



## HOMES FOR GOOD HOUSING AGENCY

### BOARD OF COMMISSIONERS MEETING

**WEDNESDAY OCTOBER 20th, 2021**

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# Agenda

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Location of the meeting:

This meeting will be conducted via public video call and conference line (see details below).



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Wednesday, October 20<sup>th</sup>, 2021 at 1:30pm

To prevent the spread of COVID-19 Homes for Good will be conducting the October 20th, 2021 meeting via a public video call with dial-in capacity. The public will be able to join the call, give public comment, and listen to the call:

Time: Oct 20, 2021 01:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87087145428?pwd=anVjTzhvKzhVWlMrd291eXJLak93UT09>

Meeting ID: 870 8714 5428

Passcode: 401455

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

## 1. PUBLIC HEARING— 10 Minutes

Homes for Good Housing Agency (Agency) will hold its joint public hearings of its Board and its Public Contract Review Board regarding adoption of two Construction Manager/General Contractor (CM/GC) alternative contracting method exemptions for construction of the Bridges on Broadway and Four Corners affordable housing projects.

## 2. 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.)

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

## 4. ADJUSTMENTS TO THE AGENDA

## 5. COMMISSIONERS' BUSINESS

## 6. EMERGENCY BUSINESS

## 7. ADMINISTRATION

A. Executive Director Report (Estimated 10 Minutes)



- B. Approval of 9/29/21 Board Meeting Minutes (Estimated 5 Minutes)
- C. PRESENTATION— Quarter 3 Staff Excellence Awards (Jacob Fox, Executive Director) (Estimated 5 Minutes)
- D. ORDER 21-20-10-01H — In the Matter of the Joint Order of the Board of Commissioners and Local Contract Review Board Exempting the Construction of the Four Corners and Bridges on Broadway developments from Competitive Bidding Requirements and Directing the Use of the CMGC Alternative Contracting Method. (Spencer McCoy, Project Developer) (Estimated 10 minutes)
- E. ORDER 21-20-10-02H — In the Matter of Authorizing the Executive Director or Designee to Apply for HOME funds and other gap financing for the Four Corners Development in Eugene, Oregon (Spencer McCoy, Project Developer) (Estimated 10 minutes)
- F. ORDER 21-20-10-03H — In the Matter of Authorizing Purchase and Financing of a 5-acre property at 51209 Blue River Drive, Vida Oregon (Steve Ochs, Real Estate Development Director) (Estimated 10 minutes)
- G. ORDER 21-20-10-04H — In the Matter of Authorizing Purchase and Financing of property at 52511 McKenzie River Highway, Blue River Oregon known as Lazy Days Mobile Home and RV Park (Steve Ochs, Real Estate Development Director) (Estimated 10 minutes)
- H. WORK SESSION — Real Estate Development Pipeline, Funding Sources, and Community Benefit Agreement Updates. (Steve Ochs, Real Estate Development Director) (Estimated 45 minutes)

## 7. OTHER BUSINESS

Adjourn.

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## UPCOMING AGENDA ITEMS

### **November 2021** [ No Meeting ]

### **December 15<sup>th</sup> 2021**

- WS: Resident Services and FSS
- BO: Executive Director Performance Review

### **January 2022**

- WS: Energy Services Heating and Cooling Options

### **February 2022**

- WS: Resident Services at Permanent Supportive Housing Sites





# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 10/21/2021

**AGENDA TITLE:** Homes for Good Housing Agency (Agency) will hold its joint public hearings of its Board and its Public Contract Review Board regarding adoption of two Construction Manager/General Contractor (CM/GC) alternative contracting method exemptions for construction of the Bridges on Broadway and Four Corners affordable housing projects.

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Spencer McCoy

**EXT:**

**PRESENTER:** Spencer McCoy

**EXT:**

**ESTIMATED TIME :** 10 minutes

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

**Approval Signature**

**EXECUTIVE DIRECTOR:**

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

**DATE:** 10/12/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



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STATE OF WASHINGTON -- KING COUNTY

--SS.

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399454

No.

HOMES FOR GOOD

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

PN:PUBLIC HEARING CM/GC

was published on

10/07/21

The amount of the fee charged for the foregoing publication is the sum of \$115.15.



Affidavit of Publication

*M. Borden*

Subscribed and sworn to before me on

10/07/2021

Notary public for the State of Washington,  
residing in Seattle



# State of Washington, King County

## **Public Hearing**

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### **HOMES FOR GOOD HOUSING AGENCY NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that Homes for Good Housing Agency (Agency) will hold its joint public hearings of its Board and its Public Contract Review Board regarding adoption of two Construction Manager/General Contractor (CM/GC) alternative contracting method exemptions for construction of the Bridges on Broadway and Four Corners affordable housing projects.

The hearings will be held on the 20th of October, at 1:30pm at the Board of County Commissioners Conference Room, Public Services Building 125 East 8th Avenue, Eugene, Oregon. (Join Virtually at The Agency will receive public comment on the Board's draft findings supporting this alternative contracting method and exemption from competitive bidding requirements. The draft findings are available for review at Homes for Good Housing Agency, 100 West 13th Avenue, Eugene, Oregon. Questions, requests for the draft findings, and written comments may be directed to Spencer McCoy, Real Estate Development Director at (541) 682-2514 or [smc-coy@homesforgood.org](mailto:smc-coy@homesforgood.org) prior to the hearing.

Topic: October Board Meeting

Time: Oct 20, 2021 01:30 PM  
Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87087145428?pwd=anVjTzhvKzhVWlMrd29leXJLak93UT09>

Date of publication in the Seattle Daily Journal of Commerce, October 7, 2021.

**10/7(399454)**

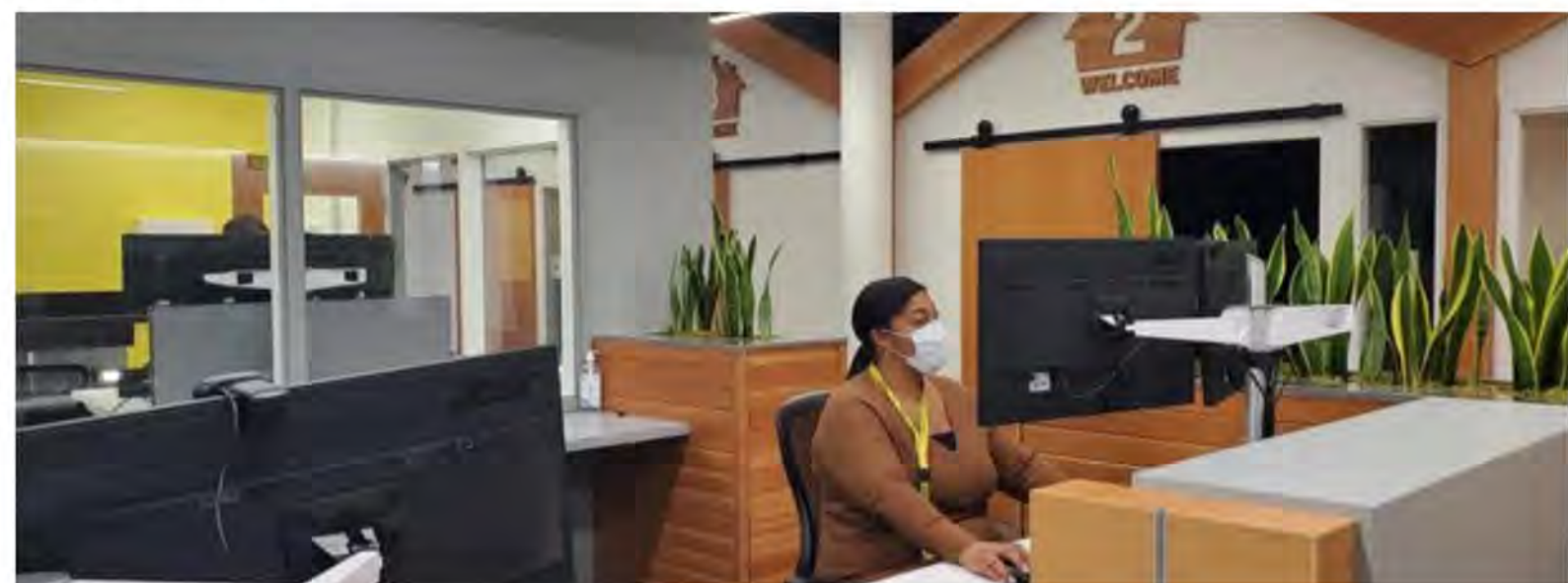


On 10/12 Ela and I participated in a media briefing led by Senator Wyden. The focus for Senator Wyden was to share his vision for additional funding allocations that can be made through the congressional budget reconciliation process. His priorities include affordable housing, affordable prescriptions, addressing climate change, paid family leave and the child tax credit. We hosted Senator Wyden and his team in the community room at Market District Commons and I introduced him by sharing our successes in delivering affordable housing units to Lane County.

Homes for Good has partnered with Lane County and the Oregon Housing and Community Services (OHCS) Department to distribute an unprecedented amount of new rent assistance to people in need in our community. In partnership with Lane County and three other local non-profits, between 7/12 and 10/01 Homes for Good has distributed \$4.07mm of rent assistance from the Oregon Emergency Rent Assistance Program on behalf of 683 households, which is over 50% of the total funding that has been distributed in Lane County. In partnership with OHCS between 5/11 and 10/01 we have distributed \$7.04mm in rent assistance from the Landlord Compensation Fund on behalf of 2192 tenants throughout Lane County. This Summer we received an allocation of 184 HUD Emergency Housing Voucher to serve people experiencing homelessness and/or domestic violence. In partnership with Lane County and numerous non-profit partners we began issuing these vouchers on 7/13 and as of 10/12 we have issued 147 vouchers to date, which is over 80 more vouchers than any other public housing authority in Oregon. In light of the eviction moratorium expiring we have ramped up our move out analytics for the HCV program so we can monitor, and report, any increase in evictions and participate in a coordinated community response if we see a spike in evictions.



The focus of our Board work session this month will be on our real estate development plans and activities so I won't provide the level of updates on our work in this realm. I do think it is worth mentioning that the McKenzie Rebuilds Project, led by Commissioner Buch, officially launched on 9/23. Also the McKenzie School District, the McKenzie River Trust and numerous community leaders/organizations including Homes for Good collaborated on submitting a request for a 16 acre land donation from the former owners of the Seneca Timber Company. This month we will be asking for Board approval to purchase the Lazy Days Mobile Home Park and 5 acres in Blue River adjacent to the McKenzie School Districts campus. These land acquisitions are a powerful step forward in the effort to rebuild housing destroyed by the Holiday Farm Wildfire.





# MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Location of the meeting:

This meeting will be conducted via public video call and conference line.

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Wednesday, September 29th, 2021 at 1:30pm

To prevent the spread of COVID-19 Homes for Good conducted the September 29th, 2021 meeting via a public video call with dial-in capacity. The public will be able to join the call, give public comment, and listen to the call.

## 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.)

None.

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

Char Reavis: I just wanted to thank the staff for the wonderful budget book that we received in the mail. It's amazing and thank you for taking the time to do that for our board.

Laurie Trieger: Depending what route I take, I can go by The Keystone on my way in, and by The Nel on my way home every day, and it's just been so much fun. The other day, I went by The Keystone and the folks had their blinds up and I could see a family sitting around the table having a meal as I was driving. It gave me a good feeling in my heart, and then just watching the walls starting to go up on The Nel, it's really exciting and it's fun to get to go by that several times a week.

## 3. ADJUSTMENTS TO THE AGENDA

None.

## 4. COMMISSIONERS' BUSINESS

*Commissioner Joe Berney dropped off the meeting due to technical difficulties at 3:09pm and was excused.*

## 5. EMERGENCY BUSINESS

None.

## 6. ADMINISTRATION

A. Executive Director Report (Estimated 10 Minutes)



Jacob Fox asks Beth Ochs to give an update on Rent Assistance.

*Beth Ochs gives an update on Per Unit Costs and how those have been affected by COVID-19, the application for HUD set-aside funds, and that Homes for Good has received set aside funds from HUD. Beth also gives an update on Homes for Good's distribution of the 6.8 million dollars from the State Rent Assistance Program and 3.6 million dollars from the County Rent Assistance Program. She also gives an update on the progress in issuing the 184 Emergency Housing Vouchers that have been allotted to the Agency, 149 of which have been issued already.*

*Jacob Fox talks about the larger context of OHCS's struggles to distribute the State Rent Assistance Program across the state and them struggling to work with Community Based Organizations. He expresses his concern of OHCS's plan to re-centralize those funds and no longer have organizations like Homes for Good do this work.*

Joe Berney: But if what you said is correct and it's not efficient operationally, and the only glimmer of hope, I'm using your words, was Lane County, then it kind of makes sense, sadly, right? I guess do we want disfunction locally, or do we want it at the state level?

How do you see this playing out, and what should we do about it with local capacity?

Jacob Fox: Well, I think as this Board knows, there's something special in terms of the connection between Lane County and Homes for Good. I think the reason why the rest of the state's been challenged is because the partnership between the local housing authority and the County isn't as strong. For me, Joe, when we distributed all the Landlord Compensation Fund, we scaled that up, that money is all distributed, and housing authorities efficiently did that across the state. So, I feel like the State needs to really lean on housing authorities to be part of that distribution network, and they don't seem to be doing that, and there's conversations happening about that.

Joe Berney: How can we assist you as it relates to the outcome of those kinds of decisions here?

Jacob Fox: Let me give it some thought and get back to you.

*Pat Farr talks about advocacy at the County level.*

Laurie Trieger: From my understanding... some of this is sort of growing pains and a Catch-22 around wanting to engage CBO's (Community Based Organizations) more, but them not having the capacity because we haven't supported them in the past. It's a little bit of catching up resources with values, and so you want to give CBO's the chance to do something, but they're not resourced to do it well, and then you take it back from them because they didn't perform, because they didn't have the resources, and it's sort of this vicious cycle. Is that something that's in play here at all?

Jacob Fox: I think so, I also think there's a vision of growing a centralized Housing Finance Department at the state level and to retain as much of the funding and the administrative overhead as possible. So, I think that's also a factor.



*Steve Ochs gives an update on the geological assessment at the Lazy Days site, and how it is not a high or medium hazard, which means Homes for Good can move forward in pursuing purchase of the site. He also gives an update on the septic system on the site which have been inspected and repaired as part of the due diligence process.*

*Jacob Fox gives an update on another parcel in Blue River that is in the process of being donated to the McKenzie River Trust which he has been in conversations about building more Affordable Housing on an additional portion of this parcel.*

*Jacob Fox gives an update on the executed purchase and sale agreement of a 6.88 acre parcel in Florence which Jacob will come back to the board in October to discuss, and then **Steve Ochs** gives a description of the parcel.*

Joe Berney: Does staff have a vision for what will go there?

*Steve Ochs talks about how currently there is not a set plan, but the Agency will be doing some staff and partner engagement in Florence to help determine partnerships and ideal population.*

*Char Reavis asks about a potential community meeting for feedback in Florence.*

*Jacob Fox gives an update on moving forward on the Four Corners project with Sponsors Inc.*

*Jacob Fox gives an update on conversations with Lane County Health and Human Services and Pacific Sources to be able to use the CCO's reserve funds, which they are required to have by the state, to use as a revolving a pre-development and acquisition fund.*

B. Approval of 8/25/21 Board Meeting Minutes

Motion: Pat Farr

Second: Joe Berney

The minutes are approved unanimously 6-0 with Commissioner Jay Bozievich abstaining.

C. ORDER 21-29-09-01H — In the Matter of Approving the Move to Work Cohort #4 Application (Beth Ochs, Rent Assistance Division Director)

*Beth Ochs gives a background of the Move to Work Program and the process Homes for Good has taken thus far to create their application for Cohort #4. She talks about the potential programmatic changes that would happen if Homes for Good is designated as a Moving to Work Agency.*

Char Reavis: How would this affect money received from the potential Infrastructure Bill that may be passed?

Beth Ochs: I don't think it would impact the receiving of funding, but what it would do would un-silo that funding. So right now, for example, the operation funds of Public Housing and the admin fee of the Rent Assistance Program, those two funding sources can't be commingled under a Public Housing Agency. Under Move to Work, they can be co-mingled. So, if you wanted to mix those to make an



enhanced Resident Services Program or pool funds together to create a different housing subsidy or additional housing, the Moved to Work program allows for that, which is one of the key benefits of going to Move to Work.

Jacob Fox: The movement Federally, up until this administration has been to get Housing Authorities to change Public Housing to the Section 8 platform and to fix up all Public Housing buildings using tax credits and loans, but with the current administration, there seems to be the possibility of a significantly renewed commitment to the Public Housing portfolio, so we're watching what's happening closely through the different industry groups, and if there was a re-investment in Public Housing, and we decided to stay in the Public Housing Program into the future, the Moving to Work status wouldn't change anything.

Heather Buch: I'm really excited about the two items and this that we're posing here, I'm very curious because on the first one, which is being able to inspect the unit prior to somebody applying and then getting it approved. I can tell you now, that management companies will love this because it's just the time lag of waiting to approve somebody and then trying to get some by scheduled and they want to fill their units faster, so that will really help fill those units faster. Although I have to say, I did not know that that was some kind of requirement on that. That you have to operate, or that is set somehow, for the Housing Authority, I knew that that was the way that it worked, and that was a challenge for management companies, and this would greatly help that. The question really is, what is it that currently makes it so that you have to wait until an applicant is approved to schedule that?

Beth Ochs: There are two key factors require us to wait. One is capacity, so with current staffing levels and funding levels, we don't have the luxury of inspecting units with the intent that somebody may move into them, if we were to go to every three year for at least a portion of our portfolio, that would allow us to build in some of that capacity, and then the other factor is that there are regulatory time frames that are removed under Moved to Work, about how much time can lapse between an inspection being done on an empty unit versus a tenant leasing up, and that's around five days because HUD requires the PHA to take action on the Request for Tenancy Approval within that time frame, so there's a gray area with HUD about, if we inspect this unit before someone's declared interest in it, then how long is that inspection good for, and HUD is not clear on that really, because HUD's expectation is that you're not even in inspecting the unit until the tenant has declared interest in it. So, under this cohort, there is clear guidelines and parameters that allow a PHA to inspect it in the way that it's written in the cohort, is that essentially as long as it's not occupied in between the time the PHA inspected it and the subsidized tenant moves into it, then the inspection would be counted as eligible, so we see as one of the biggest perks is that it gives actual clarity and provides a clear statutory pathway for us to do that.

Char Reavis: I just wanted to say, if we move to Moving to Work, into the Section 8 model, what's that going mean for people who live in Public Housing? Because Section 8 doesn't have all of the same disregards as Public Housing, in other words, is it going to raise their rent?

Wakan Alferes: I think there's kind of two things going on, and they do somewhat intertwine. The process of working to apply for Moving to Work just gives us a kind of agency flexibility and will be part of this specific cohort that we're applying to. Separately, the RAD future of Public Housing, I think is slightly different. And so, I think that's kind of more what you're talking about Char, is if we go Public Housing or a Section 8 funding stream in the future, how would that impact Public Housing, and that



we're not quite there yet. For Moving to Work, that wouldn't impact Public Housing. So, for that piece (RAD) we will definitely circle back and talk more with residents about that in the future.

Laurie Trieger: If I'm remembering right from the packet, it said, this is a competitive process and they're looking to add a 100 new agencies. So, I'm curious what our sphere of competition is, are we competing Regionally or Nationally?

Beth Ochs: We are competing nationally. The way that this particular cohort is working, is that we have to meet the application requirements, which closes the public process and with this resolution, and then the packet itself, and then as long as we've met those requirements, then were put into a general lottery and then it's more of a random selection process at that point to then give Move to Work status from the PHAs selected from that lottery.

Laurie Trieger: It's less that it's competitive, and more that it's a randomized selection of people deemed eligible, so there's a screening first, and then there's a fingers crossed.

Beth Ochs: Correct.

Laurie Trieger: And do you know what's the timeline of when will we know, or how many PHAs are applying?

Beth Ochs: I don't, and I'm apprehensive to even take a guess based on the fact that prior cohorts have kind of stalled out and not even gone on to further process, so, they sort of more or less cancelled out the cohort that came before this. They started the process and then they're like, "No, we're not going to do this", and then they moved on to Cohort 4. So, I don't have any idea of the timeline going forward, I'm hopeful that they'll see this process the whole way through, I think there's a lot more interest in this particular cohort, at least for us as a Public Housing Agency than there was on like say, Rent Reform under Cohort 2, to our Work Requirements under cohort 3.

Laurie Trieger: If I'm understanding, I'm trying to wrap my head in on this, this isn't necessarily going to allow us to do new work, it's going to allow us to do work we do in a different way, hopefully a more effective and a more streamlined, efficient way and with some different kinds of supports or criteria for how we structure the work, is that accurate?

Beth Ochs: Yes, but I think it also allows us to do better work because we have that statutory flexibility under Move to Work. So for example, there's also options under Move to Work for streamlined ways of getting income reviews done for Section 8 Voucher holders, so if we were, say, allowed to implement a policy like that and streamline that process, that we could keep our same staffing levels, but then those staff could be more available for one-on-one appointments for doing rental references if you're wanting to move to more education, so I think we would be able to do what I think at the public level would be seen as "new work", but with the same potential funding levels and the same amount of staff that we have now, because we would have that regulatory relief and some the things that we function and now that could be streamlined down under some of the aspects of that Move to Work operation manual.

Laurie Trieger: So fundamentally, this is systems change work is what this is, if it happens.

Beth Ochs: Yes.

*Joe Berney about how the Governance change would affect this, with the PHA not being connected to Lane County.*



Jacob Fox: The answer to that's more nuanced because Homes for Good, will always be connected to Lane County because once the governance change is implemented, there'll still be two County Commissioners on the board, and under Oregon Revised Statute, Lane County will always be the governing body for Homes for Good, and have the power to appoint the Board.

Joe Berney: Okay, so Lane County will be the governing body for the governing body of Homes for Good?

Jacob Fox: Yes.

Motion: Pat Farr

Second: Heather Buch

This motion is approved 6-0 with Commissioner Jay Bozievich abstaining.

D. ORDER 21-29-09-02H — In the Matter of Adopting the 2021-2022 Budget (Jeff Bridgens, Finance Director) (Estimated Time 50 Minutes)

*Jacob Fox gives highlights from his Executive Directors Message. He talks about the changes in the budget over the past year since the Agency received a number of unexpected funds due to the Pandemic. He talks about the line staff growth, and the need to increase staff in some of the managerial and support roles to compensate. He also talks about the Strategic Equity Plan, and Emergency Resilience Planning and how those will be woven into this budget, and budgets to come.*

*Jeff Bridgens talks about the growth of the Agency budget from 32 Million in expenditures in 2018 to 52 Million this year for FY22, much being attributed to new programs.*

*Jeff Bridgens talks about the layout and key changes in the Budget Document. He explains the color coding of the sections, and the summary page for each section. He talks about some of the nuances of restricted, un-restricted, and some programmatically restricted funds. He then points out the new "All Agency Summary" Appendix.*

*Jeff Bridgens talks about the breakout of budgets in the Rent Assistance Section. This budget used to just be "Housing Choice Vouchers" and now it is separated into the different Voucher Programs including "Mainstream Vouchers," "Emergency Housing Vouchers," and the "Landlord Compensation Fund."*

Joe Berney: You mentioned a couple different types of vouchers, but vouchers are always money that is being used to pay rent, correct?

Jeff Bridgens: Correct.

Joe Berney: And what is the dollar amount of the vouchers, not the staff, but the vouchers and the money being injected that way into our community?

Beth Ochs: For Housing Choice Vouchers (HCV), the average is about \$595 per voucher per month. The Mainstream Vouchers have a very similar per unit cost to the HCVs, but the Emergency Housing Vouchers, because they have a different funding stream and payment standard that is higher, we anticipate a higher per unit cost. This document (the budget document) focuses more on the



administrative fees, and the not the HAP (Housing Assistance Payments) which is the money being pumped into the community.

Joe Berney: I would at some meeting like to know that aggregate dollars that is being injected into the local economy. My other question is Landlord assistance—if we are giving money to a Landlord that is Landlord assistance, but what do we mean by “Landlord Assistance” ?

Jeff Bridgens: We are estimating providing approximately 20 Million in Housing Assistance Payments this year.

Joe Berney: Now Landlord Assistance, that's different?

Jeff Bridgens: It is. The voucher money does go directly to landlords, but the “Landlord Compensation Fund” is a fund that we have been involved with from the State, and it is different in that it is making landlords whole from lost rents.

Joe Berney: So that could be even with vouchers, there is lost rent? So, then this would backfill that?

*Beth Ochs gives an overview of the State Rent Assistance Program, and the lost rent that the Landlords can apply to get compensated for due to tenants not paying rent during the pandemic.*

Laurie Trieger: Is there any matching up if the Landlord is receiving funds from the Landlord Compensation Fund, and the tenant is receiving aid from another program like the County Emergency Rent Assistance (not an ongoing subsidy)? Could one unit be receiving help from both of those funds?

Beth Ochs: Yes, it is possible, and we have seen it happen with some applications. The landlord and the tenant both have access to different pots of money, and when they apply, they declare that they are not going to be made whole from a different source, but in practice what we have seen is both the landlord and the tenant applying at the same time unknowingly of each other. So, we have had that, and OHCS is working on procedures of how to return those funds because landlords have reached out and said they don't need the funds anymore.

*Heather Buch asks a clarifying question about the “Materials and Services” line, and if that is the HAP.*

*Jeff Bridgens clarifies that, although that line includes HAP, it also includes any material expenses that are not personnel expenses.*

*Jeff Bridgens gives an overview of the Supportive Housing Section of the Budget Document. He talks about the new budgets of Bridges on Broadway, The Keystone, Munsel Park (a blended component unit), and Legion Cottages. He then gives an overview of the Community Services Section which includes Real Estate Development activities are in. He talks about the effects of the RAD Home sales in the budget.*

*Jeff Bridgens and Esteban Chacon Montero talks about the Energy Services budget and the work with Lane County to include both Heating and Cooling into the “Heat Crisis” program.*

*Char Reavis and Michelle Thurston expresses confusion over Munsel Park being considered “Supportive Housing” when it is a Public Housing complex.*



*Jeff Bridgens* talks about the switch of Munsel Park after 15 years moving from a Tax Credit property, being considered a "Discreetly Held Component Unit," into a Homes for Good managed budget.

*Jacob Fox* talks about the terminology difference between "Permanent Supportive Housing" in projects like The Nel, and The Commons on MLK, and "Supportive Housing." He talks about the renaming of the "Property Management Division" into the "Supportive Housing Division" when Wakan Alferes came on board and combined Property Management and Resident Services into one coordinated division.

*Jeff Bridgens* goes over the Central Office Cost Center budget, and the increase in personnel in this budget. He talks about how the COCC uses the "Asset Management Model" that essentially charges fees to the other divisions/program of the agency, and the rates are determined by HUD. He talks about the gaps in COCC funding coming directly from unrestricted funds from Real Estate Development.

*Jacob Fox* talks about the unique support positions that the agency is able to have from the Developer Fees from Real Estate Development, which creates a drive to continue building new affordable housing.

Motion: Pat Farr

Second: Char Reavis

This motion is passed 6-0 with Commissioner Joe Berney excused.

- E. ORDER 21-29-09-03H — In the Matter of Approving the Public Housing Operating Budget for the Fiscal Year Ending September 30, 2022 (Jeff Bridgens, Finance Director) (Estimated Time 10 Minutes)

Jeff Bridgens: This is a requirement with HUD, so all of these budgets are the same as what we just approved in the last order, it is just taking out and approving the Public Housing and the COCC as part of HUDs requirement for our operating subsidy application every year.

Motion: Pat Farr

Second: Heather Buch

This motion is passed 6-0 with Commissioner Joe Berney excused.

## 7. OTHER BUSINESS

None.

Adjourn.





# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 10/21/2021

**AGENDA TITLE:** Quarter 3 Excellence Awards

**DEPARTMENT:** Human Resources

**CONTACT :** Bailey McEuen

**EXT:**

**PRESENTER:** Jacob Fox

**EXT:**

**ESTIMATED TIME :** 5 minutes

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

**Approval Signature**

**EXECUTIVE DIRECTOR:**

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

**DATE:** 10/12/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**





# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 10/20/2021

In the Matter of the Joint Order of the Board of Commissioners and Local Contract Review Board Exempting the Construction of the Four Corners and Bridges on Broadway developments from Competitive Bidding Requirements and Directing the Use of the CMGC Alternative Contracting Method.

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Spencer McCoy

**EXT:** 2514

**PRESENTER:** Spencer McCoy

**EXT:** 2514

**ESTIMATED TIME :** 10 minutes

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

**Approval Signature**

**EXECUTIVE DIRECTOR:**

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

**DATE:** 10/12/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**





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## HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Spencer McCoy, Project Developer

AGENDA ITEM TITLE: ORDER 21-20-10-01H// In the Matter of the Joint Order of the Board of Commissioners and Local Contract Review Board Exempting the Construction of the Four Corners and Bridges on Broadway developments from Competitive Bidding Requirements and Directing the Use of the CM/GC Alternative Contracting Method.

AGENDA DATE: October 20, 2021

### I MOTION

It is moved that the Agency is authorized to exempt the construction of both the Four Corners and Bridges on Broadway Permanent Supportive Housing developments in Eugene, Oregon from the competitive bidding requirements and direct the use of the CM/GC Alternative Contracting Method.

### II ISSUE

Homes for Good Housing Agency intends to construct two new Permanent Supportive Housing projects utilizing the CMGC Alternative Contracting Method. The first is the renovation of 4-story, 50-unit hotel building located at 599 E Broadway. The plan is to convert this hotel to 40-50 units of Permanent Supportive Housing along with community and supportive services space. The second development is 50-60 units of new affordable housing along with community space and supportive services space for ex-offenders coming out of Sponsors' transitional housing program located on the corner of Hwy 99 and Roosevelt Blvd.

The Construction Manager/General Contractor (CM/GC) is an alternative contracting method that provides project delivery in a manner which is advantageous to the Agency. Oregon Revised Statutes (ORS) allow for this process but requires that the contract be exempted from some ORS requirements after a public hearing. The public hearing is being conducted prior to this board meeting on October 20, 2021. This order will allow Homes for Good to move forward with the CM/GC process.

### III DISCUSSION

#### A. Background/Analysis



Bridges on Broadway (formerly The Red Lion) was purchased by Lane County with the purpose to serve as temporary housing for wildfire evacuees. The vision for Bridges on Broadway, once evacuees are rehoused, is to convert the building to 40-50 units of Permanent Supportive Housing for individuals experiencing chronic homelessness. Agency intends to use a variety of public and private financing to develop the project. Agency must obtain reliable design and cost estimates for project construction.

The second project, Four Corners, is a collaboration between Homes for Good Housing Agency, Lane County, and Sponsors Inc. to develop 50-60 units of new affordable housing along with community space, offices, conference room, art space, landscaping, parking, and associated infrastructure. This building will also serve also as an interface between Sponsors Inc. and the larger community. Four Corners is intended to serve individuals exiting Sponsors' transitional housing program by providing permanent housing with on-site supportive services.

The CM/GC is an alternative contracting method that provides project delivery in which the owner executes a single contract with one entity to provide construction management and general contractor services. The CM/GC then hires the sub-contractors through the competitive bid process with Homes for Good staff oversight. The CM/GC is selected early during the design process to provide valuable advice from a construction perspective, which will ensure a design that fosters smooth and cost-effective construction. A Request for Proposals for CM/GC services was issued in August for both Bridges on Broadway and Four Corners developments.

To allow for CM/GC process, an exemption needs to be approved. ORS279C.335(1) requires all public improvement contracts shall be based on competitive bids except those exempted by the Local Contract Review Board (LCRB). The LCRB may exempt certain contracts from the traditional competitive bidding process after holding a public hearing and adopting findings demonstrating that an alternative contracting process is unlikely to encourage favoritism or diminish competition and will result in substantial cost savings to the public agency.

The public hearing was held prior to this meeting. Findings further supporting the use of the CM/GC alternative contracting method in this case are set forth in the board order and in Exhibit A to the board order.

With approval of the order and findings, an exemption will be approved to allow for the CM/GC process for both housing developments.

**B. Recommendation**

Approval of the proposed Order.

**IV IMPLEMENTATION/FOLLOW-UP**

Upon approval of the Order, the CM/GC process will be followed.

**V ATTACHMENTS**

DJC Posting



## EXHIBIT A

### CM/GC EXEMPTION FINDINGS ORS 279C.330(1) AND ORS 279C.335(2)(b)

1. Firms Available to Bid. All interested and qualified contractors had an opportunity to provide a response to the RFP, which was advertised in the *Daily Journal of Commerce*.

2. Operational, Budget, and Financial Data. The approximate cost of the work to be performed under the construction contract for the Four Corners Development and Bridges on Broadway (Projects) are estimated at \$16,000,000 and \$5,000,000, respectively. Having a CM/GC involved early in the construction phasing will allow the Agency to work with the contractor to develop a construction plan that will minimize impacts to the neighboring businesses and their functions. The utilization of the CM/GC method has been shown in its use by other agencies in Oregon to alleviate financial risk due to minimizing delay and requests for additional work and change orders. It is anticipated that the Agency will find that reduced risks provide a significant value and substantial cost savings to the Agency.

3. Public Benefit. A CM/GC coordinated approach increases the ability for Agency to mitigate the risk of structure failure and to continue to provide a dedicated standard of care to the public. There will be a general public benefit from the expeditious construction of the Projects by improving the facilities while minimizing impacts to residents. In addition, the public will benefit from the improved quality and lower cost of the Projects anticipated through use of the CM/GC process. Approving the CM/GC exemption will allow a contractor to be hired earlier in the process than the traditional design-bid-build process. In turn, this better enables the Agency to complete the Projects on time. Creating a project team at the start of the Projects, comprised of the Architect, the Agency, and CM/GC creates a more informed and better-quality decision-making process. A more efficient construction team reduces the Agency's financial exposure and enhances delivery of the Projects. The Agency, therefore, finds that the CM/GC alternative contracting method is required to ensure a qualified general contractor is retained for these complex Projects, while addressing time and cost constraints.

4. Value Engineering. The RFP selection process, early involvement of the contractor, and negotiated contract approach gives the contractor a significant opportunity to engage in value engineering (i.e. the evaluation of what a system does as compared to cost). The selected CM/GC will be brought on board following award of a contract in order to assist the Project team with construction scheduling, phasing, costing, operator interaction issues, quality assurance, and design constructability reviews. The selected CM/GC will also advise the Agency and the design team regarding specialty construction issues and any long lead time procurements. CM/GC contributions to the design phase permit a collaborative approach to value engineering which ultimately translates into time and cost savings realized by the Agency. Construction issues which



may not otherwise be known to the design team can be factored in and addressed while the design is drafted. In turn, this results in a higher quality product, lower costs, and a telescoped timeline.

5. Specialized Expertise. Building the Projects using public funding from Tax Credits and other funding from the City and State requires expertise in managing timelines that are different than typical projects. It is important to utilize a general contractor that has demonstrated expertise in managing, scheduling, and performing under these conditions in a satisfactory manner. Therefore, the Agency finds that selecting a firm through an RFP process allows the Agency to contract with a firm with the appropriate CM/GC expertise. The necessary mix of experience and expertise for a CM/GC contractor cannot be adequately evaluated in a formal lowest responsible bid selection process. A qualified project manager with strong leadership skills is one of the components required for a successful CM/GC project. The RFP process allows the Agency to review the qualifications of each proposer's project manager and confirm the manager's ability, experience, record of quality, past performance and integrity needed to carry out the proposer's contractual obligations. The process will also allow the Agency to identify qualified teams that have met critical deadlines in past projects and that have the ability of work collaboratively to meet the Projects' needs. The costs for such specialized expertise are included in the overall Projects' budgets and will be included within accepted Guaranteed Maximum Prices (GMPs).

6. Public Safety. Efficient completion of the Projects will provide a safe and healthy environment for residents and neighbors.

7. Funding Source. The Agency will finance these Projects through a variety of public and private funds. Therefore, it is critical for the Project to come in on budget and on time from both legal and public perception perspectives. The CM/GC process, with its maximum price provisions, value engineering potential, constant oversight from a project manager, and construction input beginning in the design phase will help the Agency stay within its budget and wisely spend public funds.

8. Market Conditions. Identifying and contracting with the full project team for both Projects at an early stage will allow the Agency to capitalize on current market conditions, rather than having them affect a later bid/build phase. Such cost and market variables can be anticipated in the GMP, but ultimately should have no effect on the Agency. The CM/GC subcontractors cannot go over the GMP, but may come in under the GMP, and the Agency will realize those cost differences. Having a qualified CM/GC play a role as an integrated team member early in the Projects with the Agency, the Architect and other Projects' members provides advantage to the Agency, as it adds expertise to the design phase which translates into Agency savings and provides more budgetary certainty.

No negative financial impacts to the Agency are expected as a result of using the RFP solicitation process to select a CM/GC for these Projects. There is a sufficient pool



of qualified Oregon-based construction companies with expertise in the type and size of the planned Projects, and there are additional qualified firms located in the greater Pacific Northwest. A substantial number of competitors submitted proposals for these Projects, which allows the Agency to select from among a number of qualified contractors.

9. Technical Complexity. Because of site and schedule constraints, effective project planning and coordination will be crucial among the Agency, project manager, Architect and CM/GC. Strong budget and schedule controls will be essential. The conventional design-bid-build approach would contain too much risk for the Agency on these Projects. The CM/GC will bring specific construction expertise to the team process and assist in addressing specific Projects' challenges as part of its pre-construction services. Specifically for the Bridges on Broadway project, the CM/GC will also provide input on issues such as operations of the facility during construction, public safety, phasing, and coordinated scheduling. The CM/GC method encourages innovative planning and coordination that further improve the construction schedule and on-site conditions. The ability to coordinate and manage this project would be especially challenging to an inexperienced or narrowly-focused team. The RFP process allows the Agency to consider the proposer's experience and expertise in completing this type of work, its sensitivity to safety, legal, and operational issues, and the qualifications and experience of its project manager and support team.

10. New Construction or Renovation of an Existing Structure. The Four Corners Development involves new construction, while Bridges on Broadway will involve renovations of an existing structure.

11. Occupied or Unoccupied During Construction. Bridges on Broadway may be in use and partially occupied during construction, adding to the Project's technical complexity and need for a coordinated team.

12. Single Phase or Multiple Phases of Construction Work to Address Specific Project Conditions. These Projects include a multiplicity of technical issues related to structural, electrical systems, piping systems, HVAC systems, and fire alarm and security systems, as well as complex sequencing and phasing of work. It is important to the Projects' success for both budget and schedule that the Agency have a general contractor that understands the complexity, has the ability to manage these type of complex Projects, and develops bid instructions to attract appropriate subcontractors to perform Projects' work. The Agency, therefore, finds that selecting a firm through the CM/GC method allows the Agency to contract with a firm with the needed technical phasing expertise.

13. Whether the Agency has the Personnel, Consultants and Legal Counsel that have Necessary Expertise and Substantial Experience in Alternative Contracting Methods. Staff, in conjunction with the Architect (who was chosen based upon qualifications and experience with the CM/GC project delivery model), an experienced contractor, as well as other Projects' team members and the Agency Legal Counsel, together, will have the



level of expertise with the CM/GC alternative contracting method needed to produce a high quality outcome for both Projects. The Agency acknowledges that the expertise will come primarily from non-staff elements. To this end, the Agency's contract with the chosen Architect obligates the Architect to assist with and oversee the CM/GC selection process.

14. Unlikely to Encourage Favoritism or Substantially Diminish Competition. As noted in Finding 1, CM/GC competition was encouraged through the use of an RFP solicitation process, with notice of the RFP published so as to reach a wide range of potentially interested proposers. No reduction of competition is expected since the RFP for these CM/GC contracts was advertised in the same manner as a traditional low bid solicitation, with full disclosure of the planned CM/GC alternative contracting method. Uniform evaluation criteria were used in the selection of the CM/GC firm for both Projects, and the construction work elements will be subcontracted and procured through open competitive bids managed by the CM/GC and based on identified selection criteria. Favoritism cannot play a role in the selection of the CM/GC, as award was based upon set, weighted RFP criteria. All qualified firms were able to participate in an open, competitive selection process, with an opportunity to protest the award before it was final.

15. Will Result in Substantial Cost Savings. The CM/GC contracting method has the potential to achieve substantial cost savings for the Agency through the involvement of the contractor in the design phase of the Project. Early input by the CM/GC during the design process is expected to contribute to general cost savings through constructability assessments, life cycle cost analysis, and value engineering. By having the CM/GC available before the design is finalized, the contractor is able to participate in the design, propose cost saving revisions, and ensure the constructability of the Projects so that costly change orders are less likely.

Cost savings will also be realized because, through the RFP selection process, the Agency selected a well-organized, experienced CM/GC for both Projects. This should also lead to fewer change orders and, in turn, reduce staff and Architect time to design, negotiate, and administer the changes.

Lastly, the CM/GC method allows for early procurement of major equipment, allowing the Project to avoid cost increases due to material shortages or cost escalation. If subcontracted costs are less than identified in the guaranteed maximum price, some or all of the savings will be passed on to the Agency under the agreement required of the CM/GC.

16. Time Savings. An exempt CM/GC process allows the Agency to condense the overall time required to complete construction of the Project by enabling the Agency to procure construction services simultaneously or shortly after soliciting Architect services. Having the CM/GC on board early in the process allows for coordination in the development of the Project construction schedules and the initiation of early site work,



where advantageous or warranted. This can help to shorten construction periods and minimize construction operational impacts. Early detection of potential construction difficulties, from a contractor's view, can also prevent potential delays and costly and time-consuming change orders.



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STATE OF WASHINGTON -- KING COUNTY

--SS.

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399454

No.

HOMES FOR GOOD

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

PN:PUBLIC HEARING CM/GC

was published on

10/07/21

The amount of the fee charged for the foregoing publication is the sum of \$115.15.



Affidavit of Publication

*M. Borden*

Subscribed and sworn to before me on

10/07/2021

*[Signature]*  
Notary public for the State of Washington,  
residing in Seattle



# State of Washington, King County

## **Public Hearing**

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### **HOMES FOR GOOD HOUSING AGENCY NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that Homes for Good Housing Agency (Agency) will hold its joint public hearings of its Board and its Public Contract Review Board regarding adoption of two Construction Manager/General Contractor (CM/GC) alternative contracting method exemptions for construction of the Bridges on Broadway and Four Corners affordable housing projects.

The hearings will be held on the 20th of October, at 1:30pm at the Board of County Commissioners Conference Room, Public Services Building 125 East 8th Avenue, Eugene, Oregon. (Join Virtually at The Agency will receive public comment on the Board's draft findings supporting this alternative contracting method and exemption from competitive bidding requirements. The draft findings are available for review at Homes for Good Housing Agency, 100 West 13th Avenue, Eugene, Oregon. Questions, requests for the draft findings, and written comments may be directed to Spencer McCoy, Real Estate Development Director at (541) 682-2514 or [smccoy@homesforgood.org](mailto:smccoy@homesforgood.org) prior to the hearing.

Topic: October Board Meeting

Time: Oct 20, 2021 01:30 PM  
Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87087145428?pwd=anVjTzhvKzhVWlMrd29leXJLak93UT09>

Date of publication in the Seattle Daily Journal of Commerce, October 7, 2021.

**10/7(399454)**



IN THE BOARD OF COMMISSIONERS OF THE  
HOUSING AND COMMUNITY SERVICES AGENCY  
OF LANE COUNTY, OREGON

ORDER 21-20-10-01H

In the Matter of the Joint Order of the Board of Commissioners and Local Contract Review Board Exempting the Construction of the Four Corners and Bridges on Broadway developments from Competitive Bidding Requirements and Directing the Use of the CM/GC Alternative Contracting Method.

WHEREAS, the Board of Commissioners of Homes for Good Housing Agency, Oregon (Agency) acts as the Agency's Local Contract Review Board (LCRB) (collectively, "Boards"), pursuant to ORS 279A.060; and

WHEREAS, pursuant to Oregon Revised Statutes (ORS) 279C.335(1), all public improvement contracts shall be based on competitive bids except those exempted by the LCRB; and

WHEREAS, pursuant to ORS 279C.336(2), the LCRB may exempt certain contracts from the traditional competitive bidding process after holding a public hearing and adopting findings demonstrating that an alternative contracting process is unlikely to encourage favoritism or diminish competition and will result in substantial cost savings to the public agency; and

WHEREAS, the Construction Manager/General Contractor (CM/GC) is an alternative contracting method that provides project delivery in which the owner executes a single contract with one entity to provide construction management and general contractor services; and

WHEREAS, the CM/GC is selected before design is complete, and as a result can provide valuable advice from a construction perspective to help ensure a design that fosters smooth and cost-effective construction; and

WHEREAS, the Agency is in the predevelopment process for both projects referenced above;

WHEREAS, the Public Contracting Code divides powers and duties for contracting into two categories, those that must be performed by the LCRB, and those that must be performed by the "Contracting Agency"; and

WHEREAS, to make use of a CM/GC alternative contracting method, ORS 279C.335 and Agency Rule 137-049-0620 require the Board of Commissioners to submit findings to the LCRB which support the LCRB exempting the Project from competitive bidding requirements; and



WHEREAS, as provided in ORS 279C.335(5), the Agency published notice of the public hearing where the Boards would consider this Order once in the Daily Journal of Commerce, not less than 14 days before the hearing; and

WHEREAS, the LCRB considered the findings presented by the Board of Commissioners, as set forth in the attached Exhibit A, supporting the use of the CM/GC alternative contracting method.; and

WHEREAS, the Boards, being fully advised, find and conclude as follows:

1. It is unlikely that the use of the CM/GC method will encourage favoritism in the awarding of a public improvement contract or will encourage favoritism in the awarding of a public improvement contract or will substantially diminish competition for a public improvement contract;
2. The use of the CM/GC process ensures early contractor input during the design construction planning processes and is expected to contribute to the ability to manage the costs of construction against approved budgets; and
3. The Agency has complied with all procedures under ORS 279C.335.

NOW, THEREFORE, it is hereby resolved as follows:

1. Findings. The above recitals, and those set forth on the attached Exhibit A, are hereby adopted by the Agency Board of Commissioners, sitting as the LCRB, as findings of fact supporting approval of the Agency Board of Commissioner's request for use of a CM/GC alternative contracting method for Agency's Project.

2. CM/GC Exemptions. Use of a CM/GC alternative contracting method is found to be in the Agency's best interests. The requested exemption is, therefore, approved and the Executive Director, Jacob Fox, is hereby authorized to enter into a CM/GC contract for the projects referenced above.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair,  
Board of Commissioners

ATTEST:

\_\_\_\_\_  
Secretary,  
Board of Commissioners

\_\_\_\_\_  
President,  
Local Contract Review Board

ATTEST:

\_\_\_\_\_  
Secretary,  
Local Contract Review Board





# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 10/20/2021

**AGENDA TITLE:** In the Matter of Authorizing the Executive Director or Designee to Apply for HOME funds and other gap financing for the Four Corners Development in Eugene, Oregon

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Spencer McCoy

**EXT:** 2514

**PRESENTER:** Spencer McCoy

**EXT:** 2514

**ESTIMATED TIME :** 10 minutes

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

**Approval Signature**

**EXECUTIVE DIRECTOR:**

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

**DATE:** 10/12/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**





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## HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Spencer McCoy, Project Developer

AGENDA ITEM TITLE: ORDER 21-20-10-02H// In the Matter of Authorizing the Executive Director or Designee to Apply for HOME funds and other gap financing for the Four Corners Development in Eugene, Oregon

AGENDA DATE: October 20, 2021

### I MOTION

It is moved that the Executive Director or Designee is authorized to apply for HOME funds and other gap financing for the Four Corners Development in Eugene, Oregon.

### II ISSUE

On September 1st, 2021 the City of Eugene released a Request for Proposals (RFP) for HOME funds and System Development Charge (SDC) waivers for new affordable housing developments. Homes for Good wishes to apply for this funding to develop 50-60 new units of Permanent Supportive Housing for ex-offenders on highway 99 in Eugene.

One requirement of the RFP is a board resolution authorizing the sponsor to apply for specific program funds, accepting program regulations and responsibilities, and indicating the authorized signers. This memorandum requests such board authorization.

### III DISCUSSION

#### A. Background/Analysis

Homes for Good Housing Agency, Lane County, and Sponsors Inc. are leading the effort to develop 50-60 units of new affordable housing next door to the new location for Lane County Parole and Probation on Highway 99 and Roosevelt Blvd. The four-story building will include a mix of studios and 1-bedroom units along with community space, offices, conference room, art space, landscaping, parking, and associated infrastructure. This building will also serve as an interface between Sponsors Inc. and the larger community through the construction of a new re-entry resource center (RRC), meeting room with art on display from clients, and additional office space.

The Four Corners Development is intended to serve individuals exiting Sponsors' transitional housing program by providing permanent housing with on-site supportive services. These services would be available to clients living on-site, as well as for clients coming from off-site to receive



services. The site consists of two parcels (intended to be expanded through a property line adjustment process), is zoned C-2, and is currently owned by Lane County.

In addition to the City funding, Homes for Good intends to use resources from Oregon Housing and Community Services Department (OHCS) and other financial subsidies necessary to develop the project. The Architectural Firm, BDA Architecture and Planning, P.C. has recently started conceptual design work and we are in the process of selecting a contractor. If successful in obtaining funding awards from the City and OHCS, the estimated timeline is to start construction in summer 2023, with completion in the summer/fall of 2024.

Project Financing – Funds will come from a variety of sources.

- Capital funding: Homes for Good intends to apply for Low Income Housing Tax Credits and gap grant financing in Spring of 2022. Four Corners will use HOME funds, SDC waivers and other gap financing from private partners or other funding opportunities as necessary.
- Rental subsidy: Homes for Good intends to apply for project-based vouchers for a portion of the units.
- Services funding: Sponsors Inc. will provide supportive services to their clients residing at Four Corners.

Approval of the attached order is necessary to allow Homes for Good to apply to the City of Eugene for HOME funds and SDC waivers. This will also allow the Agency to apply for additional gap financing as necessary.

B. Recommendation

Approval of the proposed motion.

C. Timing

The City of Eugene application will be submitted by the deadline of November 3, 2021. Funding awards are expected by February 2021.

IV IMPLEMENTATION/FOLLOW-UP

Same as Item III. C. above.

V ATTACHMENTS

None



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

ORDER 21-20-10-02H

In the Matter of Authorizing the Executive Director or Designee to Apply for HOME funds and other gap financing for the Four Corners Development in Eugene, Oregon

WHEREAS, Housing Authority 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, Homes for Good Housing Agency, has been collaborating with Lane County and Sponsors Inc. to develop 50-60 units of affordable housing for ex-offenders; and

WHEREAS, Homes for Good Housing Agency recognizes the need in our community to provide housing for ex-offenders; and

WHEREAS, Homes for Good Housing Agency, once completed with due diligence and funding secured, intends to construct a new four-story building consisting of 50-60 studio and 1-bedroom apartments and ground floor offices, common use and supportive service areas on the NE corner of Highway 99 and Roosevelt Blvd; and

WHEREAS, Homes for Good Housing Agency wishes to obtain assistance from the Eugene-Springfield HOME Consortium and other sources to provide funding for this housing development.

NOW IT IS THEREFORE ORDERED THAT:

Homes for Good Housing Agency resolves to develop the Four Corners property with 50-60 units of Permanent Supportive Housing; and

The Executive Director or Designee is authorized to apply for gap funding necessary to develop the property; and

The Executive Director or Designee to apply to the Eugene-Springfield HOME Consortium for HOME funds and City of Eugene System Development Charge (SDC) waivers; and

Homes for Good Housing Agency will accept the responsibilities and requirements of the funds that are requested through the HOME Application and other gap funding; and



That the Executive Director or Designee is authorized to execute the program and legal documents associated with accepting the tax credit, grant, and loan programs; and

That the Executive Director or Designee is authorized to release project information to the Eugene-Springfield HOME Consortium or other organizations providing gap funding as required to complete its due diligence; and

That the Executive Director, Communications Director or Real Estate Development Director is authorized to sign all draw requests, monthly progress reports, and miscellaneous forms associated with funds awarded to the project.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021

---

Chair, Homes for Good Board of Commissioners





# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 10/21/2021

**AGENDA TITLE:** In the Matter of Authorizing Purchase and Financing of a 5-acre property at 51209 Blue River Drive, Vida Oregon

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Steve Ochs

**EXT:**

**PRESENTER:** Steve Ochs

**EXT:**

**ESTIMATED TIME :** 10 minutes

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

**Approval Signature**

**EXECUTIVE DIRECTOR:**

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**DATE:** 10/12/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**





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## HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Steve Ochs, Real Estate Development Director

AGENDA ITEM TITLE: ORDER 21-20-10-03H// In the Matter of Authorizing Purchase and Financing of a 5-acre property at 51209 Blue River Drive, Vida Oregon

AGENDA DATE: October 20, 2021

### I MOTION

It is moved that the Board approve the Order in the matter of authorizing purchase and financing of a 5-acre property at 51209 Blue River Drive, Vida Oregon. Map 16-45-29-20 & Tax Lot 01700.

### II ISSUE

In September of 2021, KemWood Acquisition LLC (on behalf of Oregon Community Foundation) entered into a Purchase and Sale Agreement with Gregory Thorne to purchase a 5-acre property near Blue River, Oregon subject to completion of due diligence. If due diligence is satisfactory, KemWood Acquisition LLC will transfer purchase rights of the property to Homes for Good Housing Agency.

### III DISCUSSION

#### A. Background

The Holiday Farm Wildfire that occurred in September of 2020 destroyed many homes and structures along the McKenzie River. It was especially impactful to the area around Blue River, destroying much of the unincorporated community. Since that time Homes for Good has been working with numerous community partners to help plan, rebuild, and house individuals and families impacted by the fire. KemWood Acquisition LLC (Kemwood) acting on behalf of the Oregon Community Foundation has been one of the partners helping to assist communities in Oregon impacted by the 2020 wildfires. Kemwood is able to assist the land acquisition process by paying for all due diligence required for the acquisition of properties. In September of 2021 Kemwood identified a 5-acre property near the McKenzie River School as a possible site that could be beneficial to the rebuilding process within Blue River and approached Homes for Good about the possibility of a purchase. The property had been partially burned during the Holiday Farm Fire which had completely destroyed the single-family dwelling on the site. In September of 2021 Kemwood entered into a Purchase and Sale Agreement for the property for the purchase price of \$288,000 with a closing date of November 8, 2021.



Due diligence is currently in process including survey, appraisal, land use, waste-water analysis and other infrastructure analysis. The cost of the due diligence is being paid for by Kemwood.

Our vision is to use the property to provide some temporary housing to include RVs and/or tiny homes. The property would then be subdivided or partitioned into 3 to 5 lots and permanent homes could be built on the lots. Assuming due diligence items are acceptable (and with board approval) Homes for Good intends to acquire the property in November of 2021.

Homes for Good is hoping that State Wildfire Acquisition Funds will be available for the purchase but due to the very quick turnaround on the acquisition we are working with Banner Bank to get a conventional loan land acquisition loan as a backup plan.

Homes for Good will be working closely with Lane County to identify individuals and families that may want to return to this area on a temporary basis. The intent would be to provide temporary housing options such as mobile tiny homes and RVs to be moved on to the site until permanent affordable housing such as manufactured homes, modular homes or tiny or other homes can be built on the site. Homes for Good intends to utilize many of its partnerships in the community to help build future affordable homes on the property.

B. Analysis

Homes for Good staff have worked closely with Lane County and Oregon Housing on wildfire recovery efforts over the last year. Acquisition of this 5-acre parcel will provide possibilities for both temporary and long-term housing within walking distance to the McKenzie River School.

Authorization to proceed will allow the Executive Director to execute all documents needed to complete the purchase of the property. Executive Director will not execute documents until all due diligence is completed to satisfaction.

C. Recommendation

Approval of the proposed motion.

IV IMPLEMENTATION/FOLLOW-UP

Upon approval of the Order, the required documents will be executed on completion of due diligence.

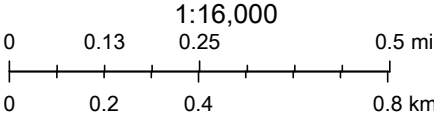
V ATTACHMENTS

Attachment A: Vicinity Map Lazy Days and 5 acre Parcel  
Attachment B: RLID Maps Aerial  
Attachment C: Blue Rive 5 acre brochure

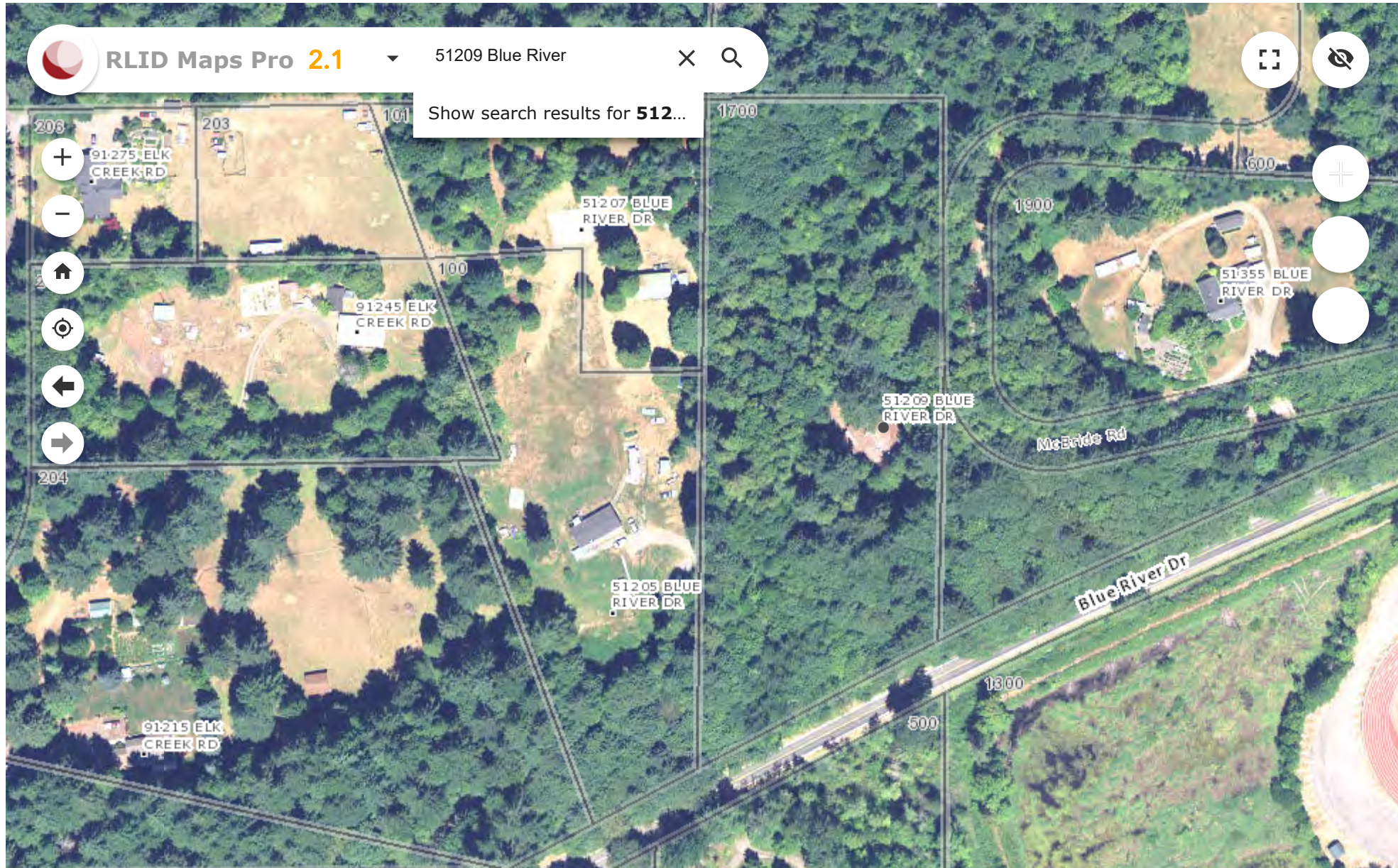


Att A Vicinity Map

Vicinity Map







0 100 200ft



App State

Click to restore the map extent and layers visibility where you left off.



# 51209 Blue River Dr



## Property Details

- 5 acres
- Very private
- Partition potential
- Tax lot - 1645292001700
- Septic system installed
- Power available
- City water
- RR1 zoning
- Schools: McKenzie/ McKenzie

**MORE PHOTOS ON WEB SITE**

51209 Blue River Dr, Vida OR, 97488

**\$ 299,000**

*Very private lot on 5 acres with all utilities available (Septic system, city water, power.) Previous home was lost in the holiday farm fire. With a RR1 zoning there is potential to divide into multiple buildable lots. Buyer to verify with Lane County.*

**Call or text with any questions!  
Austin Willhite, Broker  
(541) 954-8202**



**Call for a private viewing!**

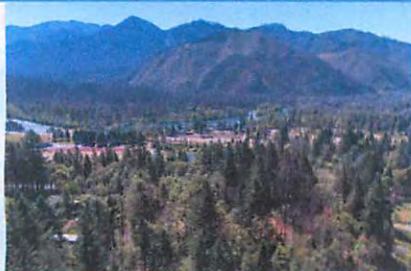
***Love Where You Live!***

Deborah Willhite, Principal Broker

**541-912-1523**

Willhitere@gmail.com

www.McKenzieHomes.com



Information provided is deemed reliable, but is not guaranteed. Interested parties should confirm information to their satisfaction.



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

ORDER 21-20-10-03H

In the Matter of Authorizing Purchase and  
Financing of a 5-acre property at 51209 Blue  
River Drive, Vida Oregon

WHEREAS, Housing Authority 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 has been involved in rebuilding efforts for areas impacted by the Holiday Farm Wildfire along the McKenzie River; and

WHEREAS, the property included a single family dwelling that was destroyed in the Holiday Farm Wildfire; and

WHEREAS, the KemWood Acquisition Company LLC will assign the Authority a previously entered into Purchase and Sale Agreement with the Gregory Thorne dated September 9, 2021 (the "PSA") for the purchase price of \$288,000; and

WHEREAS, the Authority intends to partition or sub-divide the property to provide both short-term and long-term affordable housing; and

WHEREAS, the terms of the proposed purchase of the property are acceptable; and

WHEREAS, as part of the financing for the purchase of 51209 Blue River Drive, Vida Oregon the Authority intends to borrow from Banner Bank (the "Bank") up to \$288,000 (which amount may be increased or decreased subject to further underwriting) to be secured by a lien on the Property (the "Land Loan");

NOW IT IS THEREFORE ORDERED THAT:

1. Authorize Acquisition of the Property at 51209 Blue River Drive.

BE IT RESOLVED, that the Authority is authorized to acquire 51209 Blue River Drive, Vida Oregon on the terms and conditions set forth in the PSA and to execute any and all documents necessary to such purchase, 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).

2. Authorize Land Loan and/or Grant from State of Oregon Wildfire Acquisition Fund

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as reasonably may be required in connection with the closing of the Land Loan and/or Grant 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. Authorize Land Loan from Bank.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as reasonably may be required in connection with the closing of the Land Loan 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).

4. 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:

Jacob Fox, Executive Director  
Jeffery Bridgens, Finance Director  
Elzbieta Kubok, Communications Director

5. General Resolutions Authorizing and Ratifying Other Actions.

BE IT RESOLVED, that any Authorized Representative is authorized to negotiate, execute, and deliver on behalf of the Authority such other agreements, certificates, and documents, and to take or authorize to be taken all such other actions any Authorized Representative shall deem necessary or desirable to carry out the transactions contemplated by the foregoing resolutions (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document); and

BE IT FURTHER RESOLVED, that to the extent any action, agreement, document, or certification has heretofore been taken, executed, delivered, or performed by an Authorized Representative named in these Resolutions on behalf of the Authority and in furtherance of the Project, the same is hereby ratified and affirmed.

Done and dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

BOARD OF COMMISSIONERS

\_\_\_\_\_  
Chairperson





# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 10/12/2021

**AGENDA TITLE:** In the Matter of Authorizing Purchase and Financing of property at 52511 McKenzie River Highway, Blue River Oregon known as Lazy Days Mobile Home and RV Park

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Steve Ochs

**EXT:**

**PRESENTER:** Steve Ochs

**EXT:**

**ESTIMATED TIME :** 10 Minutes

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

**Approval Signature**

**EXECUTIVE DIRECTOR:**

**DATE:** 10/12/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**





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



Homes. People. Partnerships. Good. [www.homesforgood.org](http://www.homesforgood.org)

## HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Steve Ochs, Real Estate Development Director

AGENDA ITEM TITLE: ORDER21-20-10-04H// In the Matter of Authorizing Purchase and Financing of property at 52511 McKenzie River Highway, Blue River Oregon known as Lazy Days Mobile Home and RV Park

AGENDA DATE: October 20, 2021

### I MOTION

It is moved that the Board approve the Order in the matter of authorizing purchase and financing of Lazy Days Mobile Home and RV Park located at 52511 McKenzie River Highway Vida, Oregon. Map 16-45-22-00 and Tax Lot 01300.

### II ISSUE

In February of 2021 Homes for Good entered into a Purchase and Sale Agreement with M&M Land and Cattle Company, LLC to purchase the Lazy Days Mobile Home and RV Park (Lazy Days) property subject to completion of due diligence. Lazy Days had been completely destroyed in the Holiday Farm fire. Homes for Good has now completed due diligence on the property and is interested in purchasing the land with the intent of rebuilding the park.

### III DISCUSSION

#### A. Background

In September of 2020 the Holiday Farm Fire burned and destroyed all of the 7.6 acre Lazy Days park which included 21 mobile home spaces and 15 RV spaces. The fire also destroyed most of the infrastructure on-site and burned all of the adjacent hillside. The park had provided critical affordable housing to families and individuals that lived up the McKenzie River. The property owner with assistance from Oregon Department of Transportation cleared the site of most of the burned trees and debris in the summer of 2021.

Homes for Good is currently in a Purchase and Sale Agreement for \$703,080 to purchase the portion of Lazy Days on the north side of the McKenzie River Highway. Homes for Good conducted a number of due diligence items including Appraisal, Survey, Phase 1 Environmental Review, Geologic Services – Slope Reconnaissance, Land Use analysis, Septic System analysis and Water System analysis. Due diligence confirmed that the septic system was still operable but that otherwise almost all other infrastructure had been destroyed.



The initial Geologic Assessment of the adjacent burned hillside by PBS Engineering noted a concern with landslide hazard as all vegetation and trees on the hillside had burned during the fire. Homes for Good further contracted with PBS Engineering which did several on-site visits and analyzed the slopes adjacent to the site. These further visits and analysis found that with proper mitigation the hillside would pose very little future hazard to occupants. Furthermore, the type of mitigation needed should be relatively cost effective. Homes for Good is working with Lane County to apply for a grant through the State to cover the cost of the mitigation.

With Board approval Homes for Good intends to acquire the property in December of 2021. Construction of needed infrastructure on the site could start as soon as April 2022 depending on the ability to obtain financial commitments from agencies involved in the recovery efforts. Homes for Good will be working closely with Lane County to identify individuals and families that may want to move back to Lazy Days. The intent would be to provide temporary housing options such as mobile tiny homes and RVs to be moved on to the site until permanent affordable housing such as manufactured homes, modular homes or tiny homes can be built on the site. The rebuilding effort will prioritize rebuilding in a resilient manner and address inequitable access to high quality housing and community revitalization in low-income rural communities post disaster.

Homes for Good will partner with Community Lending Works (CLW) to acquire the property. CLW will provide a loan for 85% of the acquisition cost (\$598,230) and Homes for Good will cover the remainder of the cost short term using our real estate development line of credit or real estate development proceeds. Homes for Good intends to apply to Oregon Housing and Community Services for funds to repay the acquisition loan as well as rebuilding of the entire park in early 2022.

B. Analysis

Homes for Good staff have worked closely with Lane County and Oregon Housing on wildfire recovery efforts over the last year. Rebuilding Lazy Days is a priority provided the critical, important affordable housing option it provided for individuals and families up the McKenzie River.

Authorization to proceed will allow the Executive Director to execute all documents needed to complete the purchase of the property.

C. Recommendation

Approval of the proposed motion.

IV IMPLEMENTATION/FOLLOW-UP

Upon approval of the Order, the required documents will be executed within required timeframes.

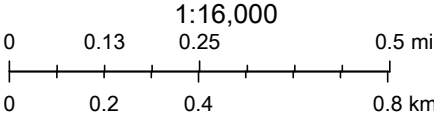
V ATTACHMENTS

Attachment A: Vicinity Map Lazy Days and 5 Acre Parcel  
Attachment B: Lazy Days Master Plan 1991  
Attachment C: Lazy Days Pictures  
Attachment D: CLW Term Sheet



Att A Vicinity Map

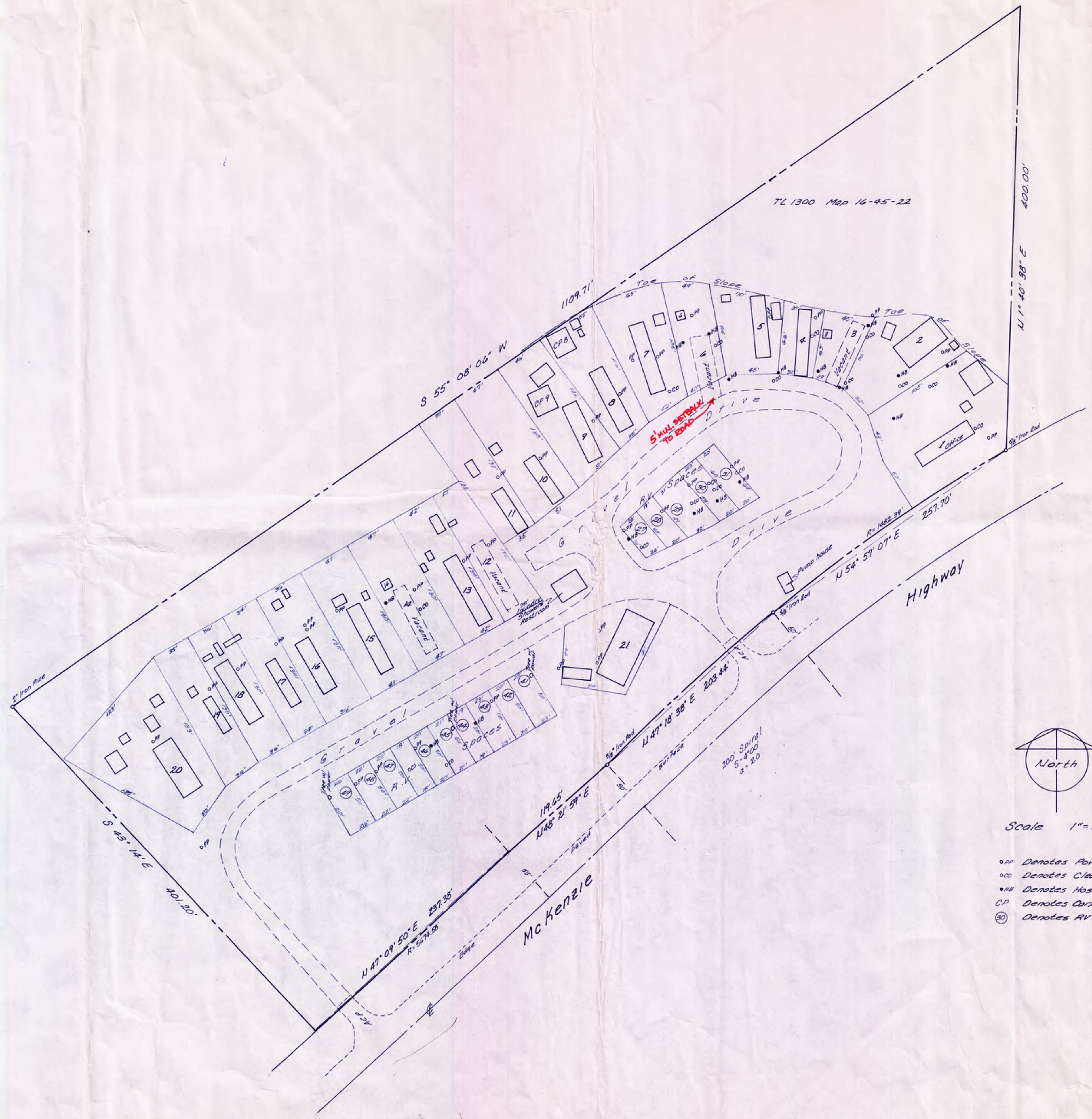
Vicinity Map





Lazy Days MH Park  
16-45-22/1300

LAZY DAYS MH PARK



Scale 1" = 50'

- OPP Denotes Power Pole
- OCO Denotes Cleanout
- HB Denotes Hose Bib
- CP Denotes Carport
- RV Denotes RV Space

MASTER PLOT PLAN  
APPROVED  
DATE July 3, 1991  
BY J. WHITE  
PERMIT # N/A

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James C. Rogers*  
DONN 115

Existing Site Plan of Lazy Days Mobile Home Park  
32511 McKenzie Highway, Blue River, Oregon  
Owner: James C. Rogers  
Tall Lot 1300 Map No. 16-45-22, Lane County, Oregon

REVISIONS	
Date	By

SCHAUDT - STEMM & WILD INC.  
engineers surveyors planners  
388 High Street • Eugene, Oregon, 97401 • (503) 485-8383

job # 91-3048  
drawn DCS  
date May 31, 1991  
checked  
filed

SHEET  
OF



Attachment C Lazy Days Pictures







Steve Ochs  
Homes For Good  
Real Estate Development Director

Steve,

Please find the enclosed proposed terms for the "Lazy Days" loan request. If you have any questions, feel free to connect at any time.

**Preliminary Loan Terms:**

- Rate: 5.25%
- Term: 18, or 24-month interest only (quarterly ACH payments with principal due in full at end of term) – Longer loan term may be available final loan approval
- LTV: 85%
- Security: 1<sup>st</sup> lien position of stated property, or acceptable lien position (TBD)

**Note:**

These terms do not constitute a loan commitment, as we are still underwriting the request.

Best,

Lynn Meyer

Director of Lending

212 Main Street  
Springfield, OR 97477  
T (541) 345-0446  
F (541) 345-9584  
[www.communitylendingworks.org](http://www.communitylendingworks.org)



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

ORDER 21-20-10-04H

In the Matter of Authorizing Purchase and  
Financing of property at 52511 McKenzie  
River Highway, Blue River Oregon known as  
Lazy Days Mobile Home and RV Park

WHEREAS, Housing Authority 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, Lazy Days Mobile Home and RV Park ("Lazy Days Park") located at 52511 McKenzie River Highway, Blue River Oregon which provided affordable housing near the McKenzie River was completely destroyed in the Holiday Farm Wildfire in September of 2020.

WHEREAS, the Authority intends to rebuild Lazy Days Park to provide both short term and long term affordable housing for residents displaced by the Holiday Farm Fire; and

WHEREAS, the Authority has previously entered into a Purchase and Sale Agreement with M&M Land and Cattle Company, LLC dated February 9, 2021 (the "PSA") pursuant to which the Authority intends to buy the Lazy Days Park for a price of \$703,800; and

WHEREAS, the terms of the proposed purchase of the Lazy Days Park are acceptable; and

WHEREAS, as part of the financing for the purchase of the Lazy Days Park Property, the Authority intends to borrow from Community Lending Works ("CLW") up to \$600,000 (which amount may be increased or decreased subject to further underwriting and negotiation) to be secured by a lien on the property (the "Land Loan").

NOW IT IS THEREFORE ORDERED THAT:

1. Authorize Acquisition of Lazy Days Property.

BE IT RESOLVED, that the Authority is authorized to acquire the Lazy Days Park on the terms and conditions set forth in the Purchase and Sale Agreement and to execute any and all documents necessary to such purchase, 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).

**ORDER 21-20-10-04H // In the Matter of Authorizing Purchase and Financing of property at 52511 McKenzie River Highway, Blue River Oregon known as Lazy Days Mobile Home and RV Park**



2. Authorize Land Loan from Community Lending Works.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, such documents as reasonably may be required in connection with the closing of the Land Loan 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:

Jacob Fox, Executive Director  
Jeffery Bridgens, Finance Director  
Elzbieta Kubok, Communications Director

4. General Resolutions Authorizing and Ratifying Other Actions.

BE IT RESOLVED, that any Authorized Representative is authorized to negotiate, execute, and deliver on behalf of the Authority such other agreements, certificates, and documents, and to take or authorize to be taken all such other actions any Authorized Representative shall deem necessary or desirable to carry out the transactions contemplated by the foregoing resolutions (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document); and

BE IT FURTHER RESOLVED, that to the extent any action, agreement, document, or certification has heretofore been taken, executed, delivered, or performed by an Authorized Representative named in these Resolutions on behalf of the Authority and in furtherance of the Project, the same is hereby ratified and affirmed.

Done and dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

BOARD OF COMMISSIONERS

\_\_\_\_\_  
Chairperson





# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 10/12/2021

**AGENDA TITLE:** Real Estate Development Pipeline, Funding Sources, and Community Benefit Agreement Updates.

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Steve Ochs

**EXT:**

**PRESENTER:** Steve Ochs

**EXT:**

**ESTIMATED TIME :** 45 Minutes

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

**Approval Signature**

**EXECUTIVE DIRECTOR:**

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

**DATE:** 10/12/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**





Real Estate Development Board Presentation October 2021



# Homes for Good Real Estate Development



## Presentation Outline

1. Overview/Background
2. Update on the current pipeline and land acquisition
3. Initial thoughts on the governance board role in visioning and selecting which real estate development project that we commit to.
4. Initial thoughts on the governance boards involvement in structuring the investment fund that we plan to create with RAD Proceeds.
5. Supportive services funding for affordable housing and specifically for PSH.
6. Provide an update on the analysis related to how Community Benefit Agreements would impact cost and funding competitiveness.



# Overview & Background



# Homes for Good Real Estate Development



- Homes for Good is committed to developing projects that are energy efficient, clean, safe and attractive while maintaining affordability for many years to come. By partnering with numerous agencies, non-profits and private businesses, Homes for Good is able to provide needed housing along with critical services that serve as a launching platform for families and individuals who are struggling in the current housing market and allow them a chance of future success.
- Typical types of funding: Low Income Housing Tax Credits, System Development Charge Waivers, City of Eugene HOME Investment Partnership Program, General Housing Account Program, Meyer Memorial Trust, National Housing Trust, variety of private funding including health care providers

## Recent Partners:



## Recent Architect and Contractor Partners:





# Update on the Current Pipeline and Land Acquisition



# Real Estate Development Upcoming Projects



THE  
NEL



LAZY DAYS  
MOBILE HOME  
PARK  
SITE



BRIDGES  
ON  
BROADWAY



FOUR  
CORNERS



BLUE  
RIVER  
DRIVE  
SITE



GLENWOOD  
PLACE



FLORENCE-  
QUINCE  
STREET  
SITE



2022

2023

2024

2025+



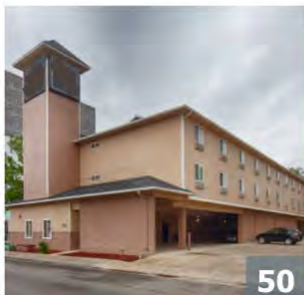
Four Corners



The Nel



Blue River Drive Site



Bridges on Broadway



Lazy Days Mobile Home Park Site



Glenwood Place



Florence- Quince Street Site



# Real Estate Development

## Future Production and Preservation of Homes



2023 Lazy Days Mobile Home Park Site (20-30)

2024 Bridges on Broadway (50 units)

2024 Four Corners (45-55 units)

2024 Blue River – 5 acre and Seneca Site(TBD)

2025 and beyond Florence (TBD)

2025 and beyond Glenwood Place (100-150 units)

2025 and beyond Early Learning Hub in Springfield (50 units)

2025 and beyond RAD Phase III Preservation (100 units preserved)



# Under Construction

## The Nel



- Partnership with Lane County & Laurel Hill Center.
- 45 studio units of housing for individuals experiencing chronic homelessness
- Wrap around supportive services and community areas on ground floor





# In Development

## Bridges on Broadway



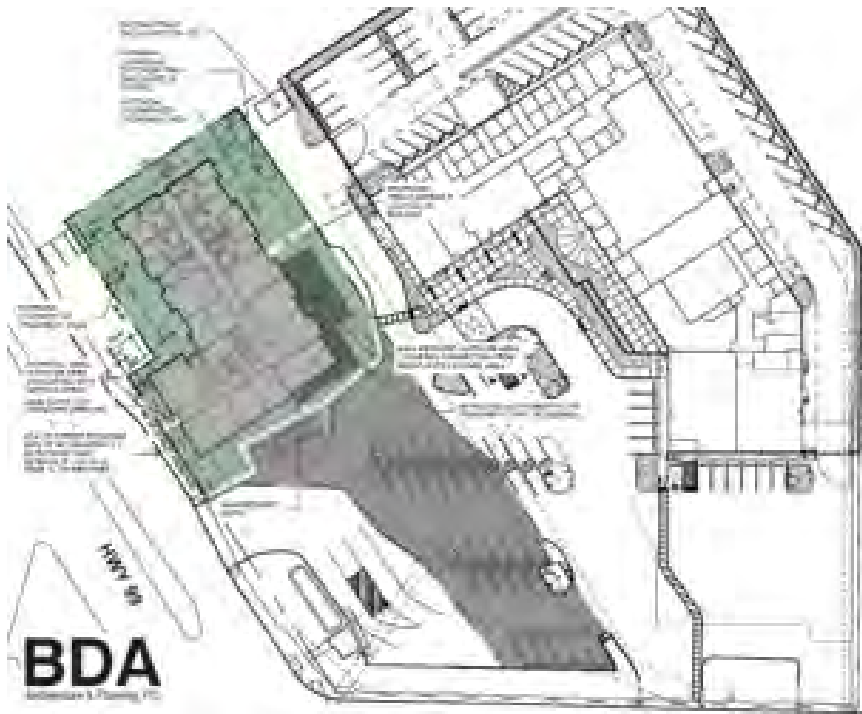
- Partnership with Lane County
- Turnkey Project - 50 Hotel rooms that currently house individuals and families displaced by Holiday Farm Wildfire
- Convert to PSH long-term housing





# In Development

## Four Corners – Name TBD



- Partnership with Lane County & Sponsors Inc.
- Provide over 50 units of housing for individuals exiting transitional housing
- Provide additional offices and community serving spaces
- Adjacent to new Parole & Probation Offices



# In Pre-Development Lazy Days Mobile Home and RV Park Site



- 21 space mobile home and 15 RV space park completely burned in Holiday Farm Fire
- Rebuild and provide both short and long-term affordable housing options on the site.





# In Pre-Development Blue River Drive Site

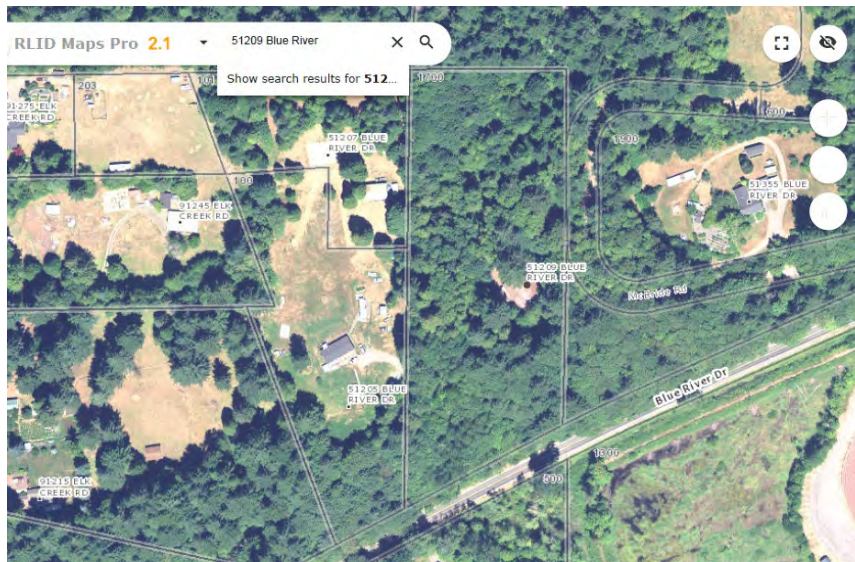
## 51209 Blue River Dr



### Property Details

- 5 acres
- Very private
- Partition potential
- Tax lot - 1645292001700
- Septic system installed
- Power available
- City water
- RR1 zoning
- Schools: McKenzie/ McKenzie

MORE PHOTOS ON WEB SITE



- 5-acre parcel
- Single family home destroyed in Holiday Farm Wildfire
- Sub-divided into up to 5 single family lots for permanent housing
- Could be used for up to 5 temporary tiny homes or RVs



# In Pre-Development Florence – Quince Street



- 6.88-acre parcel
- Involve staff, partners and community stakeholders in visioning for the development and partnerships
- Zoned Old-Town District B & C
- Requires Site Review process



# Future Developments

## Sites and Areas to Look At



- Glenwood Place
- Rural Lane County – McKenzie River/Cottage Grove/Junction City
- Partnership with Early Learning Hub
- Lane County land – Future PSH sites
- City of Eugene – Naval Reserve Site, Hilyard site and Riverfront
- Seneca Site Blue River – 16 acres



# Visioning Future Board Involvement



# Visioning Real Estate

## Future Board Involvement



What role would the Board like to have in Real Estate activities?

- Real Estate Committee
- Community Engagement
- Site Selection
- Target Population
- Resident Services
- Housing Types
- Project Amenities
- Energy Conservation



# Structure of Pre-development Funds

## Future Board Involvement

What role would the Board like to have in establishing and investment/pre-development fund?

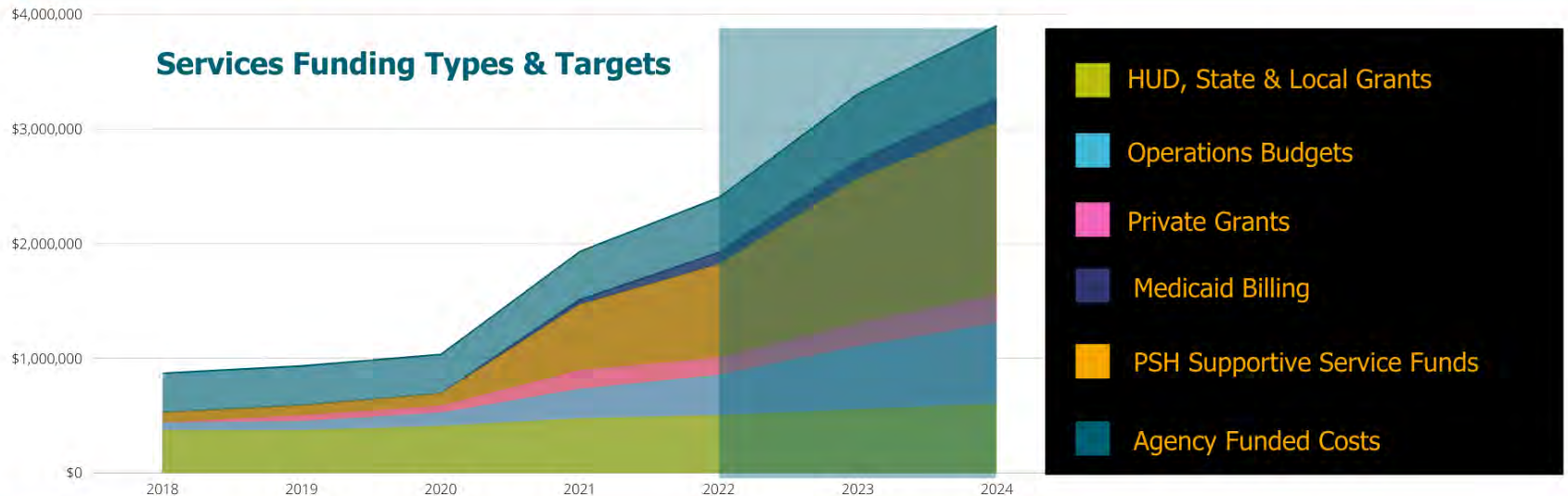
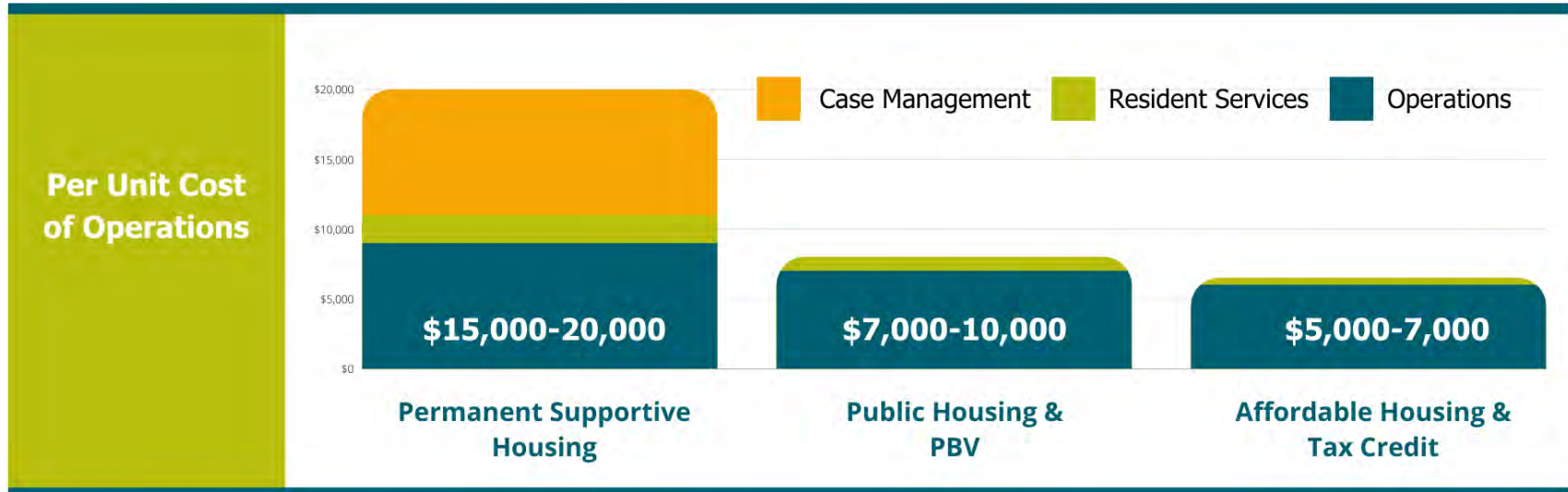
- RAD Sales – \$8 – 10 Million
- CCO Reserves Pre-development fund – \$3.5 Million



# Service Funding for Permanent Supportive Housing



# Funding Housing with Services





# Community Benefits Agreements



# Community Benefit Agreements Analysis



Follow-up on Feasibility of Community Benefits Agreement Requirements for Contractors. Staff analyzed:

1. Possible Cost Impact to Projects
  - Family Insurance v. Worker Only
2. Competitiveness and Building Quality Impact
  - State Qualified Allocation Plan
  - Provision of Resident Amenities/Higher Quality Building materials
  - Number of Competitive Bids and Selection of Small and MWESB contractors



# Community Benefit Agreements Analysis



## Possible Cost Impact to Projects

- Family Insurance Coverage v. Worker Only Insurance Coverage

Analyzed the Nel contract and applied only price of Family Insurance to:

- Interior systems (drywall, non-structural metal framing, and ceiling systems)
- Plumbing
- Heating, ventilating, and air conditioning (HVAC)
- Fire sprinklers
- Electrical
- Roofing
- Earthworks
- Glazing
- Painting
- Cast-In-Place Concrete
- Masonry
- Structural Wood Assemblies



# Community Benefit Agreements Analysis



## Competitiveness and Building Quality Impact

- State Qualified Allocation Plan
  - State Housing Council continues to concentrate efforts on limited dollars providing more and better units for target populations
  - QAP for 2022 is not finalized. Draft includes cost effective scoring per unit.
  - Possible exception for PSH projects (due to higher building systems cost) but draft includes preference for less \$ per unit
  - Prioritize engagement with MWESB Construction workforce
- Provision of Resident Amenities/Higher Quality Building materials
- Number of Competitive Bids and Selection of Small and MWESB contractors



Questions?  
Thank you!