a market rate development, and our community needs that housing, too – despite opposition to development from some residents. We're in a housing crisis at many levels of the socioeconomic spectrum. You have an opportunity to enable the development of needed workforce housing, while

212 Main Street
Springfield, OR 97477
T (541) 345-7106
F (541) 345-9584

2700 Market Street NE
Suite 110
Salem, OR 97301
T (503) 779-2680
F (503) 779-2682

421 High Street
Suite 110
Oregon City, OR 97045
T (503) 655-8974
F (503) 303-4763

www.nedcocdc.org



also creating crucial financial resources for more urgent and more viable projects in the Homes for Good pipeline. It's the same choice I would make in your shoes.

Homes for Good has been an incredible partner for NEDCO over many years. From rental deposit loans with Community LendingWorks, to financial literacy classes for FSS participants, to first time homeownership collaborations, Homes for Good has been a creative, nimble, and responsive partner. I have a huge amount of trust in Jacob, your housing development team, and the rest of the staff we work with. We see incredible transformation in the lives of clients we share, and we see nothing but opportunity to build on these partnerships in the coming years.

I know this is a difficult decision for staff and the board. Please let us know if there is anything NEDCO can do to support you and your next steps.

Sincerely,

Emily Reiman
CEO



May 22, 2019

Board of Directors

Steve Christiansen, *Chair*
Steve Hecker, *Vice Chair*
Jason Pellegrini, *Treasurer*
Zoe York, *Secretary*
Brian Cox
Chris Elliott
Margaret Hallock
Tricia Hedin
Trina Kanewa
Sen. James Manning
Kevin Moore
Guadalupe Quinn
Hon. Ilisa Rooke-Ley
Peter Shannon
Darren Stone
Richie Weinman

Staff

Paul Solomon
Executive Director
Nick Crapser
Deputy Director
Laura Johnson
Director of Program Development

Homes for Good Board of Commissioners
177 Day Island Road
Eugene, OR 97401

Re: Sale of River Road Property

Dear Homes for Good Board,

My name is Paul Solomon and I am the Executive Director of Sponsors, Inc. As an organization we have partnered with Homes for Good on a number of developments over the last 25+ years. I am here today to testify in support of Homes for Good's decision to sell its River Road property.

I find it quite disturbing that an agency that is providing cutting edge services to thousands of low-income Lane County residents is being painted as a greedy developer. Nothing could be farther from the truth. I would like to share a little bit of my experience partnering with Homes for Good. Under the leadership of Larry Abel (previously) and Jacob Fox (presently), Homes for Good has helped Sponsors develop housing programs that are the envy of the state and attract visitors from all over the United States and beyond. These projects house men and women recently released from state prison and the Lane County Jail. Most affordable housing developers wouldn't have touched these projects with a ten-foot pole. As you can imagine, early on in the process, we had some pushback from concerned neighbors where our facilities are sited. Jacob and Homes for Good were with us every step of the way and helped us proactively engage and educate our neighbors who we now have great relationships with. In fact, I owe much of our recent success to our partnership with Homes for Good. Due to our efforts, we are serving thousands of men and women in our housing programs who would be homeless on the streets of our community at high risk to re-offend with predictable results.

Homes for Good has made it a priority to serve the most vulnerable low-income members of our community including people with disabilities, mental illness, those experiencing domestic violence, and people with criminal histories. Furthermore, Homes for Good is one of a handful of public housing agencies around the country that is really moving the dial and developing model projects like the Sponsors' facilities.

Services for People with Criminal Histories Since 1973

Phone: (541) 485-8341 Address: 338 Highway 99 North, Eugene, OR 97402 Fax: (541) 683-6196

Tax ID# 93-0639815

I would also like to address Jacob Fox's leadership and the recent decision to sell the property on River Road. First of all, I believe we are extremely fortunate to have Jacob leading Homes for Good. His leadership and vision have helped take the organization to new highs as evidenced by the many new affordable housing developments completed and in the pipeline. I have worked closely with Jacob on many different projects and issues, wherein, I have the highest regard for his leadership, integrity and honesty. Frankly, I'm shocked and disappointed that people like Rob Handy would attempt tarnish his name and reputation. Regarding the sale, which I understand is unpopular, I truly believe it was a prudent financial decision. Whatever frustration neighbors have about the proposed development should be addressed with the developer, not Homes for Good. I strongly support the board's decision to stand by the sale agreement on the River Road property. Thank you for your time.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul Solomon", with a stylized, cursive script.

Paul Solomon

Written Testimony Submission



Name: Curtis Phillips 104 Holman Ave Eugene

Date: 5-23-19 541-337-1803

Issue: The developer

Testimony:

I am a local real estate agent in opposition to this project.

There is a right and wrong way to develop housing.
The Ecco building on River Road has destroyed the
property values of the adjacent homes. This makes (NIMBY)
an even ~~more~~ bigger problem for future developments.

I have left some additional documentation that might be helpful.

(Continue on Back if Needed)

I support more housing for all in
my neighborhood!



Southeast Aerial

- BERGSUND
- DELANEY
- Architecture & Planning, P.C.

RIVER ROAD AFFORDABLE HOUSING



River Road Affordable Housing Design Recommendations

Introduction

The City of Eugene has sent out a request for proposals for an affordable housing project in the River Road neighborhood. The City has invited community participation in the planning process. Community members, represented here by the board of the River Road Community Organization, and by the Prout Institute, embrace this opportunity to proactively provide design criteria that both enhances the immediately adjacent residential areas, and furthers long term city goals to increase density and to house low-income residents and create a more resilient neighborhood.

Our view is that these objectives are not contradictory but can provide creative opportunities to model an ecologically and socially sustainable design. The intention of this document is to urge planners and developers to adopt a framework for this development that goes beyond existing practices and invests in a showcase of possibilities. We hope to co-create a development that the City of Eugene can be proud of and that the River Road community will welcome as an asset.

We believe that grounding the development within a whole-systems design will pay off in long and short term benefits. By whole-systems we mean one that integrates housing with state-of-the-art ecological sustainability, as well as encouraging innovative on-site economic opportunities. For example, up-front investments in quality will provide returns over time from savings in energy and water costs.

Avoiding less expensive cookie-cutter design will give the project character that nurtures residents' personal investment in their homes, and help integrate them into the larger River Road community. Using the design to deliberately incorporate a variety of individual, semi-private and community spaces into the development would offer exciting and useful resources to the residents and neighborhood, and build both social and fiscal capital that increases and sustains quality of life.

Below we offer six overarching objectives to guide the design process and to stimulate further discussion.

Written by members the RRCO sub-committee for affordable housing, Jon Belcher, Clare Strawn, Ravi Logan, and Cameron Ewing, with many contributions from neighbors through community outreach.

Guiding Design Objectives

1] High-Performing Housing

This housing project should to be not only affordable but, so much as feasible, high performing in terms of energy efficiency, aesthetic quality, and functionality.

2] Emergency Preparedness / Resilience

The housing project should not only be structurally sound to withstand extreme seismic events, but designed to provide for basic life support following a natural disaster. Life support examples could be site food production, rainwater catchment, passive solar design and residential conditions that enhance social cohesion.

3] Low or Positive Environmental Impact

Environmental concerns that should be considered in the project design include: minimizing the carbon footprint of building operation, minimizing the embodied energy in building materials, minimizing use of toxic building materials, providing for rainwater catchment, reducing need for landscape irrigation, and supporting pollinators.

4] Enhance Immediate Community and Integrate with Broader Community

The project should include design features that enhance a sense of community among the residents, as well as foster integration of residents into the larger River Road community.

5] On Site Economic Opportunities and Services

Design features could be arranged to offer encouragement to ~~on-site economic opportunities~~, such as small cottage industries, internet-based enterprises, and mutual self-help projects for the low-income residents. The development should also provide on-site social services, as appropriate and as needed. Examples would be daycare, after school programs, and skill development education.

6] Enhance Resident and Neighborhood Security

Design features should be incorporated that promote security from theft, harm and harassment of both the residents of the complex and of immediate neighbors.

Design Concept

To create needed affordable housing that will contribute to the neighborhood fabric of River Road.

Design Criteria

1] Cultural Sustainability

To enable residents of this project to connect economically and socially with the existing community of River Road, and to accommodate a diversity of demographics, from single parents to an elderly couple.

2] Green Innovations

To use as many green strategies as possible considering climate, budget, payback periods, and maintenance feasibility. [See Appendix 1]

3] Positive use of space

To include a variety of outdoor spaces so that residents are allowed to extend a sense of ownership beyond the interior of their homes. These can be semi-private spaces arranged around a common area, so that residents can look outward into an area that belongs to them as a member of the community. Some buffer areas can be deliberately undeveloped so that residents may personalize their own spaces, creating a sense of home rather than simply "being housed." By shifting and rotating edges of the development footprint the negative spaces in-between the building footprints become interesting and create mini-venues that can host a variety of activities.

4] Diversity of units

Units should be designed to accommodate many different household compositions. Residents should be able to identify their unit with more than a posted address. If units are less homogeneous the development will gain a higher quality aesthetic character.

5] Open and Inviting

When privacy is not required for adjacent neighbors, other site property lines (River Road or West portion of East Maynard.) should not use unnecessary hard boundaries. This can allow residents to connect to their neighbors more easily, extending the sense of community beyond the area of the site, while still maintaining territorial cues with soft boundaries such as a short wall or fence.

6] Pedestrian/Bike Path and Public Transit Connection

To use the housing complex to connect the West Bank Park bike trail to the River Road bike trail, and to arrange close connection with public transit. Alternative means of transportation should be encouraged. Providing amenities that attract residents who do not want to own their own car such as free bus passes, car share/flex car on site and safe/convenient places to store bikes with reduce the burden on residents, neighbors and the environment.

7] Minimizing Impact

To minimizing any negative impact of the housing project on existing adjacent residences. [See Appendix 2]

8] Building Orientation

An East to West building orientation will take advantage of prevailing winds for natural ventilation and will provide maximize solar exposure on south facing walls.

Appendix 1: List of Green Innovations and Features

- thickened and highly insulated exterior walls for insulation and sound reduction
- building orientation that maximizes daylighting and ventilation potential
- natural daylighting
- passive cooling
- rainwater harvesting
- greywater system
- low flow plumbing fixtures
- energy efficient appliances and lighting fixtures
- composting program
- recycling program
- connecting ecological systems
- use of integrated systems
- permeable paving and asphalt
- native landscaping
- edible landscaping
- integrated with community garden and on-site garden

Appendix 2: Factors for Minimizing Impact on Existing Adjacent Residences

1] Site Access

To minimize the impact of traffic on adjacent, narrow residential streets, vehicle access will be from River Road or the west end of East Maynard only.

2] Setbacks

There will be maximally reasonable setbacks from adjacent existing housing.

3] Parking

Parking can be located on periphery to maximize setbacks from existing adjacent homes. Adequate parking will also be provided to minimize overflow onto adjacent streets.

4] Building Heights

Building heights and orientation should maximize the privacy of adjacent neighbors.

5] Balconies

Balconies will be on inner facades, facing away from neighboring properties.

6] Smoking Area

If a non-smoking facility, a covered smoking area will be provided within the site.

River Road Resident Survey

Question 1

If you, hypothetically, were going to live at this affordable housing development, what design features, programs or considerations would you like to see. Please list in order of importance, number 1 being most important.

Number 1. priority answers

- The living space meets my space and personal use needs.
- Context – sensitive design using sustainably-sourced materials.
- Community room—to be available for both development-wide and private resident use.
- Distance from fence (especially of two story homes)
- A clean, safe and easy to maintain residence
- Good insulation between adjacent apartments. I mean really good, so you don't hear televisions going and conversations and running water and music, etc. etc.

Number 2. priority answers

- It is easy to connect to my immediate neighbors and the community
- Open, inward-facing courtyard with beautiful landscaping and features that encourage neighbors gathering/interacting. (community center building for multi-use)
- Ample on-site parking.
- Plenty of parking. On E.Howard we already have a jam of cars from the Day Care Center. If residents of the complex need more room, this larger street on the East Side of River Road will become a hive of parked cars and this will not help with neighbor relations.
- Some covered outdoor spaces such as patios or gazebos
- Someplace to grow your own plants in the ground, not in pots. Either some border areas and/or a raised bed or two.

Number 3. priority answers

- I can easily access bike paths and public transit.
- Adequate soundproofing and quality materials that create privacy within the community.
- Considerations for children—playground for children of residents and their guests; possibly on-site day care
- Secure easy-to-access storage for bicycle(s); camping gear, etc
- Skylights. These are essential in the Pacific Northwest for bringing in healthy sunlight in winter.

Question 2

If you, hypothetically, were an adjacent neighbor of this affordable housing project what design features, programs or considerations would you like to see. Please list in order of importance, number 1 being most important.

Number 1. priority answers

- My personal privacy is maximized
- Ingress/egress that respects current neighborhood patterns/uses.
- Plenty of on-site parking—**no** spillover to neighbors. If at some future date, parking isn't completely used, it can be converted to another use—small house, community garden, etc.
- The architectural design of the development blends well with the surrounding neighborhood. I visualize a sort of a vintage cottage look, circa 1950ish.
- Noise barriers so that you wouldn't hear music, outdoor conversations, landscaping machinery (esp. leaf blowers). The overall noise level should be kept really low, not by decree but by good design. It's bad enough having River Road roaring by all hours of the day & night.

Number 2. priority answers

- The project is attractive as viewed from my property.
- Inward-facing balconies and bike path access/interface.
- Retain privacy. No balconies looking down over adjacent properties. Tall buildings hidden by vegetation from adjacent properties.
- The landscaping enhances the River and Garden District concept, with areas for residents' gardens, attractive shrubs, shade trees, and play areas. There is easy access from the development into the Maynard Park and thus to the River.
- An attractive wall (preferably brick) to delineate the boundary between this project and the most adjacent neighbors, not a high wall to actually keep people out, but more of a "good fences make good neighbors" kind of wall that could also encourage "over the back fence" conversations.

Number 3. Priority answers

- My new neighbors will be compatible with the existing community.
- Community center for multi-use to promote interactions within the neighborhood.

- Fits in with neighborhood—either same style as surrounding properties or hidden by vegetation.
- The development is well-maintained, clean, quiet, and does not create excessive additional vehicular traffic on Maynard St and River Road.
- Visual privacy so that people on higher floors couldn't see into their neighbor's yards or through their windows.

Additional Survey Comments

- Thank you for the opportunity to participate in this community development project!
- I hope neighborhood concerns will be considered. The River Road area has had three recent developments which have been unacceptable to neighbors. The ECCO apartments are built and are causing major parking problems in the neighborhood and have impacted the privacy of adjacent residents. Just because a development is near a bus stop, doesn't mean that bus transportation is realistic for the residents. There may be no stop near their work. They may need to carry tools or other materials. Their work days or hours may not coincide with bus schedules. They may need to go to so many places during the day (e.g. work, childcare/school, own education, shopping) that using buses is too time-consuming. The city's parking requirements are completely inadequate for current resident needs.
- After attending the meeting a few weeks ago at the church, It does sound like much care will go into the planning of this facility. I appreciate the desire to make this a positive experience for the neighborhood. We are glad that those with limited incomes will have more housing options. I hope we can keep a positive future relationship.
- Thanks to everyone working on this project. I visualize that it will be an attractive asset to the neighborhood.
- Chiefly, people in the neighborhood should not feel threatened by this new set of buildings full of strangers. They should know that this is not a cheap housing project that will attract noisy, irresponsible people, who would need constant discipline, rules and regulations to keep them under "control." Some of the control can be built into the design and configuration and spacing of the new buildings.

Specific concerns, and suggestions from individual community members.

Creativity Center and Art Program

The affordable housing complex on River Road has the opportunity to address three major issues in River Road, the need for affordable housing, the need for a more vibrant cultural identity, and support for parents and children to rise out of poverty.

As the founder of ArtCity Eugene and lead coordinator of EUG-ART404, I propose using social design to address these issues in a similar manner as Rick Lowe's Project Row Houses. The concept is that this part of the affordable housing project and the people involved will participate in living work of social sculpture, where artists and parents work together to shape and form their lives and the community.

Like Project Row Houses, I propose that we provide short-term subsidized housing to single parents and short-term studios to artists. To be eligible to participate in the 2-year program, low-income parents must work and pursue higher education, and their children must be enrolled in daycare or school. The parents will be deeply integrated with the artists who will live onsite and have onsite studios. For artists to participate, they must make art and maintain a practice of applying to exhibitions, publishers, performances, and in some way getting their art out into the world. They also need to provide artistic after-school activities for children who live in the housing complex when they get home from school. Artists must qualify for and pay full rent for their low-income housing, but their studio space will be provided as part of their participation in the residency. Each artist will be provided with a studio that is equivalent in size to a studio apartment. Studios will have running water, heat, ventilation, and high ceilings. Artists will integrate children and participating parents into their artistic processes and parents will be encouraged to apply the creative process and artistic expression to their own lives.

The result of this program will be an ongoing paradigm shift that will enrich and shape the lives of parents, children, and the greater community.

Artist studios need to be adjacent to a playground area and a large indoor play area that can also be used as a community room. I also suggest including a maker-space, such as the Eugene Library Maker Space and perhaps a workshop such as the one that is available at the Campbell Center. Use of equipment in the maker-space could be available to residents in the River Road Neighborhood.

Organizational entities would need to collaborate to oversee the program. ArtCity Eugene would oversee the artist residency program and workshop, and organize open houses so people can experience the art and community that is being created.

An organization such as St Vincent DePaul, Women's Space, or the Relief Nursery, could oversee housing and life-skills development for parents in the program. And the Eugene Library may be an ideal entity to establish a satellite makerspace in the Creativity Center.

Sincerely,
Charly Swing

Neighborhood Parking

My greatest concern is the amount of parking availability that will be incorporated into this development.

I live on Maynard, which is almost directly opposite the DariMart and which will be the most natural street to accommodate the development residents' parking needs since no parking is allowed on Howard. One of my neighbors across from me parks two vehicles on the street and four vehicles in the driveway. When my neighbor immediately next to me has guests, they park in front of my house, which is fine, but it makes navigating out of my driveway a bit of a challenge. If their guests also park in front of their house, it becomes especially problematic. We don't need non-residents parking on our street as an alternative to insufficient parking in their development.

At a meeting early this year regarding the ECCO apartments and the neighborhood street parking problems as a result of that development, the City representative indicated, if memory serves, that code requires only three-quarters of ONE parking spot per apartment, which is absolutely ridiculous. I know the goal is to force people out of vehicles and onto public transportation or bikes, but this doesn't seem a realistic way to accomplish that.

It is not uncommon for a residence of two adults to have two vehicles. If there are children of driving age, it is not uncommon for those children to also have a vehicle. Not to provide sufficient parking for the residents of this development will make it an extremely unwelcome addition to this neighborhood.

Please provide realistic parking space for these residents. It is not fair to them not to and it is definitely not fair to surrounding neighbors who would like to welcome them to this area.

Thank you for adding this concern to the RFP soon to be sent to developers.

Sincerely,
Sylvia Gillings

Garden Program and Native Landscaping

At present there are some very tall trees, hedging the far border with existing houses. I think it would be called the east border. This means that **three-story construction along that line of trees** would not dominate the existing houses, and if these were set back, possibly allowing play areas, etc., the trees would continue to get plenty of sun. **Also on the north side, three-story construction** could abut the road, possibly with no setback. This allows for denser concentration in those areas, and leaves more room for open space, especially along the southern and eastern orientations, which are critical for gardening. **Two story buildings could occupy the center**, with unshaded gardens along the periphery.

The tour we took showed us three Affordable Housing sites. The first, Turtle Creek, was an early build (2008). A half acre was set aside for community gardens, but only three small plots were being worked. The people just do not prioritize this kind of activity. The second and third were later builds, and contained very small plots, and only a few of them. I suppose the developer figured nobody was using garden plots anyway, so why dedicate so much land. In fact, even those pathetically small plots had to be planted by volunteers outside the developments, because nobody cared to use them. This shows **a need for outreach**, and I'm concerned that future developers will knock in a couple of coffin-sized raised beds and call it good. That would be a horrible mistake.

First of all, outreach can affect rates of use. **We have master gardeners and permaculture designers and all kinds of PR-capable outreachers** to conduct this. Give it time, and there will be more interest.

Second, and much more importantly, the economy is sliding into the toilet. Things are definitely going to be worse for those on the margins, as a few years go by. The growing of food is going to be seen as dramatically important as times get tougher. It would be prudent to have a large garden space with good sun.

My suggestion is, that **a large community garden** be included, with plenty of sun. Fifty or so plots of around 20x4' or so could be created, and that tenants be given first chance to pick them up. A certain number could be held in reserve for other residents who might want to start later (after outreach, or when times get much tougher), and worked by volunteers. North Eugene High School is not far away, and hundreds of high school seniors need 100 hours of community service to graduate. You can bet they'd go for a fun group activity, of planting some stuff and keeping those beds healthy and productive. Food could be donated to the tenants. If half the plots were available to the general public (after the tenants got their initial chance) many community members would be happy to take up one of the plots. They should be allowed to keep the plot, year after year, by paying the nominal fee necessary for maintenance. But if they give up a plot, tenants get first dibs again. This plan would make say, a half acre site, tremendously productive, with low-income families increasingly able to eat fresh organic fruits and vegetables.

For the same reasons, I suggest planting **fruit trees and blueberry bushes for the kids to raid**. Kids need clean, organically grown food. **No spray!** Fresh, sweet, ready to eat produce is tremendously important for mood, nutrition and success in young lives.

Mike Brunt had a good suggestion, when we were viewing Turtle Creek. He noted that the garden was shunted out to the back, where nobody would see it unless they really tried. His comment - and I think he's correct - was that **putting the garden in the center of the complex** (or in the middle of a U-shaped construction) would bring people together as well as propagandizing the importance (and fun!) of growing food. Put benches and a couple of little tables in it, and let people relax there in the evening. The playground equipment could be within a short distance, and eyesight, such that daytime childcare would be especially uplifting.

Another plan - and I don't know about the feasibility of it - would be to make **multi-level parking**. If you put a garage at the corner where Hunsaker meets the east trees, those on the third floor could walk rain-free from car to apartment, and the same for the second and first floor residents. A garage coming off River Road could service two-story buildings there. This would save a lot of land and be more sightly than a sprawling asphalt lot.

I very much liked the planting of **native species** at Willakenzie. However, the maintenance seems to involve bark dust and poison spray. One strategy would be to make residents responsible for their own weeding, in front of units. Another would be to **plant cover crops and hire weeders** (possibly from the low-income residents, and even better if it puts some money in the pockets of teens there).

Sincerely,
Christopher Logan

East Maynard St. and Pollinator Garden.

Jen Hornaday is a adjacent neighbor of this project and lives at the very east end of E. Maynard. She and other neighbors on both E. Maynard and E. Hatten are concerned about additional traffic on a gravel county road that is currently maintained by residents. The concern is that the intersection at E. Maynard and River Road will be backed up with traffic during peak hours and some people will choose to go down E. Maynard to E. Hatton in order to connect to River Road. She asks that a right turn only sign be placed on the exiting side of the E. Maynard entrance to alleviate this issue.

Secondly, at the corner of the South-East portion of the development side Jen has been planting pollinators and turning over soil for about ten year. She hopes that the pollinators and rich soil will be seen as a resource for this development.

Sincerely,

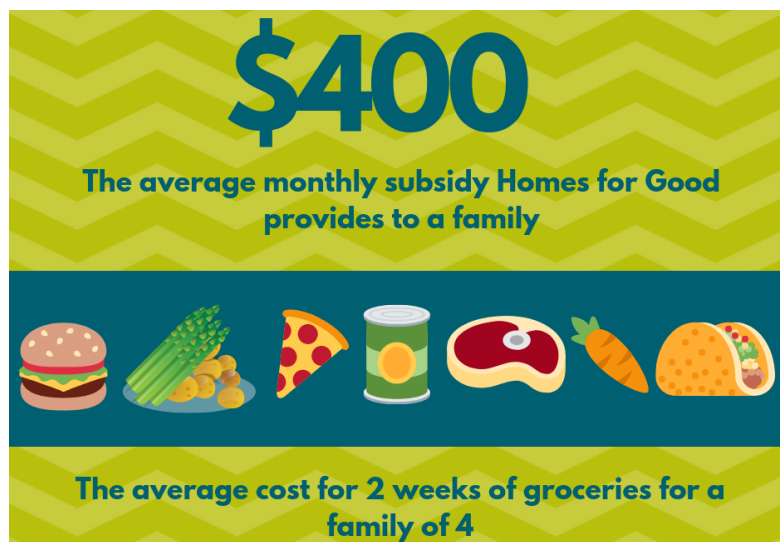
Cameron Ewing on behalf of Jen Hornaday.

The most significant organizational milestone over the past month was the formal launch of Homes for Good's Diversity Equity and Inclusion Initiative (DEI). We are guided in this work to make our organization more equitable by Daesha Ramachandran who is the principle from Tusk Consulting, and Terrill Thompson who is a principle from Banyan Coaching and Consulting. On May 21st, we launched this initiative with a morning meeting that combined the Leadership Team and a Core Team of employees from different teams within the organization. The Core Team then spent most of the rest of the day delving deeper into relationship building, and better understanding what this journey will mean for us as individuals and as a broader team. At the end of the day, Ela and I debriefed with Daesha and Terrill and mapped out a plan for the next three months of engagement. What we learned from this day together is that this journey will challenge us all to grow in our knowledge of the diverse cultures that are represented by our employees and the people with low incomes that we serve. As our collective knowledge grows through our engagement with each other, we will begin to use an equity lens to analyze our business systems and our customer service systems to address any inequities that we identify. The Core Team will continue to meet monthly and our guides will be interviewing employees, board members, and community partners to gather additional information on how we can become a more thoughtful and equitable organization

Another body of work that continues to merit a significant amount of time for Ela, Jordyn, and myself is continued engagement and education for our statewide elected officials as the Oregon State Legislature deliberates on new and increased funding for affordable housing. This work includes meetings with elected officials, testifying for committees, and writing letters of support for increased funding to support the unprecedented need for affordable housing in Lane County, and across the State of Oregon.



Pictured is Homes for Good Staff installing a construction camera on top of the Graduate Hotel in Eugene to document the construction of Market District Commons.





AGENDA CHECKLIST

AGENDA INFORMATION TO BE SUBMITTED TO THE BOARD OFFICE

(Jordyn Shaw, Communications
Administrative Specialist ext 2593)

One Title Memo

Agenda Packet

One Original Hard Copy plus
One copy e-mailed to
jshaw@homesforgood.org

Material Due

Due by 12 pm Wednesday
preceding the week it will be
included in the agenda notice

AGENDA TITLE: In the Matter of Approving the Submission of the
PHA 2020-2025 Five-Year Plan and FY2020 Annual Plan

DEPARTMENT **Property Management**

CONTACT **Melanie Church,** EXT **2588**
Property Management
Division Analyst

PRESENTER **Melanie Church,** EXT **2588**
Property Management
Division Analyst
Alli Schwartz, Real EXT **2573**
Estate Specialist

AGENDA DATE: **06/19/2019**

THIS ITEM WILL INVOLVE:

☐ Consent Calendar

☒ ORDER/Resolution

☐ Ordinance/Public Hearing

Public Comment Anticipated?

☐ Report

☐ Discussion & Action

☐ Yes ☒ No

☐ Appointments ☐ Committee Reports

☐ Discussion/Presentation Only

Estimated Time 5 min

NOTE: DEPARTMENT MANAGER *MUST* SIGN OFF BEFORE SUBMITTING TO BOARD OFFICE

Executive Director/: **Jacob Fox**

Date **06/11/2019**

Deputy Director

Legal Staff-Review by:

Date

*if required

Management Staff-

Date

Review by:



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Jacob Fox, Executive Director

AGENDA ITEM TITLE: In the Matter of Approving the Submission of the PHA 2020-2025 Five-Year Plan and FY2020 Annual Plan

AGENDA DATE: June 19, 2019

I MOTION

IT IS MOVED THAT THE ORDER BE ADOPTED APPROVING THE
SUBMISSION OF THE FIVE YEAR AND ANNUAL AGENCY PLANS
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019.

II ISSUE

The Five Year and Annual Agency Plans require Board approval and certification that the Agency has complied with the applicable requirements listed on the certification form.

III DISCUSSION

A. Background/Analysis

The Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit Annual and Five Year Plans to HUD. This year the Agency is required to submit an Annual Plan covering FY 2020, which begins October 1, 2019 and ends September 30, 2020, as well as a Five Year Plan.

As in previous years, the focus of the Plans is to identify the programs and services provided under the Public Housing (PH) and Section 8 Tenant Based Assistance Programs and to allow public access and comment on those programs and services. The Work Responsibility Act requires that housing authorities work with their Public Housing Resident Advisory Boards (RAB) on the planning and development of the Plans. In order to meet this requirement, the Agency began meeting with the RAB in February 2019.

May 4th, 2019 began the 45 day public comment period required by the regulations. During this comment period, on May 22, 2019, the Agency held a public hearing to address questions and comments on the Plan. Following the comment period, the Agency is submitting the Plan to the Homes for Good Board of Commissioners for approval, followed by electronic submission to

HUD no later than July 18, 2019.

B. Recommendation

In order to receive subsequent HUD funding, the Agency Five Year and Annual Plans and the related certification must be submitted to HUD. Approval of the proposed motion is recommended.

IV IMPLEMENTATION/FOLLOW-UP

A copy of the PHA Certifications of Compliance with PHA Plans and Related Regulations form must be filled out and signed by the Chair.

Upon approval by the Board, the Executive Director will direct staff to submit the Five Year and Annual Plans to HUD.

V ATTACHMENTS

2020 5-Year and Annual Plan

Affidavits of public notice

A blank copy of the Certification of Compliance with PHA Plans and Related Regulations is attached.

A copy of the Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan, signed by the Eugene city manager, is attached.



ANNUAL PLAN FOR FISCAL YEAR 2020

**5 YEAR PLAN FOR FISCAL
YEARS 2020-2025**



541-682-3755



www.homesforgood.org



177 Day Island Road, Eugene, OR 97401



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875



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

5 Year Plan for Fiscal Years 2020-2025 Annual Plan for Fiscal Year 2020

Homes for Good Housing Agency

177 Day Island Road
Eugene, OR 97401

Public Hearing

Wednesday, May 22, 2019
1:30 p.m.

Springfield Utility Board Conference Room
223 A Street
Springfield, OR 97477

Written Comments

Due June 18, 2019

Contact: Melanie Church

mchurch@homesforgood.org

(541) 682-2588

If you need a reasonable accommodation in regard to this meeting or this plan, please contact Melanie Church at the phone number or email address above, at least 24 hours prior to the meeting time.



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



EXECUTIVE SUMMARY

The Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit a 5-Year and Annual Plan to HUD. This year the Agency is required to submit an Annual Plan covering FY 2020, which begins October 1st, 2019 and ends September 30th, 2020, as well as a 5-Year Plan.

As in previous years, the focus of the Plan is to identify the programs and services provided under the Public Housing (PH) and Section 8 Tenant Based Assistance Programs and to allow public access and comment on those programs and services. The Work Responsibility Act requires that housing authorities work with their Public Housing Resident Advisory Boards (RAB) on the planning and development of the Plan. In order to meet this requirement, the Agency began meeting with the RAB in February 2019.

This booklet contains the following components which are all part of the required submission to HUD.

Section I 5-Year PHA Plan Form HUD-50075-5Y

Section II 5-Year PHA Plan Form HUD-50075-5Y Attachments

Section III PHA Annual Plan Form HUD-50075-HP

Section IV PHA Annual Plan Form HUD 50075-HP Attachments

Supporting documentation has been updated as needed and the updates have been summarized in the attachments. The supporting documentation, along with this booklet, are available for inspection at both the Day Island and Fairview administration offices, and by contacting the resident commissioners who each have a notebook containing all supporting documents. Supporting documents include, among other things, the current Section 8 Administrative Plan, Public Housing Admissions and Continued Occupancy Policies (ACOP), flat rent methodology and schedule, Agency Budgets, Public Housing Maintenance Plan, and the Agency Audit.

Public Notice –

May 4th, 2019 begins the 45 day comment period required by the regulations. During this comment period, on May 22nd 2019, the Agency will hold a public hearing to address questions and comments on the Plan. Following the comment period, the Agency will submit the Plan to the Homes for Good Board of Commissioners for approval, followed by electronic submission to HUD no later than July 18th 2019.



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



Section I 5-Year PHA Plan

Form HUD-50075-5Y

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

| A. | PHA Information. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|--|--------------------|----------|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|-----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A.1 | <p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></thead><tbody><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table> | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | PH | HCV | Lead PHA: | | | | | | | | | | | | | | | | | | | | | | | |
| Participating PHAs | PHA Code | | | | | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | PH | HCV | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead PHA: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|------------|--|
| B. | 5-Year Plan. Required for all PHAs completing this form. |
| B.1 | Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. |
| B.2 | Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. |
| B.3 | Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. |
| B.4 | Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. |
| B.5 | Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. |
| B.6 | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| B.7 | <p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))
- B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
- B.6 Resident Advisory Board (RAB) comments.**
- (a) Did the public or RAB provide comments?
 - (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



Section II

5-Year PHA Plan

Form HUD-50075-5Y Attachments

Attachment 1 – Goals and Objectives

Goal 1 Objective: Increase the number of affordable housing units

Indicators:

- Create 300 new affordable housing units
- Increase number of permanent supporting housing units
(Featured projects: The Commons on MLK, Legion Cottages Tiny Homes)
- Maintain public housing vacancies at 3% or less
- Award of 33 mainstream vouchers that serve disabled and homeless or at risk of homelessness persons
- Collaborative community initiative to provide technical support funding to ensure 100% utilization of all 236 VASH vouchers in Lane County

Goal 2 Objective: Continue to receive high performer status

Indicators:

- Homes for Good received high performer status for FY18 SEMAP
- Obligate all capital funds within 24 months of grant award
- Expend all capital funds within 48 months of grant award
- Comply with the financial reporting requirements of asset management
- Comply with the new PHAS requirements (when published) to continue to receive high performer status
- Submit all PHAS reports within required timelines
- Meeting all capital fund, financial reporting, and PHAS reporting requirements

Goal 3 Objective: Improve community quality of life and economic vitality

Indicators:

- Creation of a Housing Liaison position that will provide education and advocacy to persons searching for housing.
Once housed, the Housing Liaison's continued education and advocacy supports will increase housing stability
- Continue to encourage and promote resident involvement in the Resident Advisory Board by maintaining and expanding the number of representatives from public and assisted housing, as well as the Section 8 program
- Enhance the customer service experience across agency programs by simplifying and aligning processes, providing access to services staff and by connecting participants to needed resources in the community

- Enhance resident and agency communication through Resident Newsletters, improved website access, email communication and social media
- Annually monitor income levels by development and provide targeted support to deconcentrate poverty. Bring higher income PH households into lower income developments and vice versa, if necessary
- Continue giving preferences to elderly/disabled applicants at Parkview Terrace, Veneta Villa, Cresview Villa, Riverview Terrace, McKenzie Village (one-bedroom units), Lindeborg Place, and Laurelwood Homes (one-bedroom units)

Goal 4 Objective: Promote self-sufficiency and asset development of households served through public and assisted housing as well as the Section 8 homeownership program

Indicators:

- Expand access to the Family Self-Sufficiency (FSS) program to reach enrollment of 200 households or more
- Maintain a minimum representation of 15 community services agencies on the Family Self-Sufficiency Advisory Board
- Continue promotion of the FSS program through annual mailings of FSS informational brochures to all Section 8 and Public Housing residents
- Assist a minimum of two FSS participants a year in purchasing a home
- Assist a minimum of ten FSS participants in opening an Individual Development Account (IDA) for a down payment on a home

Goal 5 objective: To provide decent, safe and sanitary housing for very low-income families while maintaining their rent payments at an affordable level

Indicators:

- Complete the Rent Assistance Demonstration construction and sale of scattered site homes
- Focus preservation efforts communicating with local, state and national funders to help preserve affordable housing opportunities
- The Landlord Liaison continues with community engagement, providing routine educational seminars for landlords and supportive service organizations. Expansion of classes include courses specifically focused on housing quality standard guidelines, thus giving landlords the education and tools needed to prepare for successful housing inspections under HUD requirements
- Partnered with NEDCO to provide zero interest loans for security deposits to Section 8 and VASH families

Goal 6 objective: To promote a housing program that maintains quality service and integrity while providing an incentive to private property owners to rent to very low-income families

Indicators

- Increase success of Section 8 participants, particularly those coming out of homelessness or transitioning from permanent supportive or transitional housing through engagement with the Housing Liaison
- Awarded funding to provide monetary incentives to landlords who agree to rent to persons with high housing barriers
- Grown the Landlord Liaison offerings of support for landlords through continuous communication, trainings and sharing resources
- Maintain a professional working relationship with landlords/owners in our community through education and seminars on the Section 8 program
- Monitor the payment standards and area rents on the private market to keep Section 8 families' portion of rent affordable and allow the Agency to serve the same number of families as in previous years.
- A Homes for Good staff member serves on the board for the local Rental Owners association

Attachment 2 – Progress Report

Goal 1 Objective: Increase the number of affordable housing units.

Indicators:

- Build and/or purchase 180 housing units using a mix of local and federal funding.
- Maintain Public Housing vacancies at 3% or less.
- Increase voucher total as private landlords opt-out of their current contracts. Estimated increase is 20 – 50 vouchers.

Update for FY 2020 Annual Plan – Homes for Good just completed the rehabilitation of 32 units. Homes for Good expects to start construction on four new developments totaling an additional 218 units in 2019. Construction of these units is expected to be complete in 2020. The Rent Assistance Division was awarded 33 Mainstream Vouchers in FY19 through a competitive grant process. These vouchers serve non-elderly persons with disabilities transitioning out of institutional and other segregated settings. The Rent Assistance Division currently has 3,346 housing subsidies in total, including 3032 Tenant Based Vouchers, 236 VASH Vouchers, 33 Project Based Vouchers, 33 Mainstream Vouchers and 12 RAD Project Based Vouchers. The overall vacancy rate for Public Housing during FY 2018 was 1.3%.

Goal 2 Objective: Continue to receive high performer status.

Indicators:

- Obligate all Capital Funds within 24 months of grant award.
- Expend all Capital Funds within 48 months of grant award.
- Comply with the financial reporting requirements of Asset Management.
- Comply with the new PHAS requirements (when published) to continue to receive high performer status.
- Submit all PHAS reports within required timelines.
- Meeting Capital Fund, financial reporting, and PHAS reporting requirements.

Update for FY 2020 Annual Plan – Homes for Good Capital Funds are being obligated and expended in compliance with HUD's deadlines. The agency received High Performer status for Public Housing in FY 2017, with a score of 95.

Goal 3 Objective: Improve community quality of life and economic vitality.

Indicators:

- Continue to encourage and promote resident involvement by maintaining the level of resident-elected Tenant Advisory Group (TAG) representation at the majority of Public and Assisted Housing complexes.
- Assist residents in maintaining Resident Newsletters at the majority of Public and Assisted Housing complexes.
- Annually monitor income levels by development to deconcentrate poverty. Bring higher income PH households into lower income developments and vice versa, if necessary.
- Continue giving preference to elderly/disabled applicants at Parkview Terrace, Veneta Villa, Cresview Villa, Riverview Terrace, McKenzie Village (one-bedroom units), Lindeborg Place, and Laurelwood Homes (one-bedroom units).

Update for FY2020 Annual Plan – The Resident Advisory Board continues to be actively involved in the annual plan process and has 13 representatives from public and assisted housing and two from the Section 8 program. The Resident Newsletter is mailed or passed out door to door for every resident living in Public and Assisted housing every quarter, as well as all participants in the FSS program. Elderly-disabled preferences remain the same as well as deconcentration strategy.

Goal 4 Objective: Promote self-sufficiency and asset development of assisted households.

Indicators:

- Maintain a minimum enrollment of 135 families in the Family Self-Sufficiency (FSS) Program.
- Maintain a minimum representation of 15 community service agencies on the Family Self-Sufficiency Advisory Board.
- Promote the FSS Program within the Section 8 Program by presenting FSS information at a minimum of 50% of the new tenant briefings for new Section 8 participants.
- Continue the promotion of the FSS program through annual mailings of FSS informational brochures to all Section 8 and Public Housing residents.
- Assist a minimum of two FSS participants a year in purchasing a home.
- Assist a minimum of ten FSS participants in opening an Individual Development Account (IDA) for a down payment on a home.

Update for FY2020 Annual Plan – Homes for Good currently has 164 participants in the FSS program and there are 15 agencies on the FSS Advisory Board. A video about FSS is shown at every Section 8 briefing and brochures are mailed with annual review packets to Section 8 and Public Housing tenants. Four FSS families bought a home last year, we have 30 open IDA accounts, and we had six graduates during 2018. Resident Services and FSS team has also been hosting a monthly educational workshop focused on increasing self-sufficiency.

Goal 5 Objective: To provide decent, safe and sanitary housing for very low income families while maintaining their rent payments at an affordable level.

Indicators:

- Review the payment standard yearly and monitor the private market rents so Section 8 families have a greater opportunity to rent outside of poverty areas and increase the supply of housing choices.
- Allow two person households to rent a zero bedroom unit (studio apartment) which allows greater housing opportunities for those households.
- The Section 8 Supervisor will perform quality control inspections of recently completed Housing Quality Standards (HQS) inspections to maintain, decent, safe, and sanitary housing for at least 34 families per year.
- Coordinate and transition privately subsidized families to the Section 8 Voucher Program.

Update for FY 2020 Annual Plan – In the past year, Homes for Good's Landlord Liaison provided 5 Housing Quality Standards educational workshops to 46 landlords. Homes for Good's Landlord Liaison will continue offering Housing Quality Standards educational workshops in FY20.

Goal 6 Objective: To promote a housing program that maintains quality service and integrity while providing an incentive to private property owners to rent to very low income families.

Indicators:

- Maintain a professional working relationship with landlords/owners in our community through education and seminars on the Section 8 program.
- A HACSA staff member serves on the board for the local Rental Owners Association.
- Monitor the payment standards and area rents on the private market to keep Section 8 families' portion of rent affordable and allow the Agency to serve the same number of families as in previous years.

Update for FY 2020 Annual Plan – Homes for Good's Landlord Liaison offered 3 Housing Choice Voucher educational workshops to 10 landlords. Homes for Good's Landlord Liaison will continue offering educational workshops to landlords in FY20.

Homes for Good's Landlord Liaison offered 7 educational workshops to 118 support service providers. Homes for Good's Landlord Liaison will continue offering educational workshops to supportive service providers in FY20.

Homes for Good's Landlord Liaison partnered with Lane County Behavioral Health Division to provide one educational workshop to 50 area supportive service providers specific to the Section 8 program, the landlord/tenant relationship and fair housing law. Homes for Good's Landlord Liaison will continue offering educational opportunities to area supportive service providers through collaboration with Lane County Behavioral Health Division in FY20.

Beth Ochs continues to serve on the board of the Rental Owner's Association. Various staff members also attend the general monthly membership meeting.

Goal 7 Objective: Maintain Section 8 Homeownership Program (with subsidy assistance)

Indicators:

- Provide information to participants from our community partners about the availability of down payment assistance and accessible low interest loans.
- Keep Section 8 participants informed of the program through briefings and informational mailings when program reopens.

Update for the FY 2020 Annual Plan – Homes for Good is serving participants through the Section 8 Homeownership program. Two families bought houses in the past year and we continue to work with interested participants to refer them to NEDCO for homeownership education classes and the Family Self-Sufficiency Program to help them prepare for homeownership. Section 8 Housing Specialists are aware of the program and refer participants when appropriate.

Attachment 3 – Significant Amendment or Modification

Definitions of Substantial Deviation to the PHA 5 Year Plan and Significant Amendment to the 5 Year and Annual Plan

In accordance with 24 CFR 903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5 Year Plan and significant amendments or modification to the 5 Year Plan and Annual Plan, the following definitions are offered:

Definition of Substantial Deviation from the 5 Year Plan:

- A substantial change in a goal(s) identified in the 5 Year Plan.

Definition of Significant Amendment or Modification to the Annual and 5 Year Plan:

- Changes of a sufficient nature to the rent, admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to a change in the Section 8 Administration Plan or the Public Housing Admissions and Continued Occupancy Policy. This includes elimination or major changes in any activities proposed, or policies provided in the agency plan that would momentarily affect services or programs provided residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.
- Significant dollar or work item changes to the Capital Fund grant. Significant dollar change to be defined as more than 20% of the total annual grant. Moving a work item from one year to another will not be considered a significant change even if that change produces a dollar change over 20%.
- Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

As a result of our participation in the Rental Assistance Demonstration (RAD), Homes for Good is further defining Substantial Deviation and Significant Amendment or Modification to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance.
- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds.
- Changes to the construction and rehabilitation plan for each approved RAD conversion.
- Changes to the financing structure for each approved RAD conversion.

Attachment 4 – RAB Formal Comments

RAB Comment on Goal 2: Work with staff to communicate how the number of inspections impacts the high performer score and how that score impacts residents

PHA Response: Homes for Good will work with RAB to identify areas of improved communication and efficiency related to inspections.

RAB Comment on Goal 3: Getting computer and internet access to residents (in community rooms) should be called out in this goal. Also, newsletter distribution needs to be reevaluated

PHA Response: Homes for Good will work with RAB and seek feedback through a resident survey in 2019 to better identify the needs and strategies related to digital equity and tenant communication.

RAB Comment on Goal 4: When communicating about FSS, improve explanation on how the program rules work

PHA response: Homes for Good continues to improve the FSS program guidelines and procedures to make the program as accessible as possible to our participants. We will work with RAB to identify the areas in need of greater clarity and implement needed improvements.

RAB Comment on Goal 6: It may be helpful to have Section 8 residents on a feedback committee for Landlord and Tenant Liaisons

PHA Response: Our goal is that the RAB serves as a sounded board for all agency initiatives and we will continue to encourage additional participation from the HCV program and ensure that the Landlord and Tenant Liaisons engagement with RAB facilitates this critical feedback loop.



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



Section III PHA Annual Plan

Form HUD-50075-HP

| | | |
|--|---|--|
| Streamlined Annual PHA Plan <i>(High Performer PHAs)</i> | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 02/29/2016 |
|--|---|--|

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

| A. | PHA Information. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|---|-----------------------------|---------------------------------|------------------------------|-----|--------------------|----------|-----------------------------|---------------------------------|------------------------------|--|----|-----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A.1 | <p>PHA Name: _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>695</u> Number of Housing Choice Vouchers (HCVs) <u>3065</u></p> <p>Total Combined <u>3760</u></p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | PH | HCV | Lead PHA: | | | | | | | | | | | | | | | | | |
| Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | PH | HCV | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead PHA: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | |
|------------|---|
| B. | Annual Plan Elements |
| B.1 | <p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <p> <input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input type="checkbox"/> Pet Policy. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification </p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> |
| B.2 | <p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p> <input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). </p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> |
| B.3 | <p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> |

| | |
|---|---|
| B.4. | <p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> |
| <p>Other Document and/or Certification Requirements.</p> | |
| C.1 | <p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| C.2 | <p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| C.3 | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| C.4 | <p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| D | <p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> |
| D.1 | <p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> |

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



Section IV PHA Annual Plan

HUD form 50075-HP Attachments

Attachment 1 – Revision of PHA Plan Elements

Statement of Housing Needs and Strategy for Addressing Housing Needs

The assessment of the impediments to fair housing and fair housing plan strategies, submitted by Homes for Good with its Annual PHA Plan for the Fiscal Year beginning October 1, 2015, was developed with input from the City of Eugene and the City of Springfield Consolidated plan 2015.

As a first step in this effort Homes for Good conducted an assessment of the impediments and barriers to fair housing as part of its Annual PHA Plan for the Fiscal Year beginning October 1, 2015. This was developed with input during the 2015 City of Eugene and the City of Springfield Consolidated planning process and consultation with many community partners. Its effectiveness is reviewed and measured annually so that strategies can be adjusted as necessary. Through this work it was found that the two primary issues related to housing need are 1) The lack of affordable units and; 2) Significant barriers to providing equal access to units that are available.

Families with incomes below 30 percent of area median income (extremely low-income).

Unless, otherwise noted, all information below is from the 2015 Eugene-Springfield Consolidated Plan. In Eugene-Springfield 44% of households in the plan area have extremely low, very low or low-moderate income. HUD provided numbers in the Consolidated plan indicated that 14.8% of total households were identified as extremely low income (less than 30% AMI) and 12.3% as low income (between 30 and 50% AMI). More households with children under age 6 (55%) and households with people over age 75 (54%) have low-incomes.

The 2015 Eugene-Springfield Consolidated Plan notes that housing costs in the Eugene-Springfield area have risen sharply over the past 25 years while incomes have risen slowly, forcing many households to pay more for housing than is affordable. Households paying more than 30% of household income are considered to have a ‘housing cost burden’. A majority of the renters in Eugene (54%) and Springfield (51%) are considered housing cost burdened, while approximately a third of home-owners are also cost burdened (Eugene – 32%, Springfield – 33%). The elderly make up 15% of the very low income with a housing cost burden.

Low and very low-income people need increased access to quality affordable rental housing. There are a total of 31,055 low-income renter households in Eugene, and 7,335 in Springfield.

A significant majority of low-income renters experience a housing cost burden, overcrowding, and/or substandard housing conditions (Eugene – 78%, Springfield – 76%).

A significant majority of low-income renters spend more than 30% of their income on housing costs (Eugene – 76%, Springfield – 74%).

A large percentage of low-income renters spend more than 50% of their income on housing costs (Eugene – 51%, Springfield – 34%).

Elderly families and families with disabilities

Elderly make up 13.9% (Renter) and 33.7% (Owner) of the total households with a severe housing cost burden by income. A severe housing cost burden indicates that over 50% of the income is spent on housing.

The Consolidated Plan also indicates that about 14% of population in the Cities of Eugene and Springfield lives with one or more disabilities (29,125 people). Persons with disabilities face a number of barriers related to mobility, transportation, housing, employment, and access to services. In addition, persons with disabilities report many instances of discrimination.

Households of various races and ethnic groups residing in the jurisdiction

In most income categories, there are racial or ethnic groups which are experiencing a disproportionately greater need than the needs of the income category as a whole. For people with very low-incomes (30-50% MFI), American Indian/Alaskan

Native and Black/African Americans experience a disproportionately greater need than the general population. For people with low-incomes (50-80% MFI), Black/African Americans experience a disproportionate level of need. For people with moderate income (80%-100 MFI), Asian, Latino, and Black/African American experience a disproportionately greater need than the income category as a whole. In Eugene and Springfield, there are approximately 13% of the people who identified as a minority race in the 2010 census. There are five census tracts where a higher percentage (17%- 23%) of people identified as a minority race.

Hispanic households experience a disproportionately greater incidence of housing cost burden compared to the entire population, with 53% of the Hispanic households paying more than 30% of their income for housing costs. Asian households experience a disproportionately greater incidence of severe housing cost burdens compared to the entire population; 35% of Asian households spend more than 50% of their income on housing costs.

Black/African American households experience a disproportionately greater need with severe housing problems in both very low-income (30-50% AMI) and moderate income (80-100% AMI) categories. Severe housing problem exist when a household experiences one or more of the following housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, has over 1.5 people per room, and a housing cost burden over 50%. Both Asian and Hispanic low-income (50-80% AMI) households experience a disproportionate number of severe housing problems.

Affordability and supply - The lack of availability rental and owner occupied units for low-income residents, as indicated by the significant waiting lists for public housing, and the difficulty experienced by Section 8 voucher-holders in trying to find affordable available housing. Additionally, vacancy rates remain low, at 2% for Eugene owner-occupied and rental housing, and 2% in Springfield for owner-occupied housing and 3% for renter units. Data from Oregon Housing and Community Services further supports this need indicating there is a deficit of over 2,700 affordable housing units in Lane County in 2016.

Our strategies to increase the availability of affordable, accessible housing include aggressively pursuing additions to the housing supply through the use of government subsidies and incentives as well as public/private partnerships.

Strategies currently underway to increase the availability and accessibility include:

- Enhanced Resident Services at The Oaks at 14th
 - This 54 unit project was brought online in the Spring of 2017 but significant time continued to be invested in this project as part of the Pay for Success/The Way Home Project to further increase the impact of the project.
- \$6.1mm preservation project for Richardson Bridge through comprehensive rehabilitation
 - This 32 unit project that was built in 1992 as one of the State of Oregon's first Low Income Housing Tax Credit (LIHTC) projects. Capital needs assessment completed in 2015 indicated significant envelope and water intrusion issues.
 - Comprehensive rehabilitation completed in 2018 by securing competitive 9% LIHTC in 2016.
 - 12 Public Housing to Project Based Housing Choice Voucher (PBV) Rental Assistance Demonstration (RAD) subsidy conversion as part of this rehabilitation.
- \$2.1mm received in sales proceeds from 12 Scattered Site Public Housing Single Family Homes and Duplexes due to subsidy conversion described in previous bullet. These funds to be reinvested in new affordable housing or preserving existing affordable housing.
- Purchased Glenwood Place a future affordable housing site
- \$3.75mm acquisition of new administrative headquarters on 100 W 13th
- \$4.3mm preservation project for Sheldon Village through comprehensive rehabilitation
 - This 78 unit project that was built in 2 phases in 2004 and 2005. Capital needs assessment completed in 2015 indicated significant envelope and water intrusion issues.

- Comprehensive rehabilitation underway and currently at 50% completion.
- \$17mm new construction project the Market District Commons
 - This 50 unit project is the culmination of 6 years of pre-development planning and is a cornerstone of an unprecedented level of investment in downtown revitalization.
 - Project to break ground in March of 2019.
 - 15 Project Based Section 8 vouchers awarded to the project. These units will be prioritized for veterans experiencing homelessness and people with disabilities.
- \$32mm Rental Assistance Demonstration Preservation through New Construction Project
 - This 122 unit project will be two different sites in one financial transactions. In summary we are building the new project and in parallel Homes for Good is selling 100 single family homes and duplexes that receive a Public Housing rental/operating subsidy and converting these subsidies to a Section 8 subsidy that will be place into 100 newly constructed units. The overall project will produce 122 units 49 of which will be in Eugene (Taney Place) and the balance of 73 will be in Springfield (Hayden Bridge Meadows).
- \$13mm new construction project The Commons on MLK
 - This 51 unit project is a powerful partnership with Lane County to implement the priorities/goals of the Poverty and Homelessness Board.
 - The project has received the following capital commitments - \$3mm from OHCS for a non-competitive housing first project, \$500k from Trillium, \$750k from the Federal Home Loan Bank, \$540k from the Oregon Health Authority, \$500k from Pacific Source, \$1.1mm from the City of Eugene and we have two outstanding requests of \$500k each from Kaiser and Peace Health.
 - The project has received the following supportive services commitments - \$180k from Pacific Source and we have two outstanding requests of \$250k each from Kaiser and Pacific Source.
 - 51 Project Based Section 8 vouchers are tentatively awarded to the project.
- The Legion Cottages in Cottage Grove
 - 4 tiny homes to be built on property being sold to Homes for Good by The American Legion Post 32.
 - Partnership with U of O School of Architecture (OregonBILDs) to design and build the homes.

Impediments to Fair Housing - While some of the identified impediments are not directly related to the federal Fair Housing Act, as a Public Housing Authority that sponsors the Fair Housing Council of Oregon, Homes for Good continues to believe that the lack of availability of affordable, accessible housing is a problem in our community and therefore, had maintained its efforts to promote affordable, accessible housing in addition to our efforts to overcome the more specific impediments which are directly related to the federal Fair Housing Act. Three major impediments to providing equal housing to populations were identified in development of the annual plan as follows:

Limited Awareness of Fair Housing Policies in the Broader Community;

Cultural differences and language barriers which inhibit access to fair housing, and;

People with disabilities who have special housing needs have limited choices and are often constrained by their lower incomes.

Impediment: Limited awareness of fair housing policies in the broader community. Strategies to address this impediment include:

Participating in community engagement and is very involved in area- wide Fair Housing planning and efforts.

Joining various relevant boards, including the Rental Owners Association (ROA), Human Rights Commission, Housing Policy Board, United Way Equity Coalition and Lane County Poverty and Homeless Board.

Executive Director Jacob Fox is on the Poverty and Homelessness Board, and chairs their facilities committee; in that position Jacob strives to further the goals of Fair Housing.

Rent Assistance Division Director Beth Ochs has joined the board of the Eugene/Springfield Rental Owners Association (ROA). In that role, Beth makes regular presentations to the ROA on topics related to Fair Housing.

Real Estate Development Director, Steve Ochs is on the Housing Policy Board which sets local policy regarding housing and works to further Fair Housing Goals.

Using every opportunity to make regular presentations to Springfield/Eugene groups including Eugene City Club, the University of Oregon, Chambers of Commerce and the Fair Housing Conference.

Collaborating to create a central, county-wide housing waiting list so that when an individual contact any agency in the County they will have access to all housing opportunities from numerous providers.

Homes for Good continues to support Blacks in Government and NAACP at their annual celebrations and educational events.

Homes for Good is planning a mandated a 4 hour all-staff training in Fair Housing laws.

Updated Fair Housing information was added during a recent revision of the Section 8 program briefing packets.

Section 8 Division leadership participates annually in the University of Oregon Internship Fair. This is an opportunity to inform students about Homes for Good's work in the community to promote Fair Housing.

Homes for Good has produced updated maps showing concentrations of poverty in Lane County.

Homes for Good has a presence on the Human Rights Commission and the United Way Equity Coalition.

Impediment: Cultural differences and language barriers which inhibit access to fair housing. Strategies to address this impediment include:

Support of the work of the Inclusion Council (IC), an internal committee charged with scheduling training sessions for employees that focus on cultural differences. All employees are required to attend two per year. For the coming year, the IC has a goal to provide eight training sessions.

Conduct targeted recruitments for bilingual employees. At the present time there are 10 bilingual employees (English/Spanish). Homes for Good also has staff members proficient in German, Dutch, Czech, Polish, Hindi and French.

Homes for Good is a participant in the Centro Latino Americano Health Fair.

Homes for Good, along with staff from Centro Latino Americano, administered a Meyer Memorial Grant aimed at creating educational materials about fair housing and access to low income housing for Spanish speaking community members.

One of the products of the regional Equity and Opportunity Assessment was the creation of a composite map that shows where in the community there are more vulnerable populations living. The composite map combines people with Latino ethnicity, minority, youth, seniors, single headed households, and persons with a disability to see which census tracts have the greatest number of populations that may experience marginalization or disadvantages. Homes for Good uses this map to target outreach.

Impediment: People with disabilities who have special housing needs have limited choices and are often constrained by their lower incomes. Strategies to address this impediment include:

Quarterly meetings at VA to expedite referrals for homeless vets

Administer an Emergency Housing Assistance (EHA) grant which assists VASH voucher holders with miscellaneous costs related to lease-up.

Quarterly meetings with Shelter Plus Care service providers to expedite referrals for S+C Program

Homes for Good and Shelter Plus Care program staff has recalculated rent-reasonableness, making it easier for participants to find affordable units in good neighborhoods.

Provide sufficient ADA units in public housing and LIHTC housing

Working closely with residents to ensure reasonable accommodations are approved when appropriate.

National Alliance on Mental Illness (NAMI) provides resident services at New Winds, an 18-unit LIHTC project in Florence, Oregon.

Homes for Good, in partnership with Lane County, is working to expand the Housing First movement for people with disabilities or other barriers to housing.

In addition to these specific strategies Homes for Good has made a strong commitment to promoting Fair Housing rights and Fair Housing choice by providing information regarding Fair Housing and Fair Housing choice to applicants, residents and staff. Following is a list of actions that Homes for Good has taken:

The Fair Housing logo “Equal Housing Opportunity” is prominently displayed on location signs at Homes for Good’s two administrative offices and at its various housing complexes

The Fair housing logo is prominently displayed on signs/banners at various Homes for Good locations, announcing the availability of low-income rental units

The Fair Housing logo is on Homes for Good letterhead and business cards

The Agency’s Policy of Nondiscrimination on the Basis of Disability/Handicap Status is prominently displayed in the lobbies of the two administrative offices and in public areas at its various housing complexes

The Agency’s Policy of Nondiscrimination on the Basis of Disability/Handicap Status is prominently displayed on the website: www.HomesforGood.org

Homes for Good’s Public Housing Intake Coordinator, is listed on the Policy of Nondiscrimination on the Basis of Disability/Handicap Status, and in the Statement of Policy, as Homes for Good’s 504/ADA Coordinator.

HUD Form 928.1 (“We Do Business in Accordance With the Federal Fair Housing Law” poster) is prominently displayed in English and Spanish in Homes for Good’s two administrative offices and in public areas at the various housing complexes.

HUD Form 1686-FHEO (*Fair Housing – It’s Your Right* Pamphlet) is available in English and Spanish in the two administrative offices

*Filing a Housing ‘Discrimination Complaint’ - a pamphlet created by Consumer Action with funding from the U.S Department of Housing and Urban Development (HUD) is available in English and Spanish at Homes for Good’s two administrative offices

Applicants or residents with questions about Fair Housing issues are referred, or directed via website link, to the Fair Housing Council of Oregon, Legal Aid Services of Oregon (LSAO) or Lane County Law & Advocacy Center (LCLAC), the Oregon Advocacy Center (OAC), the Lane Independent Living Alliance (LILA), the Oregon Bureau of Labor and Industries (BOLI), and/or to the US Department of Housing & Urban Development (HUDF) / Office of Fair Housing and Equal Opportunity (FHEO)

Homes for Good has a long-standing Policy on Reasonable Accommodation, which is recognized in the Pacific Northwest among public Housing Authorities and by the regional HUD office as being comprehensive , well-written, and well-implemented

Homes for Good's Policy on Reasonable Accommodation is prominently displayed in both administrative offices and in public areas of its various housing complexes. It is available to any applicant or resident and is included in the Admin Plan and Admissions and Continued Occupancy Policies. It is also posted on Homes for Good's website at www.HomesforGood.org

Applicants for, and recipients of, housing assistance from Homes for Good are advised of their right to request a reasonable accommodation to their disability. Information regarding reasonable accommodations is provided on the pre-application for assistance, in initial determination of ineligibility, in the public housing and assisted housing lease agreements, in notices of eviction, in periodic resident newsletters, and discussed during the intake process during any informal settlement discussions and during other discussions with applicants and/or residents when inquiries are made about accommodating disabilities.

Under the terms of a voluntary compliance agreement between the us department of HUD/FHEO and Homes for Good's pre application for housing assistance requests information from applicants – which is not used in determining their eligibility for housing regarding their ethnicity, race, and disability status. This information is recorded and retained and available to HUD upon request

Homes for Good created the diversity committee in April 2000. That committee was renamed the Inclusion Council in 2012. As a function of that committee, Homes for Good has completed outreach presentations to agencies representing youth, seniors/elderly, persons with physical and/or mental disabilities, and minorities, to help assure that a broad base of the community has access to information about the availability of housing. This outreach effort continues on an ongoing basis and representatives from a number of those social service/advocacy agencies serve on Homes for Good's family self-sufficiency advisory board, the inclusion council has also done outreach at the Festival Latina, the Asian celebration, project homeless connect, and other community gatherings

Homes for Good maintains reception staff – as well as other staff in all departments that have ongoing contact with residents who are bilingual/bicultural in Spanish and English

Homes for Good has also worked to increase the ability of low income community members to access housing by developing an innovative program in cooperation with community lending-works, the lending arm of NEDCO (neighborhood economic development corporation), to assist applicants to its agency-owned housing programs, in obtaining loans to cover the cost of their security deposits, as they lease up with Homes for Good. Homes for Good indemnifies the loans, guaranteeing payment to NEDCO, should the applicant default.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

See Attachment 4 - Admin Plan Modifications and Attachment 5 - ACOP Modifications

Deconcentration Update for Public Housing

Homes for Good has analyzed each of the Public Housing developments for concentrations of poverty, based on current records in February 2019. AMP 100 (Laurelwood Homes) and Pengra Court (part of AMP 200) were the only Public Housing complexes where the average resident incomes were below the Homes for Good Established Income Range (EIR) for Public Housing without an explanation that was acceptable to HUD staff.

At Pengra Court (part of AMP 200) and Laurelwood Homes (AMP 100), Homes for Good will market the Family Self Sufficiency Program to current residents.

[illegible]

Financial Resources

HOMES FOR GOOD HOUSING AGENCY BUDGET - SUMMARY OF RESOURCES - FY 2019

| PROGRAM | BEGINNING RESERVE | FEDERAL REVENUE | RENT | OTHER | TOTAL |
|-----------------------------------|----------------------|----------------------|---------------------|---------------------|----------------------|
| Community Services | | | | | |
| Fleet | \$ - | \$ - | \$ - | \$ 75,000 | \$ 75,000 |
| W. 13th | 22,000 | - | 400,000 | 6,000 | 428,000 |
| Madrone | - | 300,000 | - | - | 300,000 |
| Emergency Housing Assistance | - | 30,000 | - | - | 30,000 |
| Pay for Success | - | - | - | 50,000 | 50,000 |
| Weatherization | 4,000 | 1,800,000 | - | - | 1,804,000 |
| Development | 2,800,000 | - | - | 6,000,000 | 8,800,000 |
| Asset Management | - | - | - | 400,000 | 400,000 |
| Corporate | - | - | - | 34,000 | 34,000 |
| ROSS | - | 80,000 | - | - | 80,000 |
| Family Self Sufficiency | - | 290,000 | - | - | 290,000 |
| Family Shelter House | 4,000 | - | 12,000 | - | 16,000 |
| Herran Center | 300,000 | - | 275,000 | - | 575,000 |
| Signpost House | 100,000 | - | 95,000 | - | 195,000 |
| Shelter Plus Care | - | 500,000 | - | - | 500,000 |
| Housing Plus | - | - | - | 2,000 | 2,000 |
| | 3,230,000 | 3,000,000 | 782,000 | 6,567,000 | 13,579,000 |
| Housing | | | | | |
| Public Housing | 2,400,000 | 2,800,000 | 2,100,000 | 105,000 | 7,405,000 |
| Capital Fund | - | 1,400,000 | - | - | 1,400,000 |
| Abbie Lane | 150,000 | 200,000 | 100,000 | 1,000 | 451,000 |
| Fourteen Pines | 350,000 | 300,000 | 200,000 | 5,000 | 855,000 |
| Village Oaks | 230,000 | 80,000 | 400,000 | 10,000 | 720,000 |
| Firwood | 400,000 | - | 600,000 | 14,000 | 1,014,000 |
| Camas Place | 25,000 | - | 200,000 | - | 225,000 |
| Norseman | 240,000 | - | 300,000 | - | 540,000 |
| Jacob's Lane | 225,000 | - | 400,000 | 6,000 | 631,000 |
| Laurel Gardens | 160,000 | - | 200,000 | 6,000 | 366,000 |
| Walnut Park | 25,000 | - | 250,000 | 4,000 | 279,000 |
| The Orchards | 240,000 | - | 250,000 | 4,000 | 494,000 |
| Sheldon Village Apartments | 600,000 | - | 600,000 | - | 1,200,000 |
| | 5,045,000 | 4,780,000 | 5,600,000 | 155,000 | 15,580,000 |
| Rental Assistance | 1,800,000 | 19,600,000 | - | - | 21,400,000 |
| Central Office Cost Center | 2,900,000 | - | - | 2,500,000 | 5,400,000 |
| TOTALS | \$ 12,975,000 | \$ 27,380,000 | \$ 6,382,000 | \$ 9,222,000 | \$ 55,959,000 |

*BEGINNING RESERVE represents managements estimate of net resources as of the beginning of the fiscal year.

Rent Determination

See Attachment 4 – Admin Plan Modifications and Attachment 5 – ACOP Modifications

Attachment 2 – New Activities

Demolition and/or Disposition

Homes for Good is evaluating the remaining public housing portfolio to determine if Demo/Disposition or a RAD conversion is appropriate. Homes for Good has submitted a letter of interest (LOI) to HUD regarding the conversion of the remaining Public Housing Portfolio. If it is determined to be appropriate, Homes for Good may submit a Demo/Dispo application for a portion or the remainder of its public housing portfolio but there is not yet a timeline for when such an application would occur.

Conversion of Public Housing to Project-Based Assistance under RAD

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing access to private sources of capital to repair and preserve its affordable housing assets. Homes for Good submitted applications for participation in the RAD program in November of 2013 to convert 112 of its scattered sites to Project Based Vouchers (PBV) and transfer assistance to new sites under the guidelines of PIH Notice 2012-32, REV-2 and any successor notices. Homes for Good submitted a revised multi-phase application in May of 2016 which allowed conversion of 12 units into Richardson Bridge Apartments as part of a major rehabilitation and sold 12 units of scattered site housing.

Homes for Good received a Commitment to enter into a Housing Assistance Payment (CHAP) for the remaining 100 units in August of 2018 for AMP 200 and 300 as described below.

AMP 200 Springfield Sites (Partial Conversion): AMP 200 OR000600200 included 20 scattered site units. A multi-phase application was approved in August 2016 for the initial phase that converted 3 units of public housing and transferred the assistance to Richardson Bridge (an existing Homes for Good development). Homes for Good disposed of the 3 former PH units for affordable housing purposes. The next phase will transfer the remaining 17 units to two new housing developments. Construction of the replacement housing will begin in the fall of 2019 and disposal of the units will begin at that time. The remaining units in AMP 200 will remain unchanged.

AMP 300, Eugene Scattered Sites (Partial Conversion): AMP 300 OR000600300 includes 92 scattered site units. A multi-phase application was approved in August 2016 for the initial phase that converted 9 units of public housing and transferred the assistance to Richardson Bridge (an existing Homes for Good development). Homes for Good disposed of the 9 former PH units for affordable housing purposes in 2018. The next phase will transfer the remaining 83 units to two new housing developments. Construction of the replacement housing will begin in the fall of 2019 and disposal of the units will begin at that time. The remaining units in AMP 300 will remain unchanged.

Homes for Good is evaluating the remaining public housing portfolio to determine if Demo/Disposition or a RAD conversion is appropriate. Homes for Good submitted a letter of interest (LOI) to HUD regarding the conversion of the remaining Public Housing Portfolio in the fall of 2018.

Project Based Vouchers

It is Homes for Good's intention to publish Request for Proposal(s) in 2019 in order to award Project Based Vouchers. Since 2017 Homes for Good has awarded 120 Project Based Vouchers through this competitive process. Homes for Good intends to utilize Project Based Vouchers to increase the availability of affordable housing stock in our community along with potentially increasing access to supportive services for families that we serve. In implementing the use of Project Based Vouchers Homes for Good will adhere to the Administrative Plan for; owner proposals, Housing Quality Standards, development and completion of Rehabilitated and Newly Constructed units, Housing Assistance Payment Contracts, selection of Project Based Program participants, occupancy of Project Based units, determining rents to owners and distributing payments to owners.

Other Capital Grant Programs

Homes for Good expects to apply for Emergency Safety and Security Grants Capital Fund Grants and/or Emergency and Non-Presidentially Declared Disaster Grants in 2019. The agency does not plan to apply for any other Capital Grants.

Attachment 3 – Progress Report

Goal 1 Objective: Increase the number of affordable housing units.

Indicators:

- Build and/or purchase 180 housing units using a mix of local and federal funding.
- Maintain Public Housing vacancies at 3% or less.
- Increase voucher total as private landlords opt-out of their current contracts. Estimated increase is 20 – 50 vouchers.

Update for FY 2020 Annual Plan – Homes for Good just completed the rehabilitation of 32 units. Homes for Good expects to start construction on four new developments totaling an additional 218 units in 2019. Construction of these units is expected to be complete in 2020. The Rent Assistance Division was awarded 33 Mainstream Vouchers in FY19 through a competitive grant process. These vouchers serve non-elderly persons with disabilities transitioning out of institutional and other segregated settings. The Rent Assistance Division currently has 3,346 housing subsidies in total, including 3032 Tenant Based Vouchers, 236 VASH Vouchers, 33 Project Based Vouchers, 33 Mainstream Vouchers and 12 RAD Project Based Vouchers. The overall vacancy rate for Public Housing during FY 2018 was 1.3%.

Goal 2 Objective: Continue to receive high performer status.

Indicators:

- Obligate all Capital Funds within 24 months of grant award.
- Expend all Capital Funds within 48 months of grant award.
- Comply with the financial reporting requirements of Asset Management.
- Comply with the new PHAS requirements (when published) to continue to receive high performer status.
- Submit all PHAS reports within required timelines.
- Meeting Capital Fund, financial reporting, and PHAS reporting requirements.

Update for FY 2020 Annual Plan – Homes for Good Capital Funds are being obligated and expended in compliance with HUD's deadlines. The agency received High Performer status for Public Housing in FY 2017, with a score of 95.

Goal 3 Objective: Improve community quality of life and economic vitality.

Indicators:

- Continue to encourage and promote resident involvement by maintaining the level of resident-elected Tenant Advisory Group (TAG) representation at the majority of Public and Assisted Housing complexes.
- Assist residents in maintaining Resident Newsletters at the majority of Public and Assisted Housing complexes.
- Annually monitor income levels by development to deconcentrate poverty. Bring higher income PH households into lower income developments and vice versa, if necessary.
- Continue giving preference to elderly/disabled applicants at Parkview Terrace, Veneta Villa, Cresview Villa, Riverview Terrace, McKenzie Village (one-bedroom units), Lindeborg Place, and Laurelwood Homes (one-bedroom units).

Update for FY2020 Annual Plan – The Resident Advisory Board continues to be actively involved in the annual plan process and has 13 representatives from public and assisted housing and two from the Section 8 program. The Resident Newsletter is mailed or passed out door to door for every resident living in Public and Assisted housing every quarter, as well as all participants in the FSS program. Elderly-disabled preferences remain the same as well as deconcentration strategy.

Goal 4 Objective: Promote self-sufficiency and asset development of assisted households.

Indicators:

- Maintain a minimum enrollment of 135 families in the Family Self-Sufficiency (FSS) Program.
- Maintain a minimum representation of 15 community service agencies on the Family Self-Sufficiency Advisory Board.
- Promote the FSS Program within the Section 8 Program by presenting FSS information at a minimum of 50% of the new tenant briefings for new Section 8 participants.
- Continue the promotion of the FSS program through annual mailings of FSS informational brochures to all Section 8 and Public Housing residents.
- Assist a minimum of two FSS participants a year in purchasing a home.
- Assist a minimum of ten FSS participants in opening an Individual Development Account (IDA) for a down payment on a home.

Update for FY2020 Annual Plan – Homes for Good currently has 164 participants in the FSS program and there are 15 agencies on the FSS Advisory Board. A video about FSS is shown at every Section 8 briefing and brochures are mailed with annual review packets to Section 8 and Public Housing tenants. Four FSS families bought a home last year, we have 30 open IDA accounts, and we had six graduates during 2018. Resident Services and FSS team has also been hosting a monthly educational workshop focused on increasing self-sufficiency.

Goal 5 Objective: To provide decent, safe and sanitary housing for very low income families while maintaining their rent payments at an affordable level.

Indicators:

- Review the payment standard yearly and monitor the private market rents so Section 8 families have a greater opportunity to rent outside of poverty areas and increase the supply of housing choices.
- Allow two person households to rent a zero bedroom unit (studio apartment) which allows greater housing opportunities for those households.
- The Section 8 Supervisor will perform quality control inspections of recently completed Housing Quality Standards (HQS) inspections to maintain, decent, safe, and sanitary housing for at least 34 families per year.
- Coordinate and transition privately subsidized families to the Section 8 Voucher Program.

Update for FY 2020 Annual Plan – In the past year, Homes for Good's Landlord Liaison provided 5 Housing Quality Standards educational workshops to 46 landlords. Homes for Good's Landlord Liaison will continue offering Housing Quality Standards educational workshops in FY20.

Goal 6 Objective: To promote a housing program that maintains quality service and integrity while providing an incentive to private property owners to rent to very low income families.

Indicators:

- Maintain a professional working relationship with landlords/owners in our community through education and seminars on the Section 8 program.
- A HACSA staff member serves on the board for the local Rental Owners Association.
- Monitor the payment standards and area rents on the private market to keep Section 8 families' portion of rent affordable and allow the Agency to serve the same number of families as in previous years.

Update for FY 2020 Annual Plan – Homes for Good's Landlord Liaison offered 3 Housing Choice Voucher educational workshops to 10 landlords. Homes for Good's Landlord Liaison will continue offering educational workshops to landlords in FY20.

Homes for Good's Landlord Liaison offered 7 educational workshops to 118 support service providers. Homes for Good's Landlord Liaison will continue offering educational workshops to supportive service providers in FY20.

Homes for Good's Landlord Liaison partnered with Lane County Behavioral Health Division to provide one educational workshop to 50 area supportive service providers specific to the Section 8 program, the landlord/tenant relationship and fair housing law. Homes for Good's Landlord Liaison will continue offering educational opportunities to area supportive service providers through collaboration with Lane County Behavioral Health Division in FY20.

Beth Ochs continues to serve on the board of the Rental Owner's Association. Various staff members also attend the general monthly membership meeting.

Goal 7 Objective: Maintain Section 8 Homeownership Program (with subsidy assistance)

Indicators:

- Provide information to participants from our community partners about the availability of down payment assistance and accessible low interest loans.
- Keep Section 8 participants informed of the program through briefings and informational mailings when program reopens.

Update for the FY 2020 Annual Plan – Homes for Good is serving participants through the Section 8 Homeownership program. Two families bought houses in the past year and we continue to work with interested participants to refer them to NEDCO for homeownership education classes and the Family Self-Sufficiency Program to help them prepare for homeownership. Section 8 Housing Specialists are aware of the program and refer participants when appropriate.

Attachment 4

KEY MODIFICATIONS TO THE HOMES FOR GOOD RENT ASSISTANCE ADMINISTRATIVE PLAN FISCAL YEAR 2020 EFFECTIVE DATE 10-1-19 TO 9-30-20

HIGHLIGHTS:

Chapter 4: Applications, Waiting List, and Tenant Selection

Modifications to Local Preferences to expand housing opportunities

Chapter 6: Income and Subsidy Determinations

Language added to the IRS 502 to provide clarity regarding expenses for assistance animals

Chapter 9: General Leasing Policies

Updated language from rent increases to rent changes to align with regulations

Chapter 11: Reexaminations

Adjustments of reporting timelines to align with other reporting requirements

Chapter 12: Termination of Assistance and Tenancy

Adjusting policies from will terminate to may terminate to expand housing opportunities and allows for housing stability for high risk participants

KEY MODIFICATIONS TO THE HOMES FOR GOOD
ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM (ADMIN PLAN)
PROPOSED EFFECTIVE DATE 10-1-19

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|----------|--|--|-----------------|---|
| 3-I.L. | If a child has been placed in foster care, the PHA will verify with the appropriate agency whether and when the child is expected to be returned to the home. Unless the agency confirms that the child has been permanently removed from the home, the child will be counted as a family member. | If a child has been placed in foster care, the PHA will verify with the appropriate agency whether or not the child is expected to be returned to the home. Unless the agency confirms that the child has been permanently removed from the home, the child will be counted as a family member. | No | Clarity aligns with DHS policy |
| 3-III.C. | If any household member is currently engaged in, or has engaged in any of the following criminal activities, within the past three years, the family will be denied assistance. | The PHA may deny assistance if the PHA determines that any household member is currently engaged in, or has engaged in during a reasonable time before the family would receive assistance, certain types of criminal activity. | No | Provides flexibility to allow more housing opportunities |
| 3-III.C. | The PHA will deny assistance to an applicant family if | The PHA may deny assistance to an applicant family if | No | Provides flexibility to allow more housing opportunities |
| 4-III.C. | This preference applies to transitional housing persons who are homeless and entering Lane County from Jail or prison who are referred from a Homes for Good approved entity (an entity with an active MOU/MOA with Homes for Good). The definition of 'homeless' and 'transitional' for this purpose will be included in the MOU/MOA with the qualified entity. | This preference applies to transitional housing persons who are homeless and who are referred from a Homes for Good approved entity (an entity with an active MOU/MOA with Homes for Good). The definition of 'homeless' and 'transitional' for this purpose will be included in the MOU/MOA with the qualified entity. | No | Expands opportunities for referrals for Transitional Homeless |
| 4-III.C. | This preference applies to families who are displaced as a result of a fire. Persons who claim they are being or have been displaced due to fire must be a resident of Lane County, and have written verification from a Homes for Good approved entity, such as the Red Cross, local Fire Department, etc., of displacement. Referrals must be received within 45 days of the displacement. | This preference applies to families who are displaced as a result of a fire or Natural Disaster . Persons who claim they are being or have been displaced due to fire or Natural Disaster must be a resident of Lane County, and have written verification from a Homes for Good approved entity, such as First Place Family Center , the Red Cross, local Fire Department, etc., of displacement. Referrals must be received within 45 days of the displacement. | No | Provides opportunities for referrals for Natural Disaster |

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|----------|--|---|-----------------|---|
| 4-III.C. | Title XIX Preference (limited to 25 families selected under this preference per PHA Fiscal Year) This preference applies to persons qualify for Title XIX services and who are referred from a Homes for Good approved entity (an entity with an active MOU/MOA with Homes for Good). | Elderly or Disabled Preference This preference applies to persons who are elderly or disabled and who are referred from a Homes for Good approved entity (an entity with an active MOU/MOA with Homes for Good). | No | Expands housing opportunities for elderly/disabled families |
| 4-III.C. | <i>Domestic Violence Preference (limited to 25 families selected under this preference per PHA Fiscal year)</i> | <i>Domestic Violence Preference</i> | No | Provides opportunities for additional service providers. |
| 4-III.C. | Shelter Plus Care Preference (limited to 25 families selected under this preference per PHA Fiscal Year) This preference applies to participants in Homes for Good's Shelter Plus Care Program. To qualify, participants must have participated in the program for a minimum of two years, be in compliance with case management requirements, and not have violated their Family Obligations within 12 months of referral from the Case Manager. | Continuum of Care Preference Participants in Lane County's Continuum of Care programs, who have completed an assessment for move on readiness with a system screening tool and are referred through Lane County Coordinated Entry based on prioritized readiness. | No | Expands housing opportunities |
| 4-III.C. | This preference applies to disabled homeless persons who reside in cities where an established overnight homeless shelter is not within the city limits. Persons must be referred by a Homes for Good approved entity (an entity with an active MOU/MOA with Homes for Good). The definition of 'disabled homeless' for this purpose will be included in the MOU/MOA with the qualified entity. | This preference applies to disabled homeless families. Families must be referred by a Homes for Good approved entity (an entity with an active MOU/MOA with Homes for Good). The definition of 'disabled homeless' for this purpose will be included in the MOU/MOA with the qualified entity. | No | Expands housing opportunities for disabled homeless families |
| 4-III.C. | Over/Under Housed Homes for Good Project-Based Preference This preference applies to families who are currently receiving project-based housing assistance from Homes for Good and are over/under housed according to occupancy guideline for their current housing program, and there is no available unit to rectify the under/over housed issue in the family's current housing program. | Permanent Housed Family Preference This preference applies to families that are currently served in other permanent housing assistance programs administered by Homes for Good, when the other program is unable to serve the family and when such assistance is necessary for Homes for Good to appropriately house the family. This preference requires approval of Directors of both programs | No | Allows tenants to move between programs to be appropriately housed. |

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|----------|---|---|-----------------|---|
| 6-I.B. | If a child has been placed in foster care, the PHA will verify with the appropriate agency whether and when the child is expected to be returned to the home. Unless the agency confirms that the child has been permanently removed from the home, the child will be counted as a family member. | If a child has been placed in foster care, the PHA will verify with the appropriate agency whether the child is expected to be returned to the home. Unless the agency confirms that the child has been permanently removed from the home, the child will be counted as a family member. | No | Provides clarity |
| 6-II.D. | The most current IRS Publication 502, <i>Medical and Dental Expenses</i> , will be used as a reference to determine the costs that qualify as medical expenses. | The most current IRS Publication 502, Medical and Dental Expenses, will be used as a reference to determine the costs that qualify as medical expenses. In addition to costs allowed by the IRS Homes for Good will allow all necessary costs incurred for service and assistance animals. Such costs include food, grooming, and veterinary care, incurred in maintaining the health and vitality of the service or assistance animal so that it may perform its duties. | No | Adds clarity regarding expenses for assistance animals |
| 7-III.K. | If the PHA is required to determine the income eligibility of a student's parents, the PHA will request an income declaration and certification of income from the appropriate parent(s) (as determined in section 3-II.E). The PHA will send the request directly to the parents, who will be required to certify to their income under penalty of perjury. The parents will be required to submit the information directly to the PHA. The required information must be submitted (postmarked) within 14 business days of the date of the PHA's request or within any extended timeframe approved by the PHA. | If the PHA is required to determine the income eligibility of a student's parents, the PHA will request an income declaration and certification of income from the appropriate parent(s) (as determined in section 3-II.E). The PHA will send the request directly to the parents, who will be required to certify to their income under penalty of perjury. The parents will be required to submit the information directly to the PHA. The required information must be submitted or postmarked within 14 business days of the date of the PHA's request or within any extended timeframe approved by the PHA. | No | Provides clarity regarding options for acceptable deadline. |
| 8-III.D. | The PHA will collect and maintain data on market rents in the PHA's jurisdiction. Information sources include newspapers, realtors, market surveys, inquiries of owners and other available sources. The data will be maintained by bedroom size and market areas. Market areas may be defined by zip codes, census tract, neighborhood, and identifiable natural or man-made boundaries. The data will be updated on an ongoing basis and rent | The PHA has contracted The Nelrod Company for EZ-RRD rent reasonableness compliant methodology. EZ-RRD will use its comprehensive and copyrighted methods to collect up to the target of 755 (subject to availability) unassisted rental market comparables, arrange data, and identify rental market values of neighborhoods/areas within Lane County, OR. | No | Expands the database of comparable rental units. |

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|--------------------|--|---|-----------------|--|
| | information that is more than 12 months old will be eliminated from the database. | | | |
| EXHIBIT 8-1 | Stabilize deteriorated painted surfaces and conduct hazard reduction activities when identified by the PHA | Stabilize deteriorated painted surfaces and conduct hazard reduction activities within 30 days when identified by the PHA | Yes | HUD update |
| 9-I.H. | Rent increases will go into effect on the first of the month following the 60-day period after the owner notifies the PHA of the rent change or on the date specified by the owner, whichever is later. | Rent changes will go into effect on the first of the month following the 60-day period after the owner notifies the PHA of the rent change or on the date specified by the owner, whichever is later. | Yes | Aligns with regulations |
| 11-I.B. | Third-party verification of fixed sources of income will be obtained during the intake process and at least once every three years thereafter. | Third-party verification of fixed sources of income will be obtained during the intake process and annually. Third-party verification of non-fixed income will be obtained annually regardless of the percentage of family income received from fixed sources. | No | Provides clarity on verifying income annually |
| 11-I.D. | At the annual reexamination, the PHA will ask whether the tenant, or any member of the tenant's household, is subject to a lifetime sex offender registration requirement in any state. The PHA will use the Dru Sjodin National Sex Offender database to verify the information provided by the tenant. | At the annual reexamination, the PHA will ask whether the tenant, or any member of the tenant's household, is subject to a lifetime sex offender registration requirement in any state. | No | Aligns with other reporting requirements of annual reexams |
| 11-II.A. | However, if the new member is under the age of 6 , an interim reexamination will be conducted so that the family member may be counted as part of the assisted household and given the dependent deduction. | However, if the new member qualifies for a dependent deduction , an interim reexamination will be conducted so that the family member may be counted as part of the assisted household and given the dependent deduction. | No | Provides clarity |
| 11-II.C. | Families are required to report all changes in income or expense, including increases in earned income, including new employment, within 14 business days of the date the change takes effect. | Families are required to report all changes in income or expense, including increases in earned income, including new employment, at the next Annual Recertification. | No | Remove reporting requirements to align with no interim ups |

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|-----------|---|---|-----------------|--|
| 12-I.E. | The PHA will terminate a family's assistance if any household member is currently engaged in any illegal use of a drug, or has a pattern of illegal drug use that interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents. The PHA will terminate assistance if any household member's abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents. | The PHA may terminate a family's assistance if any household member is currently engaged in any illegal use of a drug, or has a pattern of illegal drug use that interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents. The PHA may terminate assistance if any household member's abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents. | No | Expands housing opportunities and allows for housing stability |
| 12-I.E. | The PHA will terminate a family's assistance if any household member has violated the family's obligation not to engage in any drug-related or violent criminal activity during participation in the HCV program. | The PHA may terminate a family's assistance if any household member has violated the family's obligation not to engage in any drug-related or violent criminal activity during participation in the HCV program. | No | Expands housing opportunities and allows for housing stability |
| 12-I.E. | The PHA will terminate a family's assistance if | The PHA may terminate a family's assistance if | No | Expands housing opportunities and allows for stability |
| 12-II.E. | The PHA will terminate assistance to a family member if the PHA determines that the family member has committed criminal acts of physical violence against other family members or others. This action will not affect the assistance of the remaining, nonculpable family members. | The PHA may terminate assistance to a family member if the PHA determines that the family member has committed criminal acts of physical violence against other family members or others. This action will not affect the assistance of the remaining, nonculpable family members. | No | Expands housing opportunities and allows for housing stability |
| 13-I.A. | | PHA will delineate concentration of poverty or minority within its jurisdiction by providing materials identify areas of concentration (ie. Maps & Open rental listing). | Yes | Provides clarity adding delineating areas of poverty to publications. |
| 18-VII.C. | The PHA will use the HCV utility allowance schedule for the RAD developments. | The PHA may use the HCV utility allowance schedule for the RAD developments. If the HCV utility allowance is not utilized, then the HAP contract will specify if site specific utility allowances are used. | No | Provides clarity – May use HUD utility model or HCVUA. Provides flexibility to ensure most effective use of program funds. |

Attachment 5

KEY MODIFICATIONS TO THE HOMES FOR GOOD ADMISSIONS AND CONTINUED OCCUPANCY POLICIES (ACOP) FISCAL YEAR 2020 EFFECTIVE DATE 10-1-19 TO 9-30-20

HIGHLIGHTS:

Chapter 3: Other Permitted Reasons for Denial of Admission

Criminal activity screening reduced from 5 years to 3 years to increase access to affordable housing

Chapter 4: Applications, Waiting List, and Tenant Selection

Modifications to Local Preferences to expand housing opportunities and clarify current agency policies

Chapter 6: Income and Subsidy Determinations

Language added to the IRS 502 to provide clarity regarding expenses for assistance animals

Modification to utility allowance implementation date to ensure no interim increases

Chapter 9: Reexaminations

Updated language to clarify how often third-party verification of non-fixed income will be obtained

Modification to transfer language to allow for reexamination at transfer and to change reexamination date

Adjustments of reporting timelines to align with other reporting requirements

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|----------------|--|---|-----------------|---|
| 1-II.E. | List of Homes for Good PUBLIC HOUSING DEVELOPMENTS | Pages removed | No | Accurate information is located on the website, removes duplicate maintenance |
| 3-I.M. | Homes for Good will typically provide the family a form to request a live in aide. The family's request for a live-in aide may be made either orally or in writing. Homes for Good will verify the need for a live-in aide with a qualified professional as provided by the family, such as a doctor, social worker, or case worker. For continued approval, the family may be required to submit a new, written request—subject to Homes for Good verification—at the time of the annual reexamination. | Homes for Good will typically provide the family a form to request a live in aide. The family's request for a live-in aide may be made either orally or in writing. Homes for Good will verify the need for a live-in aide, if necessary , with a qualified professional as provided by the family, such as a doctor, social worker, or case worker. For continued approval, the family may be required to submit a new, written request—subject to Homes for Good verification—at the time of the annual reexamination. | No | Allows flexibility in determining the need for a live-in aide |

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|-----------------|--|--|-----------------|--|
| 3-III. | Homes for Good will admit an otherwise-eligible family who was evicted from federally-assisted housing within the past 3 years for drug-related criminal activity, if HASCA is able to verify that the household member who engaged in the criminal activity has successfully completed a supervised drug rehabilitation program approved by HASCA , or the person who committed the crime is no longer living in the household. | Homes for Good will admit an otherwise-eligible family who was evicted from federally-assisted housing within the past 3 years for drug-related criminal activity, if the PHA is able to verify that the household member who engaged in the criminal activity has successfully completed a supervised drug rehabilitation program approved by the PHA , or the person who committed the crime is no longer living in the household. | No | Corrected a typo and removed reference to the agency's former name |
| 3-III.C. | Evidence of such criminal activity includes, but is not limited to any record of convictions, arrests, or evictions for suspected drug-related or violent criminal activity of household members within the past 5 years. | Evidence of such criminal activity includes, but is not limited to any record of convictions, arrests, or evictions for suspected drug-related or violent criminal activity of household members within the past 3 years. | No | Increases access to affordable housing |

| | | | | |
|------------------------|--|---|-----------|---|
| <p>4-III.B.</p> | <p>The PHA will use the following local preference system:</p> <p>The following preferences are both worth 10 points. An applicant who qualifies for one of the preferences below, will need to complete a new application and will receive the 10 preference points. If the applicant qualifies for both preferences they will receive only 10 points.</p> <p>Victims of domestic violence, dating violence, sexual assault or stalking living in Section 8 properties managed by Homes for Good, (currently Abbie Lane, Fourteen Pines, and Village Oaks) or holding a Housing Choice Voucher issued by Homes for Good, whose situation requires moving out of the current unit.</p> <p>Persons with disabilities needing an accessible unit or a reasonable accommodation living in Section 8 properties managed by Homes for Good, or holding a Housing Choice Voucher</p> | <p>The PHA will use the following local preference system:</p> <p>Permanent Housed Family Preference</p> <p>This preference applies to families that are currently served in other permanent housing assistance programs administered by Homes for Good, when the other program is unable to serve the family and when such assistance is necessary for Homes for Good to appropriately house the family. This preference requires approval of Directors of both programs. This preference is worth 10 points.</p> <p>Transitional Homeless Family Preference</p> <p>This preference applies to transitional housing persons who are homeless and who are referred from a Homes for Good approved entity (an entity with an active MOU/MOA with Homes for Good). The definition of 'homeless' and 'transitional' for this purpose will be included in the MOU/MOA with the qualified entity. This preference is worth 5 points. A list of partner agencies can be</p> | <p>No</p> | <p>Allows tenants to move between programs to be appropriately housed</p> |
|------------------------|--|---|-----------|---|

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|---------|--|---|-----------------|--------|
| | <p>issued by Homes for Good, who cannot be reasonably accommodated in those properties.</p> <p>Homes for Good will apply a waiting list preference worth 5 points for applicants referred by an agency with whom the Homes for Good Property Management Division has a signed Memorandum of Understanding (MOU) outlining such a preference. The preference will be specific to the properties and agencies covered by the MOU. A list of partner agencies can be found on the Homes for Good website at homesforgood.org.</p> | <p>found on the Homes for Good website at homesforgood.org</p> | | |

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|----------------|--|--|-----------------|-------------------------|
| 6-II.D. | The most current IRS Publication 502, Medical and Dental Expenses, will be used as a reference to determine the costs that qualify as medical expenses. In addition to costs allowed by the IRS, Homes for Good will allow all necessary costs incurred for service and assistance animals. Homes for Good will also allow non-prescription medicines when recommended by a medical practitioner, as treatment for a specific condition diagnosed by a physician, as an allowable medical expense. | The most current IRS Publication 502, Medical and Dental Expenses, will be used as a reference to determine the costs that qualify as medical expenses. In addition to costs allowed by the IRS Homes for Good will allow all necessary costs incurred for service and assistance animals. Such costs include food, grooming, and veterinary care, incurred in maintaining the health and vitality of the service or assistance animal so that it may perform its duties. | No | Clarifies agency policy |
| 6-II.E. | The cost of animals trained to give assistance to persons with disabilities, including the cost of acquiring the animal, veterinary care, food, grooming, and other continuing costs of care, will be included. | The cost of service animals trained to give assistance to persons with disabilities, including the cost of acquiring the animal, veterinary care, food, grooming, and other continuing costs of care, will be included. | No | Clarifies agency policy |

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|-----------------|---|---|-----------------|---|
| 6-III.C. | Unless Homes for Good is required to revise utility allowances retroactively, revised utility allowances will be applied to a family's rent calculations at the first interim or annual reexamination after the allowance is adopted. | Revised utility allowances will be applied to a family's rent and subsidy calculations at the first annual reexamination that is effective after the allowance is adopted. | No | Ensures no interim increases in rent, if a new utility allowance is lower than the previous year's |
| 7-I.D. | Homes for Good will send third-party verification forms directly to the third party. | Homes for Good may send third-party verification forms directly to the third party. | No | Allows tenants to collect third party verification in situations where third parties will not communicate with Homes for Good |

| | | | | |
|----------------|--|--|-----------|---|
| 7-II.H. | <p>Homes for Good offers a preference for victims of domestic violence, dating violence, sexual assault or stalking living in Section 8 properties managed by Homes for Good, (currently Abbie Lane, Fourteen Pines, and Village Oaks) or holding a Housing Choice Voucher issued by Homes for Good, whose situation requires moving out of the current unit – as described in Section 4-III.B. To verify that applicants qualify for the preference, the PHA will follow documentation requirements outlined in Section 16-VII.D.</p> <p>Homes for Good also offers a preference for persons with disabilities needing an accessible unit or a reasonable accommodation living in Section 8 properties managed by Homes for Good, or holding a Housing Choice Voucher issued by Homes for Good, who cannot be reasonably accommodated in those properties. To verify that applicants qualify for the preference, Homes for Good will follow</p> | <p>Permanent Housed Family Preference</p> <p>This preference applies to families that are currently served in other permanent housing assistance programs administered by Homes for Good, when the other program is unable to serve the family and when such assistance is necessary for Homes for Good to appropriately house the family. This preference requires approval of Directors of both programs. This preference is worth 10 points.</p> <p>Transitional Homeless Family Preference</p> <p>This preference applies to transitional housing persons who are homeless and who are referred from a Homes for Good approved entity (an entity with an active MOU/MOA with Homes for Good). The definition of 'homeless' and 'transitional' for this purpose will be included in the MOU/MOA with the qualified entity. This preference is worth 5 points. A list of partner agencies can be found on the Homes for Good website at homesforgood.org</p> | <p>No</p> | <p>Allows tenants to move between programs to be appropriately housed</p> |
|----------------|--|--|-----------|---|

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|---------------|---|--|-----------------|--|
| | documentation requirements outlined in Homes for Good's reasonable accommodation policy. | | | |
| 9-I.B | Third-party verification of fixed sources of income will be obtained during the intake process and at least once every three years thereafter. | Third-party verification of fixed sources of income will be obtained during the intake process and annually . Third-party verification of non-fixed income will be obtained annually regardless of the percentage of family income received from fixed sources. | No | Provides clarity on verifying income annually |
| 9-I.C. | If the family transfers to a new unit, Homes for Good will process the transfer as an "Other Change of Unit", but a full reexamination will not be conducted, and the anniversary date will not be changed. If the family experiences a change in income or expenses that are applicable to Homes for Good's interim policy, Homes for Good will process an interim reexamination. | If the family transfers to a new unit, Homes for Good will process the transfer as an "Other Change of Unit," a full reexamination will be conducted, and the anniversary date will be changed. | No | Ensures accurate income and family composition information when a family transfers |

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|-----------------|--|---|-----------------|--|
| 9-III.C. | Families are required to report all increases in income, including new employment, within 30 calendar days of the date the change takes effect. | Families are required to report all changes in income or expense, including increases in earned income, including new employment, at the next Annual Recertification. | No | Remove reporting requirements to align with no interim ups |

| | | | | |
|-----------------------|---|--|-----------|--------------------------------|
| <p>16-V.B.</p> | <p>During the term of each public housing tenancy, and for at least three years thereafter, the PHA will keep all documents related to a family's eligibility, tenancy, and termination.</p> <p>In addition, the PHA will keep the following records for at least three years:</p> <p>An application from each ineligible family and notice that the applicant is not eligible</p> <p>Lead-based paint records as required by 24 CFR 35, Subpart B</p> <p>Documentation supporting the establishment of flat rents and the public housing maximum rent</p> <p>Documentation supporting the establishment of utility allowances and surcharges</p> <p>Documentation related to PHAS</p> <p>Accounts and other records supporting PHA budget and financial statements for the program</p> | <p>During the term of each assisted lease, and for at least three years thereafter, the PHA must keep:</p> <ul style="list-style-type: none"> • A copy of the executed lease • The application from the family • All documents related to termination of tenancy and/or subsidy <p>In addition, the PHA must keep the following records for at least three years:</p> <ul style="list-style-type: none"> • Records that provide income, racial, ethnic, gender, and disability status data on program applicants and participants • An application from each ineligible family and notice that the applicant is not eligible • HUD-required reports • Lead-based paint records as required by 24 CFR 35, Subpart B • Documentation supporting the establishment of flat rents and the public housing maximum rent | <p>No</p> | <p>Clarifies agency policy</p> |
|-----------------------|---|--|-----------|--------------------------------|

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|---------|---|--|-----------------|--------|
| | <p>Complaints, investigations, notices, and corrective actions related to violations of the Fair Housing Act or the equal access final rule</p> <p>Other records as determined by the PHA or as required by HUD</p> | <ul style="list-style-type: none"> • Documentation supporting the establishment of utility allowances and surcharges • Documentation related to PHAS • Accounts and other records supporting PHA budget and financial statements for the program • Complaints, investigations, notices, and corrective actions related to violations of the Fair Housing Act or the equal access final rule • Other records specified by HUD | | |

| Section | Previous Policy | Proposed Policy | Required Change | Impact |
|------------------|--|---|-----------------|--|
| 14-III.C. | Homes for Good is located in a HUD-declared due process state. Therefore, Homes for Good will not offer grievance hearings for lease terminations involving criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the PHA, or for violent or drug-related criminal activity on or off the premises. | Homes for Good is located in a HUD-declared due process state. Therefore, Homes for Good may not offer grievance hearings for lease terminations involving criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the PHA, for violent or drug-related criminal activity on or off the premises, or any criminal activity that resulted in felony conviction of a household member. | No | Increase property safety and allows more flexibility on a case-by-case basis |
| 15-I.C. | For each investigation the PHomes for Good will determine (1) whether an error or program abuse has occurred, (2) whether any amount of money is owed the PHA, and (3) what corrective measures or penalties will be assessed. | For each investigation the Homes for Good will determine (1) whether an error or program abuse has occurred, (2) whether any amount of money is owed the PHA, and (3) what corrective measures or penalties will be assessed. | No | Fixed typo |

GATEHOUSE MEDIA

3500 CHAD DRIVE, SUITE 600, EUGENE, OREGON 97408
PHONE (541) 485-1234

Legal Notice 0000131359

Legal Notice Advertising

HOMES FOR GOOD HOUSING A
RICHARD DANNEMILLER
300 W FAIRVIEW DR
SPRINGFIELD, OR 97477

AFFIDAVIT OF PUBLICATION

STATE OF OREGON, }
COUNTY OF LANE, } ss.

I, **Ken Clements**, being first duly affirmed, depose and say that I am the Advertising Manager, or the principal clerk, of The Register-Guard, a newspaper of general circulation as defined in ORS 193.010 and 193.020; published at Eugene in the aforesaid county and state; that the **PUBLIC NOTICE** printed copy of which is hereto annexed, is publishing in the entire issue of said newspaper in the following issues:

April 23, 2019

Homes for Good Housing Agency
5 Year and Annual Agency Plans

Notice of 45 day Comment Period and Public Hearing

The Homes for Good Housing Agency has updated its Agency 5 Year and Annual Plans. The Agency Plans guide the planning and implementation of federal programs under the jurisdiction of the Department of Housing and Urban Development for the period beginning October 1, 2019. The federal programs related to housing and other needs for low-income persons covered by the Agency Plans include, but are not limited to, Capital Fund, Section 8 and Public Housing Admission policies, Self Sufficiency, and Resident participation.

The public examination and comment period for the Agency Plans begins Saturday May 4, 2019 and ends Tuesday, June 18, 2019. There will be a public hearing on May 22, 2019 at 1:30 p.m. in the Board of County Commissioners Conference Room, in the County Public Service Building at 125 East 8th Avenue, Eugene, OR, 97401. Comments may be presented in person during this meeting, or in writing as noted below. The draft plans and all supporting documents may be viewed at the following locations and on our website at homesforgood.org.

Homes for Good Administrative Office
177 Day Island Road
Eugene Oregon 97401

Homes for Good Administrative Office
300 West Fairview Drive
Springfield OR 97477

If you have any questions regarding the plans or would like to submit any written comments, please contact Melanie Church, Division Analyst; at 300 West Fairview Drive, Springfield OR 97477; email mchurch@homesforgood.org; or call (541) 682-2588.

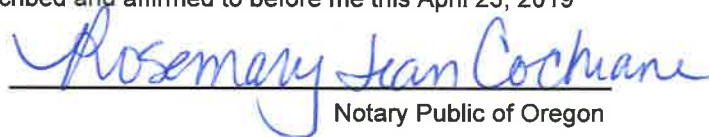
If you are in need of a reasonable accommodation in regard to this meeting, please call (541) 682-2588 at least 24 hours prior to the meeting time.

The Agency is an equal opportunity employer and complies with State and Federal laws and regulations relating to the 1973 Rehabilitation Act, Section 504, and the 1990 Americans with Disabilities Act (ADA) and the 2009 ADA Amendments Act (ADAAA). Homes for Good does not discriminate on the basis of disability status in the admission or access to its federally assisted programs or activities.

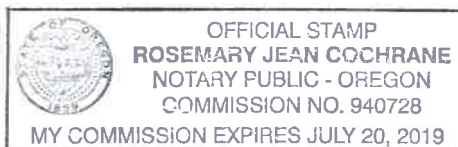
No. 131359 - April 23, 2019



Subscribed and affirmed to before me this April 23, 2019


Notary Public of Oregon

Account #: 16475
INVOICE: 0000131359
Case: 5 Year and Annual Plans
Ad Price: \$160.00



FV MAIL

MAY 15 2019

GATEHOUSE MEDIA

3500 CHAD DRIVE, SUITE 600, EUGENE, OREGON 97408
PHONE (541) 485-1234

Legal HOMES FOR GOOD
Notice 0000133817

Legal Notice Advertising

HOMES FOR GOOD HOUSING A
RICHARD DANNEMILLER
300 W FAIRVIEW DR
SPRINGFIELD, OR 97477

AFFIDAVIT OF PUBLICATION

STATE OF OREGON, }
COUNTY OF LANE, } ss.

I, **Wendy Raz**, being first duly affirmed, depose and say that I am the Advertising Manager, or the principal clerk, of The Register-Guard, a newspaper of general circulation as defined in ORS 193.010 and 193.020; published at Eugene in the aforesaid county and state; that the **NOTICE OF PUBLIC HEARING** printed copy of which is hereto annexed, is publishing in the entire issue of said newspaper in the following issues:


May 11, 2019

Changed Public Hearing location for the Homes for Good 5 Year and Annual Plans The public hearing on May 22, 2019 at 1:30 p.m. has moved to the Springfield Utility Board Conference Room, 223 A St., Springfield, OR 97477. Comments may be presented in person during this meeting, or in writing as noted below.

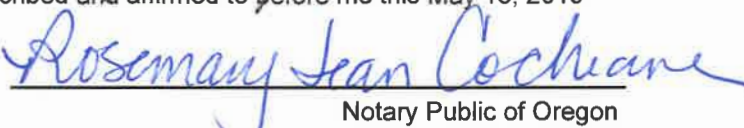
If you have any questions regarding the plans or would like to submit any written comments, please contact Melanie Church, Division Analyst; at 300 West Fairview Drive, Springfield OR 97477; email mchurch@homesforgood.org; or call (541) 682-2588.

If you are in need of a reasonable accommodation in regard to this meeting, please call (541) 682-2588 at least 24 hours prior to the meeting time.

No. 133817 - May 11, 2019

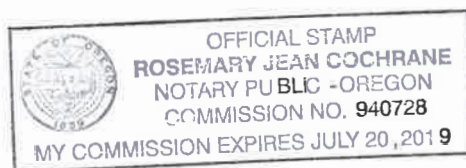


Subscribed and affirmed to before me this May 13, 2019



Notary Public of Oregon

Account #: 16475
INVOICE: 0000133817
Case: May 22, 2019
Ad Price: \$52.50



**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Jon R. Ruiz, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Homes for Good Housing Agency

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Eugene

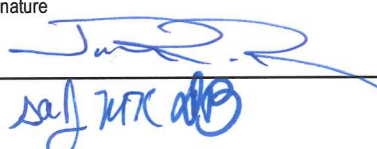
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The 5-Year and Annual Plans preserve affordable housing in a way that is consistent with the goals of the
2015-2019 Eugene-Springfield Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|---|--------------|
| Name of Authorized Official | Title |
| Jon R. Ruiz | City Manager |
| Signature | Date |
|  | 5/16/19 |

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

ORDER 19-19-06-01H

In the Matter of Approving the Submission of
the PHA 2020-2025 Five-Year Plan and
FY2020 Annual Plan

WHEREAS, Homes for Good Housing Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit a 5-Year and Annual Plan to HUD.

WHEREAS, Homes for Good Housing Agency is required to submit an Annual Plan for FY 2020 and 5-Year Plan for FY 2020-2025.

WHEREAS, HUD requires that Homes for Good work with the Resident Advisory Board (RAB) on the development of the Annual Plan for FY 2020 and 5-Year Plan for FY 2020-2025

WHEREAS, Homes for Good Housing Agency has worked with the RAB each month since February to ensure adequate involvement.

WHEREAS, HUD requires that housing authorities provide public notice of a 45-day comment period and a public hearing on the proposed plan.

WHEREAS, Homes for Good Housing Agency has met this requirement through public advertisement of the comment period, and a public hearing on May 22, 2019.

WHEREAS, HUD requires that the Plan be consistent with the Consolidated Plan.

WHEREAS, the City Manager of Eugene has submitted a Certification by State of Local Official of PHA Plans Consistency with the Consolidated Plan.

WHEREAS, Homes for Good Housing Agency is required to submit the Plan electronically to HUD no later than July 18, 2019, accompanied by a signed Certification of Compliance with PHA Plans and Related Regulations.

NOW IT IS THEREFORE ORDERED THAT: The Five-Year and Annual Plans for the Fiscal Year beginning October 1, 2019 are approved for submission to HUD, and the Chair will complete and sign the Certification of Consistency with PHA Plans and Related Regulations.

DATED this _____ day of _____, 2019

Chair, Homes for Good Board of Commissioners

IN THE MATTER OF APPROVING THE SUBMISSION OF THE PHA
2020-2025 FIVE YEAR PLAN AND FY 2020 ANNUAL PLAN

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning ____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

_____ Annual PHA Plan for Fiscal Year 20_____

_____ 5-Year PHA Plan for Fiscal Years 20_____ - 20_____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

Signature

Date



AGENDA CHECKLIST

AGENDA INFORMATION TO BE SUBMITTED TO THE BOARD OFFICE

(Jordyn Shaw, Communications
Administrative Specialist ext 2593)

One Title Memo

Agenda Packet

One Original Hard Copy plus
One copy e-mailed to
jshaw@homesforgood.org

Material Due

Due by 12 pm Wednesday
preceding the week it will be
included in the agenda notice

AGENDA TITLE: In The Matter of Authorizing Execution of
Ground Lease with Lane County for the Bus Barn Property in
Eugene, Oregon.

DEPARTMENT **Real Estate Development**

CONTACT **Steve Ochs, Real Estate** EXT **2571**
Development Director

PRESENTER **Steve Ochs, Real Estate** EXT **2571**
Development Director

AGENDA DATE: **06/19/2019**

THIS ITEM WILL INVOLVE:

☐ Consent Calendar

☒ ORDER/Resolution

☐ Ordinance/Public Hearing

Public Comment Anticipated?

☐ Report

☐ Discussion & Action

☐ Yes ☒ No

☐ Appointments ☐ Committee Reports

☐ Discussion/Presentation Only

Estimated Time 5 min

NOTE: DEPARTMENT MANAGER **MUST** SIGN OFF BEFORE SUBMITTING TO BOARD OFFICE

Executive Director/: **Jacob Fox**

Date **06/11/2019**

Deputy Director

Legal Staff-Review by:

Date

*if required

Management Staff-

Date

Review by:



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



HOMES FOR GOOD M E M O R A N D U M

TO: Homes for Good Board of Commissioners

FROM: Steve Ochs, Real Estate Development Director

AGENDA ITEM TITLE: In the Matter of Authorizing the Execution and Financing of Ground Lease with Lane County for the Bus Barn Property in Eugene, Oregon

AGENDA DATE: June 19, 2019

I MOTION

It is moved that the Executive Director or Designee is authorized to execute a Ground Lease by and between Homes for Good, as Tenant, and Lane County, as Landlord, for a term of at least 99 years for property located at 532 & 540 Oak Street (Bus Barn Property) and authorize a loan for the maximum amount of \$750,000 to finance the lease and needed property improvements.

II ISSUE

In December of 2013, the Homes for Good Board entered into a lease option agreement with Lane County for a long-term lease for properties at 560 Oak Street (Parking Lot) and 532 and 540 Oak Street (Bus Barn Property). This lease option was extended in late 2017. Homes for Good would now like to execute the lease in conformance with the lease option agreement.

III DISCUSSION

A. Background/Analysis

In 2013 the Lane County Board of Commissioners accepted the responses of Homes for Good and Obie Companies to the County's request for proposals for the redevelopment of County owned property on Sixth Avenue and Oak Street in Eugene. In 2013 Homes for good entered into a Lease Option Agreement with the County. As required by the option agreement Homes for Good and Obie companies advertised and held three public meetings to allow feedback on proposed design and use. Feedback from these meetings was incorporated into a "Use and Development Plan" which was approved by the Lane County Board of Commissioners in 2016.

Homes for Good and its development team have been working closely with Obie Companies over the last 4 years to develop a coordinated and thoughtful development plan for the Market District area. Homes for Good will develop 50 affordable units in four stories over ground floor commercial space on the parking lot at 560 Oak Street. The units will serve much needed downtown workforce housing and also provide a number of units specifically set aside for veterans.

The "Bus Barn" property which is adjacent to Market District Commons to the north consists of 0.38 acres and is zoned Community Commercial with the Transit District overlay (C-2/TD). There

are two buildings on the property. The “Bus Barn” located on Oak Street is currently occupied by Oak Street Child Development Center (Oak Street CDC). There is a brick office building attached to the “Bus Barn” to the east along Oak Alley which is currently vacant. Homes for Good intends to keep leasing the “Bus Barn” to Oak Street CDC as this is an essential downtown service. In the short-term Homes for Good intends to use the vacant brick office building for a construction office and once repairs are made, lease the brick office building for office and commercial uses. However, the long-term goal is to re-develop the property to support additional affordable housing, while retaining the Bus Barn building intact.

Per the terms of the lease option agreement and confirmed with Lane County, the lease will be paid as a one-time payment of \$636,139 minus the option payments that are applied to the amount for a total lease payment of approximately \$565,839. Homes for Good will make improvements to both buildings estimated to cost between \$130,000 and \$180,000.

Banner Bank has agreed to finance 100% of the lease and is in the underwriting process for a loan for this purpose in the maximum amount of \$750,000. This will pay for the lump sum lease payment and needed improvements to the property. Initial terms include interest only payments during construction and an initial fixed interest rate of 4.75% for 5 years based on a 25-year amortization. Terms have not been finalized.

The attached order will authorize the following individual or designee to sign the ground lease and loan documents on behalf of the Agency.

Jacob Fox, Executive Director

Upon authorization the lease and loan documents will be finalized and executed.

B. Recommendation

Approval of the proposed motion.

IV IMPLEMENTATION/FOLLOW-UP

Upon approval of the Order, the required lease and loan documents will be drafted and executed.

V ATTACHMENTS

RLID Report for Bus Barn Property

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

ORDER 19-19-06-02H

In the Matter of Authorizing the Execution
and Financing of Ground Lease with Lane
County for the Bus Barn Property in Eugene,
Oregon

WHEREAS, Housing and Community Services Agency of Lane County doing business as Home for Good Housing Agency (the "Authority") is a public body corporate and politic, exercising public and essential governmental functions, and having all the powers necessary or convenient to carry out and effectuate the purposes of the ORS 456.055 to 456.235 (the "Housing Authorities Law"); and

WHEREAS, a purpose of the Authority under the Housing Authorities Law is to construct, acquire, manage and operate affordable housing for persons of lower income; and

WHEREAS, the Authority is authorized by ORS 456.120 to form, finance and have a nonstock interest in, and to manage or operate, partnerships, nonprofit corporations and limited liability companies in order to further the purposes of Homes for Good Housing Agency; and

WHEREAS, the Authority intends to re-develop land owned by Lane County, Oregon (the "Property"); and the County is willing to enter into a long-term ground lease of the land for a period of at least 99 years; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority, the LLC, and the Project to enter into a long-term ground lease for the Property on terms and conditions that are satisfactory to the Authority;

WHEREAS, the Authority has determined that it is in the best interests of the Authority, to enter into agreements with, and to obtain financing from Banner Bank in the maximum amount of **\$750,000** to finance payments under the long-term ground lease and needed improvements to the Property;

**NOW, THEREFORE, THE AUTHORITY IN ITS OWN CAPACITY, ADOPTS THE
FOLLOWING RESOLUTIONS:**

1. Authorize Execution of Ground Lease with County.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver a Ground Lease from Lane County for a term of at least 99 years for property at 532 and 540 Oak Street (Map and Tax Lot 17-03-31-11 01400) in Lane County, Oregon, on terms and conditions approved by any Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

2. Authorize Banner Bank Loan

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as may be necessary to enter into the Banner Bank Loan in the maximum amount of \$750,000, all in the form approved by any Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such document).

3. Authorized Representatives.

BE IT RESOLVED that the following identified persons shall be the Authorized Representatives as that term is used in these Resolutions and authorized, empowered and directed to perform the actions authorized herein on behalf of the Authority whether acting on behalf of the Authority:

Jacob Fox, Executive Director for Homes for Good

Done and dated this ____ day of _____, 2019.

BOARD OF COMMISSIONERS

Chairperson



AGENDA CHECKLIST

AGENDA INFORMATION TO BE SUBMITTED TO THE BOARD OFFICE

(Jordyn Shaw, Communications Administrative Specialist ext 2593)

One Title Memo

Agenda Packet

One Original Hard Copy plus
One copy e-mailed to
jshaw@homesforgood.org

Material Due

Due by 12 pm Wednesday
preceding the week it will be
included in the agenda notice

AGENDA TITLE: In the Matter of Authorizing the Execution and Delivery of a Financing Agreement and Note in the Principal Amount Not to Exceed \$9,200,000 to Refinance the 2017 Loan and Finance the Renovation, Improvement and Equipping of the Admin Building; Designating an Authorized Representative and Special Counsel; and Related Matters.

DEPARTMENT **Real Estate Development**

CONTACT **Nora Cronin, Project Developer** EXT **2521**

PRESENTER **Nora Cronin, Project Developer** EXT **2521**

AGENDA DATE: **06/19/2019**

THIS ITEM WILL INVOLVE:

☐ Consent Calendar

☒ ORDER/Resolution

☐ Ordinance/Public Hearing

Public Comment Anticipated?

☐ Report

☐ Discussion & Action

☐ Yes ☒ No

☐ Appointments ☐ Committee Reports

☐ Discussion/Presentation Only

Estimated Time 20 min

NOTE: DEPARTMENT MANAGER **MUST** SIGN OFF BEFORE SUBMITTING TO BOARD OFFICE

Executive Director/: **Jacob Fox**

Date **06/11/19**

Deputy Director

Legal Staff-Review by:

Date

*if required

Management Staff- **Steve Ochs**

Date **6/11/19**

Review by:



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Nora Cronin, Project Developer

AGENDA ITEM TITLE: In the Matter of Authorizing the Execution and Delivery of a Financing Agreement(s) and Note(s) in the Principal Amount Not to Exceed \$9,200,000 to Refinance the 2017 Loan and Finance the Renovation, Improvement and Equipping of the former Eugene Public Library located at 100 W. 13th Avenue; Designating an Authorized Representative and Special Counsel; and Related Matters

AGENDA DATE: June 19, 2019

I MOTION

It is moved that the Agency is authorized to enter into financing for the new Admin Building as provided below and in the Board Order.

II ISSUE

The Homes for Good Board has authorized the acquisition and renovation of the new Admin Building located at 100 W. 13th Avenue in Eugene. It is now necessary to obtain Board authorization to execute financing agreement(s) and note(s) to finance the project.

III DISCUSSION

A. Background/Analysis

In October 2017, Homes for Good purchased the property located at 100 W 13th Avenue in Eugene, Oregon to be used as the agency's new administrative building. The agency plans to consolidate both the Day Island and Fairview offices into this one facility. The building was constructed in 1959 as the Eugene public library and contains approximately 38,000 gross square feet over 3 levels.

Homes for Good obtained an acquisition loan from the Governmental Finance unit of BB&T Bank, which funded the entire amount of the purchase price and closing costs of \$3,784,968. The BB&T Loan matures December 1, 2020, carries an interest rate of 3.15%, and requires semi-annual, interest-only payments. Since the property acquisition in 2017, Homes for Good has been planning and designing the renovation of the property. Due to the historic nature of the property, most of the renovation work will be on the interior of the property. The scope of the renovation is currently planned to include the following:

- Replacement of most of the interior finishes and wall systems,

- Provision of meeting spaces and open work spaces on the first and second levels and storage, utility, and meeting space on the subterranean level,
- New electrical systems including energy-efficient lighting, audio-visual, data, and security systems,
- New energy-efficient HVAC system,
- Structural upgrades,
- Repairs and weatherproofing to the exterior,
- ADA modifications and repaving of the parking lot.
- Solar PV

Based upon the design documents prepared by PIVOT Architecture and a final cost estimate provided by Chambers Construction, the total construction budget for this scope of work totals approximately \$5.4 million. In addition, costs for design, engineering, permit, consulting, and financing will be approximately \$1.6 million. Based upon the anticipated budget, the funding need is summarized in the Sources/Uses schedule shown below:

| | |
|--------------------------------|---------------------|
| <u>SOURCES OF FUNDS</u> | |
| HFG Cash Contribution | \$1,900,000 |
| New 2019 BB&T Loan | \$9,069,722 |
| TOTAL SOURCES | \$10,969,722 |
| | |
| <u>USES OF FUNDS</u> | |
| Payoff of 2017 BB&T Loan | \$3,784,968 |
| Payoff of Chiller Loan | \$140,000 |
| Construction Costs | \$5,425,507 |
| Development Costs | \$1,619,247 |
| TOTAL USES | \$10,969,722 |

Homes for Good hired Moss Adams to seek financing solutions for the renovation. Multiple financing options were presented to the Board in May. The BB&T proposal was determined to be the best option for this project.

Homes for Good hired Mersereau Shannon LLP as special counsel for this project. They have determined that we can not receive the tax-exempt interest rate for the full loan amount, since Kaiser Permanente will be occupying approximately 15% of the building. As a result, refinancing of the 2017 loan will need to be split 15% non-tax-exempt and 85% tax-exempt. All the new financing for renovation will be tax-exempt eligible. Final terms and loan amounts are as follows:

| | Amount | Rate | Annual Debt Service |
|-------------------|--------------------|-------------|----------------------------|
| Non-Tax-Exempt | \$567,745 | 4.16% | \$42,093 |
| Tax-Exempt | \$8,501,977 | 3.39% | \$588,827 |
| Total Loan | \$9,069,722 | | \$630,920 |

Detailed terms are included in the BB&T Proposal attached to the Board Order.

Upon authorization from the Board, staff will proceed in negotiating financing documents, with assistance from Moss Adams and Mersereau Shannon. Closing and building permits are expected in early July.

B. Recommendation

Approval of the proposed motion.

IV IMPLEMENTATION/FOLLOW-UP

Upon approval of the Order, the required documents will be drafted and executed as soon as possible.

V ATTACHMENTS

None

ORDER NO. 19-19-06-03H

) **In the Matter of Authorizing**
) **the Execution and Delivery of a**
) **Financing Agreement(s) and Note(s) in**
) **the Principal Amount Not to Exceed**
) **\$9,200,000 to Refinance the 2017**
) **Loan and Finance the Renovation,**
) **Improvement and Equipping of the**
) **former Eugene Public Library**
) **located at 100 W. 13th Avenue;**
) **Designating an Authorized Representative**
) **and Special Counsel; and Related Matters.**

WHEREAS, in 2017 the Agency purchased the former Eugene Public Library located at 100 W. 13th Avenue and associated land and financed the purchase with a loan from Branch Banking and Trust Company (“BBTC”) in the original principal amount of \$3,784,967.75 (the “2017 Loan”); and

WHEREAS, the Agency determines it is in the best interest of the Agency to (1) refinance the 2017 Loan and (2) borrow additional funds to renovate the former Eugene Public Library located at 100 W. 13th Avenue, in the aggregate principal amount not to exceed \$9,200,000 (the “2019 Loan”); and

WHEREAS, the Agency determines that it is in the best interests of the Agency to obtain a loan from BBTC, which loan will be in the principal amount not to exceed \$9,200,000 and bear interest at a current competitive fixed rate to (1) refinance the 2017 Loan, (2) finance the renovation, improvement and equipping of the former Eugene Public Library located at 100 W. 13th Avenue and (3) pay related costs of issuance (collectively, the “Project”); and

NOW, THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:

Section 1. Authorization. The Agency hereby authorizes:

A. Negotiation and Execution of Purchase and Related Documents. The Authorized Representative (as defined below) is authorized to negotiate, execute and deliver on behalf of the Agency such documents as are required to finance and refinance the Project, all in the form approved by the Authorized Representative (such approval to be conclusively demonstrated by the signature of the Authorized Representative on any such document).

B. Issuance of Financing Agreement(s). the Agency authorizes the issuance and negotiated sale of one or more a financing agreements and notes as determined by the Authorized Representative and special counsel to the Agency (the "Financing Agreement(s)") to be entered into and issued to the BBTC pursuant to the BBTC's proposal (the "Proposal"), a copy of which is attached to this Order as Exhibit A, in an amount not to exceed \$9,200,000 to finance and refinance the Project. In conformance to the Proposal, the Financing Agreement(s) shall be issued at a taxable or tax-exempt interest rate not to exceed 4.25% per annum for the first ten years. At the end of the ten year period, BBTC may elect to reset the interest rate to the then-current market rate or the remaining principal will be due in full. The Agency shall pay BBTC's counsel fees and expenses in an amount not to exceed \$9,000. The Agency shall also pay the fees and expenses of special counsel to the Agency. The Financing Agreement(s) shall be in a form satisfactory to the Authorized Representative and special counsel to the Agency, and shall have terms consistent with the Proposal and as determined by the Authorized Representative.

Section 2. Security.

The payment of the Agency's obligations under the Financing Agreement(s) shall be payable from the Agency's general non-restricted revenues and other funds that are lawfully available for that purpose and pledged to the payment of such obligations, including, without limitation, rent payments payable to the Agency from the Project. As additional security for its obligations under the Financing Agreement(s), the Agency shall grant a first deed of trust and an assignment of rents on the Project (the "Deed of Trust").

Section 3. Designation of Authorized Representative.

The Agency hereby authorizes the Executive Director or Finance Director of the Agency (each an "Authorized Representative") to act as the authorized representative on behalf of the Agency and determine the remaining terms of the Financing Agreement(s) as delegated in Section 4 below.

Section 4. Delegation of Final Terms of Financing Agreement(s) and Additional Documents.

The Authorized Representative is authorized, on behalf of the Agency, to:

A. negotiate the terms of the Financing Agreement(s) and enter into a commitment letter or purchase agreement related to the Financing Agreement(s);

B. establish the maturity and interest payment dates, dated date, principal amounts, prepayment provisions, taxable or tax-exempt interest rates, denominations, financial reporting requirements, and all other terms of the Financing Agreement(s) as the Authorized Representative determines to be in the best interest of the Agency, and to execute and deliver the Financing Agreement(s) in the form approved by the Authorized Representative (such

approval to be conclusively demonstrated by the signature of the Authorized Representative on the Financing Agreement(s).)

C. execute and deliver a certificate specifying the action taken pursuant to this Order and any other documents, agreements or certificates that the Authorized Representative determines are necessary and desirable to enter into the Financing Agreement(s) and to execute, deliver and record the Deed of Trust in accordance with this Order and take any and all other actions that the Authorized Representative determines are necessary or desirable to finance and refinance the Project with the Financing Agreement(s) in accordance with the purposes of and authority provided by this Order.

Section 5. Tax Covenant. If issued as a tax-exempt obligation, the proceeds of the Financing Agreement(s) shall be used and invested in such manner that the Financing Agreement(s) shall not become an “arbitrage bond” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”), and the applicable regulations. The Agency covenants that, within its lawful powers, it will not do, and will refrain from doing, anything in the issuance of the Financing Agreement(s) and in the investment and expenditure of the proceeds thereof which would result in the interest on any tax-exempt Financing Agreement(s) becoming taxable for federal income tax purposes.

Section 6. Appointment of Special Counsel.

The Agency appoints Mersereau Shannon LLP as special counsel to the Agency for the issuance of the Financing Agreement(s).

Section 7. Authorization for Additional Technical and Professional Services.

The Authorized Representative is authorized to negotiate, execute and deliver on behalf of the Agency such agreements and take such actions as the Authorized Representative may deem prudent for the provision of financial, accounting, legal, development consulting, engineering, geotechnical, environmental, construction management or other services, all in the form approved by the Authorized Representative (such approval to be conclusively demonstrated by the signature of the Authorized Representative on such document).

Section 8. Order to Constitute Contract.

In consideration of the purchase and acceptance of the Financing Agreement(s), the provisions of this Order shall be part of the contract of the Agency with the BBTC and shall be deemed to be and shall constitute a contract between the Agency and the BBTC. The covenants, pledges, representations and warranties contained in this Order, in the Financing Agreement(s) or in the closing documents executed in connection with the Financing Agreement(s) and the other covenants and agreements herein set forth to be performed by or on behalf of the Agency shall be contracts for the benefit, protection and security of the BBTC and shall be enforceable by the BBTC.

Section 9. Ratification of Other Actions.

To the extent any action, agreement, document or certification has heretofore been taken, executed, delivered or performed by an Authorized Representative named in this Order on behalf of the Agency, and in furtherance of the Project, the same is hereby ratified and affirmed.

Section 10. Effective Date.

This Order is adopted and shall take effect on June 17, 2019.

HOMES FOR GOOD HOUSING AGENCY

By _____
Chair, Board of Commissioners

Exhibit A

BBTC PROPOSAL

5130 Parkway Plaza Boulevard
Charlotte, North Carolina 28217
(704) 954-1700
Fax (704) 954-1799

May 21, 2019

To: Housing and Community Services Agency of Lane County, Oregon

Branch Banking and Trust Company ("BB&T") is pleased to offer this proposal for the financing requested by the Housing and Community Services Agency of Lane County, Oregon (the "Agency").

- (1) Project:** Lease Purchase Financing, Series 2019A ("Financing")
- (2) Amount to Be Financed:** Approximately \$8,637,000
- (3) Interest Rates, Financing Terms and Corresponding Payments:**

We offer a twenty-year (20) amortization financing in which the interest rate will be fixed at 3.39% for the first ten (10) years. At the end of the ten year period, the interest rate will be re-set at a then-current market rate. The transaction will be non-callable until June 1, 2029 and pre-payable on any payment date, in whole, without penalty after that point.

BB&T will receive a one-half percent (1/2%) prepayment penalty on the existing 2017 lease that is being termed out.

Payments shall be semi-annual interest on June 1 and December 1, beginning December 1, 2019 and annual principal each June 1, commencing June 1, 2020. The rate reset date will be June 1, 2029. At the rate reset date, BB&T may elect to reprice the lease at a new yen-year rate to be fixed through a June 1, 2034 final maturity or the remaining principal will be due in full. Interest shall be calculated on a 30/360 basis in accordance with MSRB standards. The interest rates stated above is valid for a closing no later than June 30, 2019. Closing of the financing is contingent upon completing documentation acceptable to BB&T and its counsel.

Remuneration for our legal review expenses and underwriting for this financing transaction shall not exceed \$9,000. This Bank Counsel fee shall be paid by the Agency on behalf of BB&T, either through financing proceeds or with cash. All applicable costs of counsel for the Agency and any other costs shall be the Agency's responsibility and separately payable by the Agency.

We understand that the Agency expects to borrow more than \$10,000,000 in calendar year 2019 and that the financing shall qualify as non-qualified tax-exempt financing under the Internal Revenue Code. BB&T reserves the right to terminate its interest in this bid or to negotiate a mutually acceptable rate if the financing shall become taxable prior to settlement. Documentation, unless otherwise required by Federal or Oregon State Law, should not include any bond presentation or surrender requirements in order to receive the final principal payment. The financing documents shall include provisions that will outline appropriate changes to be implemented in the event that this transaction is determined to be taxable or non-bank qualified in accordance with Oregon State Statutes or the Internal Revenue Service code. These provisions must be acceptable to BB&T.

BB&T will wire funds via wire or check, allowing for a maximum of four (4) wires. BB&T does not require a paying agent on this transaction.

(4) Financing Documents:

It shall be the responsibility of the Agency to retain and compensate bond counsel to appropriately structure the transaction according to Federal and Oregon State statutes. BB&T shall also require the Agency to provide an unqualified bond counsel opinion stating the validity of the transaction. BB&T reserves the right to review the documents and all documentation shall be acceptable to BB&T and its counsel. BB&T will take physical delivery of the original Lease Agreement and Assignment Agreement at or prior to settlement. BB&T does not require an S&P rating for this project. This issue shall not be assigned a CUSIP number.

(5) Security and Covenants:

BB&T will be secured by a pledge of rents from the office building facility, as well as a supplemental first lien on the facility.

BB&T will require audited financial statements of the Agency to be delivered within 270 days of each fiscal year end throughout the life of the Financing.

* * * * *

BB&T appreciates the opportunity to provide this financing term sheet and requests to be notified within fifteen days of this term sheet should BB&T be the successful proposer.

BB&T shall have the right to cancel this offer by notifying the Agency of its election to do so (whether or not this offer has previously been accepted by the Agency) if at any time prior to the closing there is a material adverse change in the Agency's financial condition, if we discover adverse circumstances of which we are currently unaware, if we are unable to agree on acceptable documentation with the Agency or if there is a change in law (or proposed change in law) that changes the economic effect of this financing to BB&T. We reserve the right to negotiate and/or terminate our interest in this transaction should we be the successful proposer.

Please call William DaSilva at (704) 954-1704 with your questions and comments. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'William B. DaSilva', with a stylized flourish at the end.

William B. DaSilva
Assistant Vice President
BRANCH BANKING AND TRUST COMPANY

5130 Parkway Plaza Boulevard
Charlotte, North Carolina 28217
(704) 954-1700
Fax (704) 954-1799

May 21, 2019

To: Housing and Community Services Agency of Lane County, Oregon

Branch Banking and Trust Company ("BB&T") is pleased to offer this proposal for the financing requested by the Housing and Community Services Agency of Lane County, Oregon (the "Agency").

- (1) **Project:** Lease Purchase Financing, Series 2019B ("Financing")
- (2) **Amount to Be Financed:** Approximately \$564,000
- (3) **Interest Rates, Financing Terms and Corresponding Payments:**

We offer a twenty-year (20) amortization financing in which the interest rate will be fixed at 4.16% for the first ten (10) years. At the end of the ten year period, the interest rate will be re-set at a then-current market rate. The transaction will be non-callable until June 1, 2029 and pre-payable on any payment date, in whole, without penalty after that point.

BB&T will receive a one-half percent (1/2%) prepayment penalty on the existing 2017 lease that is being termed out.

Payments shall be semi-annual interest on June 1 and December 1, beginning December 1, 2019 and annual principal each June 1, commencing June 1, 2020. The rate reset date will be June 1, 2029. At the rate reset date, BB&T may elect to reprice the lease at a new yen-year rate to be fixed through a June 1, 2034 final maturity or the remaining principal will be due in full. Interest shall be calculated on a 30/360 basis in accordance with MSRB standards. The interest rates stated above is valid for a closing no later than June 30, 2019. Closing of the financing is contingent upon completing documentation acceptable to BB&T and its counsel.

Remuneration for our legal review expenses and underwriting for this financing transaction shall not exceed \$9,000. This Bank Counsel fee shall be paid by the Agency on behalf of BB&T, either through financing proceeds or with cash. All applicable costs of counsel for the Agency and any other costs shall be the Agency's responsibility and separately payable by the Agency.

We understand that the financing shall qualify as a taxable financing under the Internal Revenue Code. BB&T reserves the right to terminate its interest in this bid or to negotiate a mutually acceptable rate if the financing is determined to be any other type of financing. Documentation, unless otherwise required by Federal or Oregon State Law, should not include any bond presentation or surrender requirements in order to receive the final principal payment. These provisions must be acceptable to BB&T.

BB&T will wire funds via wire or check, allowing for a maximum of four (4) wires. BB&T does not require a paying agent on this transaction.

- (4) **Financing Documents:**

It shall be the responsibility of the Agency to retain and compensate bond counsel to appropriately structure the transaction according to Federal and Oregon State statutes. BB&T shall also require the Agency to

provide an unqualified bond counsel opinion stating the validity of the transaction. BB&T reserves the right to review the documents and all documentation shall be acceptable to BB&T and its counsel. BB&T will take physical delivery of the original Lease Agreement and Assignment Agreement at or prior to settlement. BB&T does not require an S&P rating for this project. This issue shall not be assigned a CUSIP number.

(5) Security and Covenants:

BB&T will be secured by a pledge of rents from the office building facility, as well as a supplemental first lien on the facility.

BB&T will require audited financial statements of the Agency to be delivered within 270 days of each fiscal year end throughout the life of the Financing.

* * * * *

BB&T appreciates the opportunity to provide this financing term sheet and requests to be notified within fifteen days of this term sheet should BB&T be the successful proposer.

BB&T shall have the right to cancel this offer by notifying the Agency of its election to do so (whether or not this offer has previously been accepted by the Agency) if at any time prior to the closing there is a material adverse change in the Agency's financial condition, if we discover adverse circumstances of which we are currently unaware, if we are unable to agree on acceptable documentation with the Agency or if there is a change in law (or proposed change in law) that changes the economic effect of this financing to BB&T. We reserve the right to negotiate and/or terminate our interest in this transaction should we be the successful proposer.

Please call William DaSilva at (704) 954-1704 with your questions and comments. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "William B. DaSilva", with a stylized flourish at the end.

William B. DaSilva
Assistant Vice President
BRANCH BANKING AND TRUST COMPANY



AGENDA CHECKLIST

AGENDA INFORMATION TO BE SUBMITTED TO THE BOARD OFFICE

(Jordyn Shaw, Communications Administrative Specialist ext 2593)

One Title Memo

Agenda Packet
One Original Hard Copy plus
One copy e-mailed to
jshaw@homesforgood.org

Material Due
Due by 12 pm Wednesday
preceding the week it will be
included in the agenda notice

AGENDA TITLE: In the Matter of Updating the Housing Choice Voucher Administrative Plan Local Preferences

DEPARTMENT **Rent Assistance**

CONTACT **Beth Ochs, Rent Assistance Division Director** EXT **2547**

PRESENTER **Beth Ochs, Rent Assistance Division Director** EXT **2547**

AGENDA DATE: **06/19/2019**

THIS ITEM WILL INVOLVE:

- ☐ Consent Calendar
☒ ORDER/Resolution
☐ Ordinance/Public Hearing
Public Comment Anticipated?

- ☐ Report
☐ Discussion & Action
☐ Yes ☒ No

- ☐ Appointments ☐ Committee Reports
☐ Discussion/Presentation Only

Estimated Time 15 min

NOTE: DEPARTMENT MANAGER *MUST* SIGN OFF BEFORE SUBMITTING TO BOARD OFFICE

Executive Director/: **Jacob Fox**

Date **06/11/2019**

Deputy Director

Legal Staff-Review by:

Date

*if required

Management Staff-

Date

Review by:



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners
FROM: Beth Ochs, Rent Assistance Division Director
AGENDA ITEM TITLE: Order/In the matter of updating the Housing Choice Voucher Administrative Plan Local Preferences
AGENDA DATE: June 19th, 2019

I MOTION

I move that the Board adopt this Order updating the Housing Choice Voucher Administrative Plan (HCV Admin Plan) to include a Non-Elderly Disabled Homeless Preference for utilization of Mainstream Vouchers and note HUD's designation of Mainstream Vouchers as targeted funding.

II ISSUE

Homes for Good was awarded 33 Mainstream Vouchers effective November 1, 2018. HUD requires these vouchers be issued to non-elderly disabled persons who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. This requirement by HUD falls under the category, as defined by HUD, of "targeted funding." Award of the Mainstream vouchers requires Homes for Good to update its Administrative Plan within one calendar year of award date.

III DISCUSSION

Homes for Good has partnered with Laurel Hill and Sponsors to provide referrals and case management services to Mainstream voucher holders. Services such as assistance with healthcare, employment, benefits acquisition and home-based care services. Homes for Good will consider additional partnerships as needed to serve Mainstream voucher holders.

Current Preference:

None

Proposed Preference:

Non-Elderly Person with Disabilities Preference (limited to 33 families utilizing a Mainstream voucher during a calendar year) This preference applies to non-elderly persons with disabilities who are referred from a Homes for Good approved entity, who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.

Current Targeted Funding:

The PHA administers the following types of targeted funding:
Veteran Affairs Supportive Housing (VASH)

Proposed Targeted Funding:

The PHA administers the following types of targeted funding:

Veteran Affairs Supportive Housing (VASH)

Mainstream Vouchers: Non-Elderly Disabled

IV IMPLEMENTATION/FOLLOW-UP

Upon approval of the Order, the plan will be updated accordingly.

V ATTACHMENTS

None.

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

ORDER 19-19-06-04H

In the Matter of Updating the Housing Choice
Voucher Administrative Plan (HCV Admin
Plan) Local Preference Language

WHEREAS, Homes for Good Housing Agency, acknowledges the need for Local Preferences in the HCV program to serve special needs populations in Lane County;

WHEREAS, Homes for Good Housing Agency has been awarded Mainstream vouchers and is required to have its Administrative Plan updated to include a local preference to serve non-elderly disabled persons. This preference applies to non-elderly persons with disabilities who are referred from a Homes for Good approved entity, who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.

WHEREAS, Homes for Good Housing Agency has been awarded Mainstream vouchers and is required to state its targeted funding awards in its Administrative Plan.

NOW IT IS THEREFORE ORDERED THAT:

Section 1

The Housing Choice Voucher Administrative Plan for Fiscal Year 2019 shall be revised as follows:

- a) Page 4-15 is amended to add, *Non-Elderly Person with Disabilities Preference (limited to 33 families utilizing a Mainstream voucher during a calendar year)* This preference applies to non-elderly persons with disabilities who are referred from a Homes for Good approved entity, who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.
- b) Page 4-13 is amended to add, The PHA administers the following types of targeted funding:

Veterans Affairs Supportive Housing (VASH)

Mainstream Vouchers: Non-Elderly Disabled

DATED this _____ day of _____, 2019

Chair, Homes for Good Board of Commissioners



AGENDA CHECKLIST

AGENDA INFORMATION TO BE SUBMITTED TO THE BOARD OFFICE

(Jordyn Shaw, Communications
Administrative Specialist ext 2593)

One Title Memo

Agenda Packet
One Original Hard Copy plus
One copy e-mailed to
jshaw@homesforgood.org

Material Due
Due by 12 pm Wednesday
preceding the week it will be
included in the agenda notice

AGENDA TITLE: River Road, Lombard Street Property Sale

| | | | |
|------------|-------------------------------|-----|------|
| DEPARTMENT | Real Estate Development | | |
| CONTACT | Jacob Fox, Executive Director | EXT | 2527 |
| PRESENTER | Jacob Fox, Executive Director | EXT | 2527 |

AGENDA DATE: 06/19/2019

THIS ITEM WILL INVOLVE:

| | | | |
|---|---|--|--|
| <input type="checkbox"/> Consent Calendar | <input type="checkbox"/> Report | <input type="checkbox"/> Appointments | <input type="checkbox"/> Committee Reports |
| <input type="checkbox"/> ORDER/Resolution | <input type="checkbox"/> Discussion & Action | <input checked="" type="checkbox"/> Discussion/Presentation Only | |
| <input type="checkbox"/> Ordinance/Public Hearing | | | |
| Public Comment Anticipated? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Estimated Time ___20 min___ | |

NOTE: DEPARTMENT MANAGER **MUST** SIGN OFF BEFORE SUBMITTING TO BOARD OFFICE

Executive Director/: **Jacob Fox** Date **06/11/2019**

Deputy Director

Legal Staff-Review by: Date

*if required

Management Staff- Date

Review by:



177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875

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



HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners
FROM: Jacob Fox, Executive Director
AGENDA ITEM TITLE: DISCUSSION-- River Road, Lombard Street Property Sale
AGENDA DATE: June 19th, 2019

I MOTION

None

II ISSUE

Recent public comment has been given in opposition to the approval of Order 17-01-05-02H: "In the Matter Authorizing the Executive Director or the Executive Director's designee to Execute the Sale of Property on River Road in Eugene" by the Homes for Good Board on January 25th, 2017. The sale of the River Road- Lombard Street property has prompted a discussion about the facts and timeline of the sale, process of the sale, and discussion of potential actions and repercussions of those actions.

III DISCUSSION

Homes for Good presented: "Homes for Good Real Estate Development Pipeline" in the April 17th, 2019 board meeting. This presentation went over cashflows of the organization's real estate development department, upcoming real estate developments, an overview of disposition considerations of various sites (including the River Road, Lombard Street property), and how proceeds of the sales will be used for future developments. *See the April 17th, 2019 Board Packet for full presentation materials.*

Homes for Good purchased the River Road, Lombard Street property in 1998, and signed a purchase and sale agreement on April 14th, 2017. The property was listed through a real estate broker, and the buyer offered full asking price for the parcel. Public comment for the issue began during the February 28th, 2018 board meeting and has continued in three other board meetings. The property's closing is pending on land-use appeals brought to LUBA by community members. *See attachment "Homes for Good River Road Property: Timeline of Significant Events 1998 to Present"*

Homes for Good is set to develop 524 new units between 2018 and 2023. This is a significant increase in development of new units historically for Homes for Good. *See attachment "Real Estate Development Planned Projects"*

IV IMPLEMENTATION/FOLLOW-UP

None

V ATTACHMENTS

Homes for Good River Road Property: Timeline of Significant Events 1998 to Present

Real Estate Development Planned Projects



Homes for Good River Road Property

Timeline of Significant Events

1998 – Present

| | | |
|-------------|--------------------|---|
| 1998 | December 10 | HACSA purchases River Road property. |
| 2015 | January 12 | <i>Board Meeting:</i> Updated 2015 Strategic Plan is adopted, including: "Begin process to clear floodplain issues on HACSA-owned site on River Road." |
| | December 9 | Board work session on new strategic plan, including discussion about selling underutilized properties including River Road site. |
| 2016 | January 12 | <i>Board Meeting:</i> Strategic Plan Progress Update for 2015 states: "Research into floodplain issue indicates a development plan must be provided to clear floodplain issue on the River Road site." |
| | March 1 | <i>Board Meeting:</i> Board adopts New 2016-2018 Strategic Plan, including Goal 3.2.4: "Market Day Island, 48th and Main and the River Road sites and maximize return on the sale of these properties." |
| | November 29 | <i>Board Meeting:</i> Agenda includes Discussion Only: " <u>In The Matter Of Property Disposition Update.</u> " Includes the disposition plan for sale of properties including River Road site. This item was on the agenda as Discussion Only as an added step, to give the Board adequate time for deliberation prior to voting on the Order authorizing the sale at a later meeting. |
| 2017 | January 25 | <i>Board Meeting:</i> Board unanimously approves <u>Order 17-01-05-02H: "In the Matter Authorizing the Executive Director or the Executive Director's designee to Execute the Sale of Property on River Road in Eugene."</u> Minutes include discussion of floodplain issues at River Road by Steve Ochs, Development Director. |
| | March 21 | <i>Sale Process:</i> River Road property is listed for sale through a real estate broker. The listing stays on the market for 24 days. |
| | April 14 | <i>Sale Process:</i> Legally binding Purchase and Sale Agreement is executed with the first prospective Buyer that offered the full asking price. |
| | July 21 | <i>Sale Process:</i> Signed Addendum with Buyer extending the contingency period by 10 days. |
| | August 7 | <i>Sale Process:</i> Waiver of Contingencies by Buyer, indicating satisfaction with the condition of the property. |

| | | |
|-------------|--------------------|--|
| 2018 | January 16 | HACSA becomes Homes for Good. |
| | January 24 | <i>Board Meeting:</i> Strategic Plan Update for 2017: Includes progress on sale of River Road property. |
| | February 28 | <i>Board Meeting:</i> First Public Comments regarding River Road. |
| | March 7 | <i>Sale Process:</i> Jacob Fox, ED, emails the Board with details of the Purchase & Sale Agreement for River Road |
| | March 21 | <i>Board Meeting:</i> Second Public Comments regarding River Road. |
| | June 27 | <i>Board Meeting:</i> PowerPoint presentation to Board by Development team includes revenues from sale of River Road site |
| | June 28 | <i>Sale Process:</i> Signed second Addendum with Buyer, extending Closing Date of sale by 40 days (with tolling period for land use appeal processes). |
| | July 25 | Board Budget Workshop: PowerPoint presentation includes revenues from sale of River Road site. |
| 2019 | January 31 | <i>Board Meeting:</i> Third Public Comments regarding River Road. |
| | February | <i>Board Meeting:</i> Cancelled due to Snow Storm |
| | March 7 | Orientation of New Commissioners, including background of organization, strategic plan, and upcoming real estate development |
| | March 27 | <i>Board Meeting:</i> Fourth Public Comments regarding River Road |
| | April 17 | <i>Board Meeting:</i> Presentation to Board on Upcoming/Planned Real Estate Projects by Steve Ochs, Development Director |

Questions & Answers: River Road Property

Question: What is the status of the River Road property?

Answer: The property is in a legally binding purchase & sale agreement between Homes for Good and the buyer. The sale has not yet closed, but Homes for Good cannot terminate the agreement without major legal consequences. The agreement requires that the sale will close after the resolution of all land use appeals.

Question: Why sell the property?

Answer: By selling a site that is unsuited to affordable housing, Homes for Good can fund other work within our mission. Much of our budget is restricted by the federal government. The proceeds from this sale will go to services that are important but hard to pay for with restricted funds. This income means we can write higher-quality applications to build more housing; we can replace our decaying main office with something that better serves our clients; and we can increase resident services programs to promote self-sufficiency and resident wellbeing.

Question: Why didn't Homes for Good build anything on the site?

Answer: Homes for Good is a mission-driven organization; we develop projects using funding sources that are competitive and specific to affordable housing. The Federal government is more cautious about building in the floodplain than when the site was purchased. The State increasingly wants to fund projects close to services, which are not near this site. In reviewing the site characteristics and recent scoring criteria, we determined the site is unlikely to receive funding to build affordable housing.

Question: Who approved the sale?

Answer: The Homes for Good Board of Commissioners, through Board Order. In Mar 2016, the Board adopted an Order approving a new Strategic Plan, which included a goal of selling this and other properties. In Nov 2016, the board had an agenda item to discuss the sale of properties. In Jan 2017, the Board unanimously adopted an order, specifically authorizing the sale of the River Road property.

Question: What outreach was conducted prior to the sale?

Answer: The property was listed through a real estate broker, and we went with the highest of the several offers we received. While Homes for Good is in general a "public body," we are specifically a Housing Authority. This means we are not expected to follow the public process required of local governments. The legislature made this legal exception so that Housing Authorities can efficiently perform our role of creating and preserving affordable housing. Local government has a broader role than we do, including questions such as neighborhood character that would be part of a public process.

Question: What is the relationship between the seller and the buyer?

Answer: The site was sold through a real estate broker, to the first buyer offering full asking price. The purpose of the sale was to raise money for other affordable housing purposes, so we did not add any restrictions that would reduce the property's value. It is not within our mission to decide how the land should be used; that is up to the neighborhood, the buyer, and local government's requirements.

Fact Sheet: Homes for Good Housing Agency

Homes for Good is Lane County's housing agency.

- Through our housing programs we serve over 5000 families a year
- We work with the federal, state, and local governments, as well as other agencies, to address the chronic need for housing that is affordable.
- We connect residents who have "no to low" incomes with homes they can afford.

We share boundaries with, but are separate from Lane County

- The agency was created by Lane County as a separate entity in July 1949. By the 1980's the agency operated largely independent of Lane County, and we adopted a new name of Homes for Good Housing Agency in 2018.
- Our board consists of the five Lane County Commissioners and two Appointed Commissioners who are residents of our federal rent assistance programs.
- When convened as the Homes for Good Board, Commissioners are legally required to take off all other "hats," put on their Homes for Good Board "hats" and make decisions in the best strategic and fiduciary interest of the agency.

We are a Housing Authority, a type of public corporation

- Housing Authorities have broad powers to buy and sell land under ORS 456 and are exempt from the real estate laws that apply to other public bodies. This is intended to provide flexibility in the creation of affordable housing.
- Homes for Good aims to add 524 new housing units to Lane County by 2023.

We develop affordable housing

- In the last four years Homes for Good has worked hard to produce more affordable housing units, including extensive analysis of the needs of our existing assets.
- The analysis determined that our current main office building is in unrepairable condition, so in 2017 we purchased the old Eugene Library at 100 W 13th that is large enough for the staffs of both our current offices. Being under one roof will allow our staff to work together more efficiently and more effectively.
- We also analyzed two parcels of bare land; the River Road site in Eugene, and an 8 acre site at 48th and Main in Springfield. We determined that both sites should be sold because of challenges that would make it difficult to developing affordable housing.
- The findings from this analysis have been presented numerous times over the last few years to the Homes for Good Board, most recently in April 2019. Materials from past Board presentations are publicly available on our website; <https://homesforgood.org/about/about-us/board-materials>
- We have presented these plans to key staff from the City of Eugene, the City of Springfield, Lane County and many other community presentations in recent years.

Fact Sheet: River Road Property Details

Development Considerations

- **The site is in a flood zone:** To use federal funds for affordable housing development in flood zones there is a lengthy and often cost-prohibitive process of environmental review, with no guarantee that the project will be approved by HUD.
- **The site is not close to services, a grocery store, or frequent transit line:** We develop affordable housing using tax credits allocated by Oregon Housing and Community Services. The highly competitive scoring process includes points for proximity to services, and only projects with high point scores will receive funding.
- **Pre-Development Costs:** Pre-development costs per project are \$300-\$500k. We need to feel very confident about the likelihood of being funded before we ask the Board of Directors to support a financial investment of this magnitude.

Use of Proceeds to Fund Other Projects

- Homes for Good is working on numerous affordable housing projects including both new development and preservation of existing housing. These other projects need the proceeds from the sale of less viable properties such as River Road to move forward.

Sale of River Road Property

- After discussing the topic at prior meetings in context of the Strategic Plan and as its own discussion item, in January of 2017 the Homes for Good Board of Commissioners authorized the Executive Director to sell the parcel.
- Our broker, Evans Elder Brown, marketed the parcel for \$850,000. We received some offers for less than asking price, and when we received a full price offer we negotiated a purchase and sale agreement through our broker. In April of 2017 we executed the purchase and sale agreement with Evergreen Housing and Development Group, LLC.
- In 2018-2019, while Evergreen has been working with the City of Eugene through the land use process, we have had neighbors attend Homes for Good Board meetings with concerns. Neighbors are concerned about density, traffic, and perception that neighbors should have been contacted by Homes for Good prior to marketing the parcel for sale.

Legal Considerations

- We are party to a legally binding purchase and sale agreement. Our attorney has advised the Homes for Good Board that terminating the agreement would have legal repercussions; we would likely be sued by the buyer, which could cost \$100,000 or more in legal fees, and we could be forced by the courts to honor the agreement regardless.
- The agreement includes a "tolling period," meaning the sale will not close until 30 days after the conclusion of all appeals. Currently the proposed land use has been unsuccessfully appealed to the City of Eugene Planning Commission and the Land Use Board of Appeals. It will soon be considered by the State Court of Appeals.

REAL ESTATE DEVELOPMENT PLANNED PROJECTS



2000-2008

195 new units

2008-2013

45 new units

2013-2018

102 new units

2018-2023

524 new units

MARKET
DISTRICT
COMMONS

THE COMMONS
ON MLK

TANEY PLACE
APARTMENTS

HAYDEN
BRIDGE
MEADOWS

LEGION
COTTAGES

GLENWOOD
PLACE



2019

2020

2021



50

Market District Commons



51

The Commons on MLK



49

Taney Place Apartments



70

Hayden Bridge Meadows



4

Legion Cottages



100

Glenwood

Homes. People. Partnerships. Good.

REAL ESTATE DEVELOPMENT PLANNED PROJECTS



2000-2008

195 new units

1998 Jacobs lane 63 units

2004 Sheldon Village 78 units

2007 Turtle Creek – 27 units

2008 New Winds – 18 units

2008-2013

45 new units

2010 - Roosevelt Crossing 45 units

2013-2018

102 new units

2016 Bascom Village Phase II 48 units

2017 The Oaks at 14th – 54 units

2018-2023

524 new units

2020 Market District Commons 50 units

2020 The Commons on MLK 51 units

2020 Taney Place 49 units

2020 Hayden Bridge Meadows 70 units

2020 Legion Cottages 4 units

Future:

2021 50 units PSH

2021 50 units Family - Rural

2022 Target 100 units minimum split Metro and Rural

2023 Glenwood Place 100 units

Homes.People.Partnerships.Good.