



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



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HOMES FOR GOOD BOARD OF COMMISSIONERS MEETING

Tuesday, August 6th, 2024

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In the Matter of Authorizing the Executive Director or Designee to Apply for Assistance from Oregon Housing & Community Services for The Coleman

AGENDA

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Location of the meeting:

Zoom



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

Tuesday, August 6th, 2024, at 12:15pm

The August 6th, 2024, Homes for Good Board of Commissioners meeting will be held via a public video call with dial-in capacity. The public has the option to observe by joining via video call or conference line.

Join Zoom Meeting:

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

1. PUBLIC COMMENTS

None: This is a special board meeting to seek approval for a board order. Agenda items that regularly occur during Board of Commissioner meetings will not be discussed during this meeting.

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

None

3. ADJUSTMENTS TO THE AGENDA

None

4. COMMISSIONERS' BUSINESS

None

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

None

8. CONSENT AGENDA

None

9. ORDER 24-06-08-01H

In the Matter of Authorizing the Executive Director or Designee to Apply for Assistance from Oregon Housing & Community Services for The Coleman
(Matt Salazar, Project Development Manager & Johanna Jimenez, Project Developer) (Estimated 30 minutes)

10. OTHER BUSINESS

Adjourn.



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 08/06/2024

AGENDA TITLE: In the Matter of Authorizing the Executive Director or Designee to Apply for Assistance from Oregon Housing & Community Services for The Coleman

DEPARTMENT: Real Estate Development Division

CONTACT : Matt Salazar

EXT: 2528

PRESENTER: Matt Salazar & Johanna Jimenez

EXT: --

ESTIMATED TIME : 30 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

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

DATE: 07.30.2024

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners
FROM: Johanna Jimenez, Project Developer
TITLE: In the Matter of Authorizing the Executive Director or Designee to Apply for Assistance from Oregon Housing and Community Services for The Coleman
DATE: August 6, 2024

MOTION:

It is moved that the Executive Director or Real Estate Development Director is authorized to apply for assistance from the Oregon Housing and Community Services Oregon Centralized Application (ORCA) for The Coleman development to be located at the corner of Hwy 99 and Roosevelt Blvd. in Eugene, OR.

DISCUSSION:

A. Issue

The Oregon Centralized Application (ORCA) is a new application process started by Oregon Housing and Community Services (OHCS) in June of 2024 in which applications for all OHCS resources including Local Innovation and Fast Track (LIFT) funding may be submitted on a rolling basis to ensure a non-competitive funding process. Homes for Good wishes to apply for LIFT funding for The Coleman—a project located on the corner of Hwy 99 and Roosevelt Blvd—through the ORCA in the first week of August to ensure our application reviewed in a timely manner by OHCS for 2024 funding.

One requirement of the ORCA 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.

B. Background

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 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 a supportive service space for Sponsors' clients through the construction of a ground floor re-entry resource center (RRC), meeting room with art on display from clients, and additional office space.



The Coleman 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. An intergovernmental agreement is in place for the transfer of the land in exchange for \$1.

Homes for Good has previously applied for 9% LIHTC tax credit funding in 2022 for The Coleman and was unsuccessful in our application largely in part to location preferences in the 9% LIHTC application scoring criteria. Due to new application criteria from OHCS, we believe that The Coleman will be successful in getting funded with LIFT at this time.

C. Analysis

In addition to funding from Oregon Housing and Community Services, Homes for Good has obtained an award from the Eugene Affordable Housing Trust Fund to provide capital funds for the project. The Architectural Firm, BDA Architecture and Planning, has developed a conceptual plan for the project and is standing by to begin schematic designs once the project is adequately funded. If successful in obtaining 2024 funding awards from OHCS, the estimated timeline is to start construction in summer 2025, with completion in the summer/fall of 2026.

Project Financing – Secured and In Progress Funding sources can be seen below:

- Federal Home Loan Bank: \$1,000,000 – Funding secured in 2023
- Affordable Housing Trust Fund: \$552,650 – Funding secured in 2023
- Sponsors Grants: \$250,000 – Funding secured in 2021
- City of Eugene System Development Charge assistance: \$311,132– Funding secured in 2022
- EWEB Energy Efficiency Incentive: \$28,080 – Funding secured in 2022
- Trillium Grant: \$750,000 – Funding applied for in July 2024

D. Furtherance of the Strategic Equity Plan

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

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

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

E. Alternatives & Other Options

If the board does not approve the order, Homes for Good will stop all efforts to develop The Coleman as described above and will not apply for OHCS resources through the ORCA.

F. Timing & Implementation



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Homes for Good staff will work to finalize and submit the application to OHCS no later than August 9, 2024.

G. Recommendation

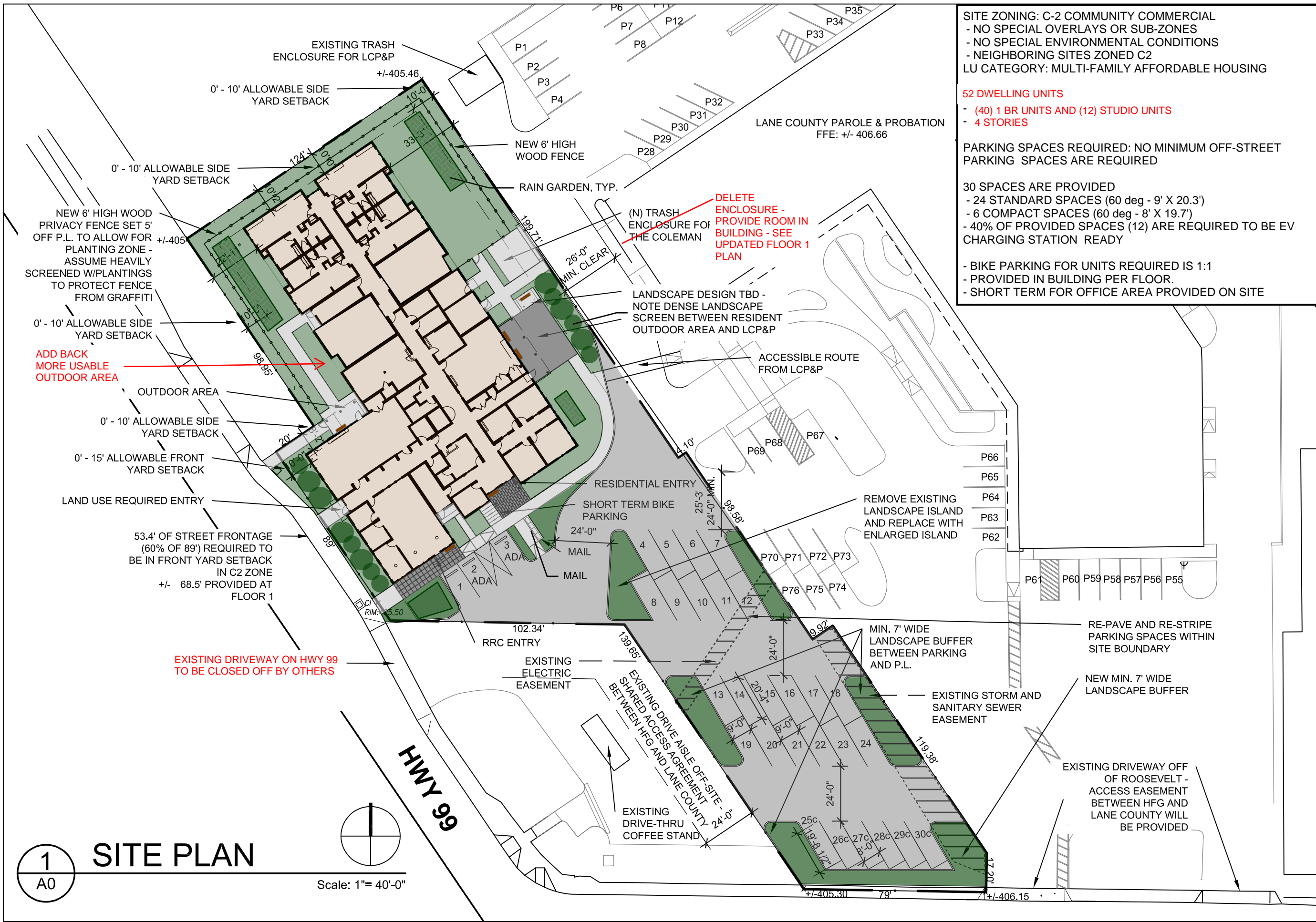
It is recommended that the Board of Commissioners approve the attached board order to allow Homes for Good Housing Agency to apply for the LIFT funding.

H. Follow Up

If successful in the OHCS ORCA, there will be numerous future approvals needed from the board to move forward with development of the site. These board orders will include approval for the formation of Limited Partnerships, entering into the construction contract, and final approval of financing.

I. Attachments

Exhibit A: Site Plan



SITE ZONING: C-2 COMMUNITY COMMERCIAL
 - NO SPECIAL OVERLAYS OR SUB-ZONES
 - NO SPECIAL ENVIRONMENTAL CONDITIONS
 - NEIGHBORING SITES ZONED C2
 LU CATEGORY: MULTI-FAMILY AFFORDABLE HOUSING

52 DWELLING UNITS
 - (40) 1 BR UNITS AND (12) STUDIO UNITS
 - 4 STORIES

PARKING SPACES REQUIRED: NO MINIMUM OFF-STREET PARKING SPACES ARE REQUIRED

30 SPACES ARE PROVIDED
 - 24 STANDARD SPACES (60 deg - 9' X 20.3')
 - 6 COMPACT SPACES (60 deg - 8' X 19.7')
 - 40% OF PROVIDED SPACES (12) ARE REQUIRED TO BE EV CHARGING STATION READY

- BIKE PARKING FOR UNITS REQUIRED IS 1:1
 - PROVIDED IN BUILDING PER FLOOR.
 - SHORT TERM FOR OFFICE AREA PROVIDED ON SITE

1 SITE PLAN
 A0

Scale: 1"= 40'-0"

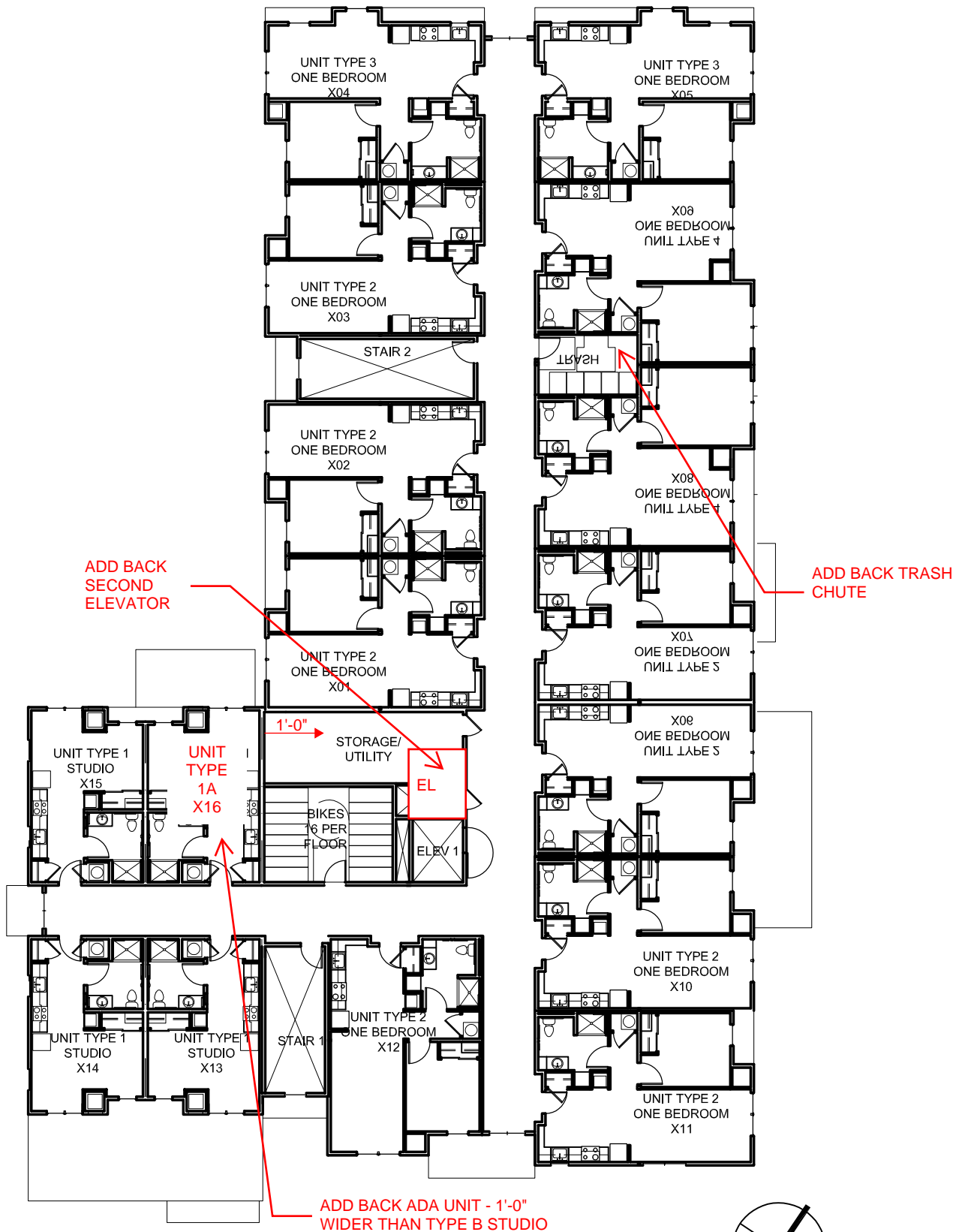
BDA
 Architecture & Planning, P.C.
 bdarch.net
 1369 Olive Street
 Eugene, Oregon 97401
 541.683.8661

THE COLEMAN
 EUGENE, OREGON
 HOMES FOR GOOD & SPONSORS, INC.

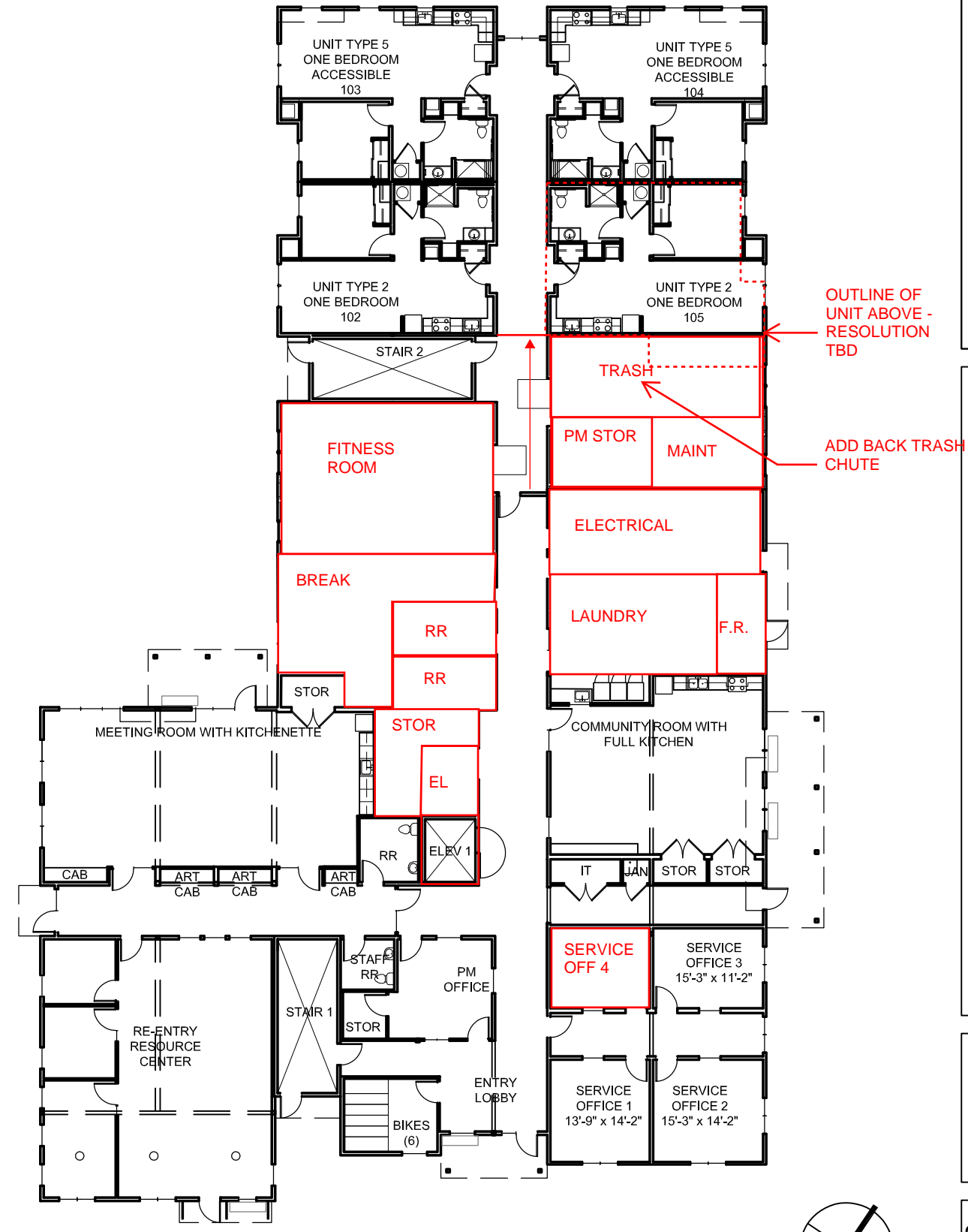
SITE PLAN

date **5-15-24**
 d.b. **ADD**

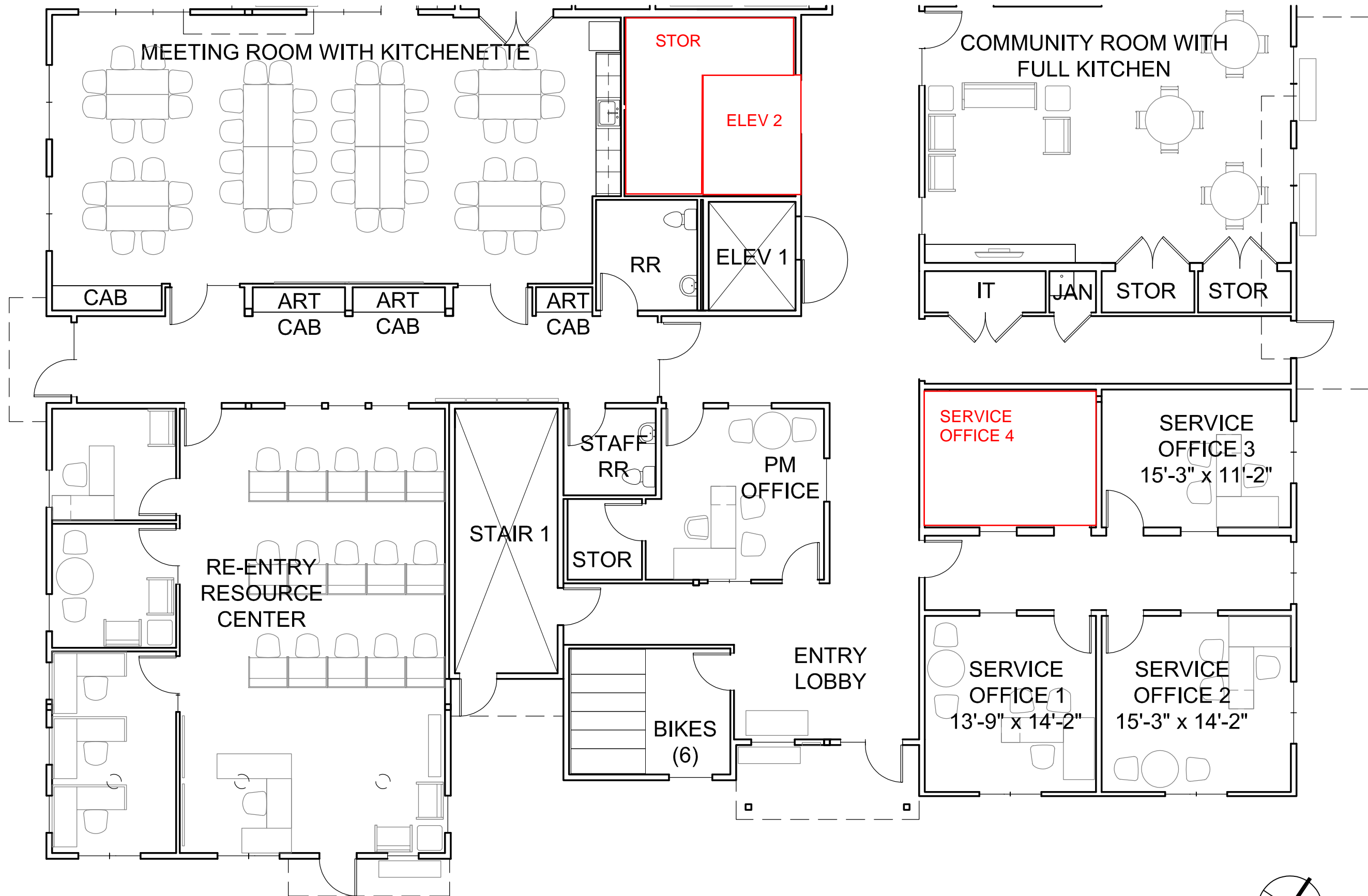
A0



2 RESIDENTIAL FLOOR PLAN
 A1.1 FLOORS 2 - 4
 Scale: 1" = 20'-0"

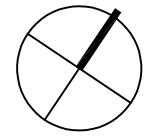


1 FIRST FLOOR PLAN
 A1.1
 Scale: 1" = 20'-0"

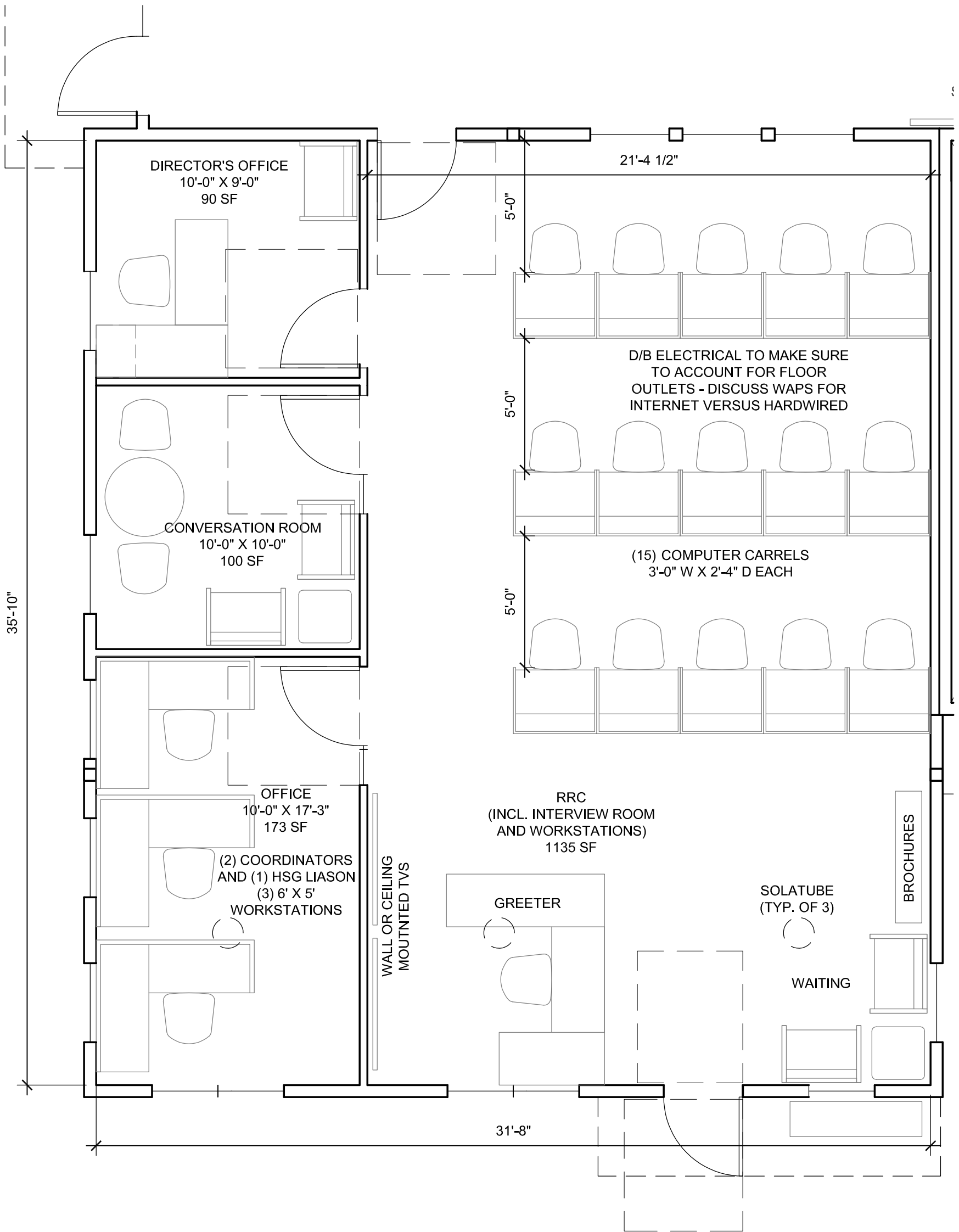


1
 A2

ENLARGED FLOOR PLAN - SPONSORS SERVICE AREA



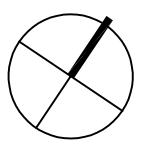
Scale: 1/8" = 1'-0"



1
A3

ENLARGED FLOOR PLAN - RRC

TWO OFFICES (DIRECTOR AND SHARED), ONE CONVERSATION ROOM



Scale: 1/4" = 1'-0"

A3

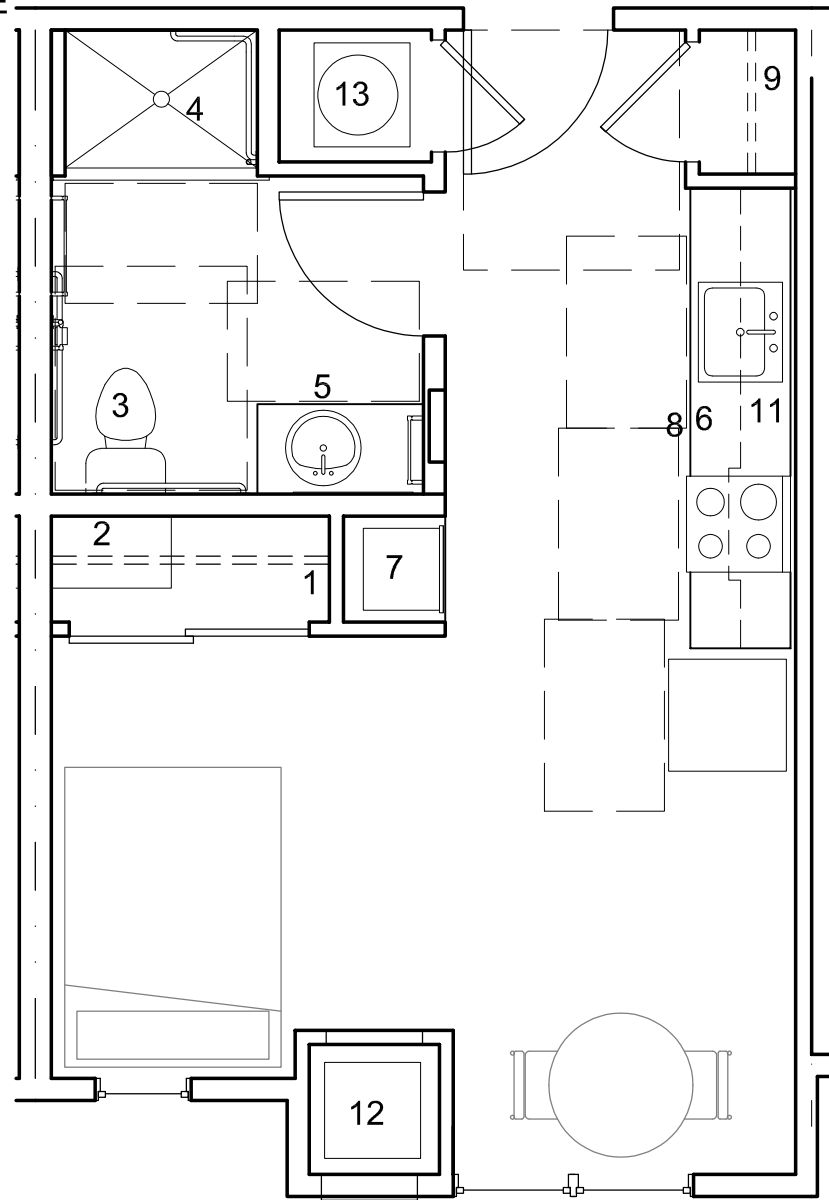
date 6-20-23
d.b. ADD

FLOOR
PLANS

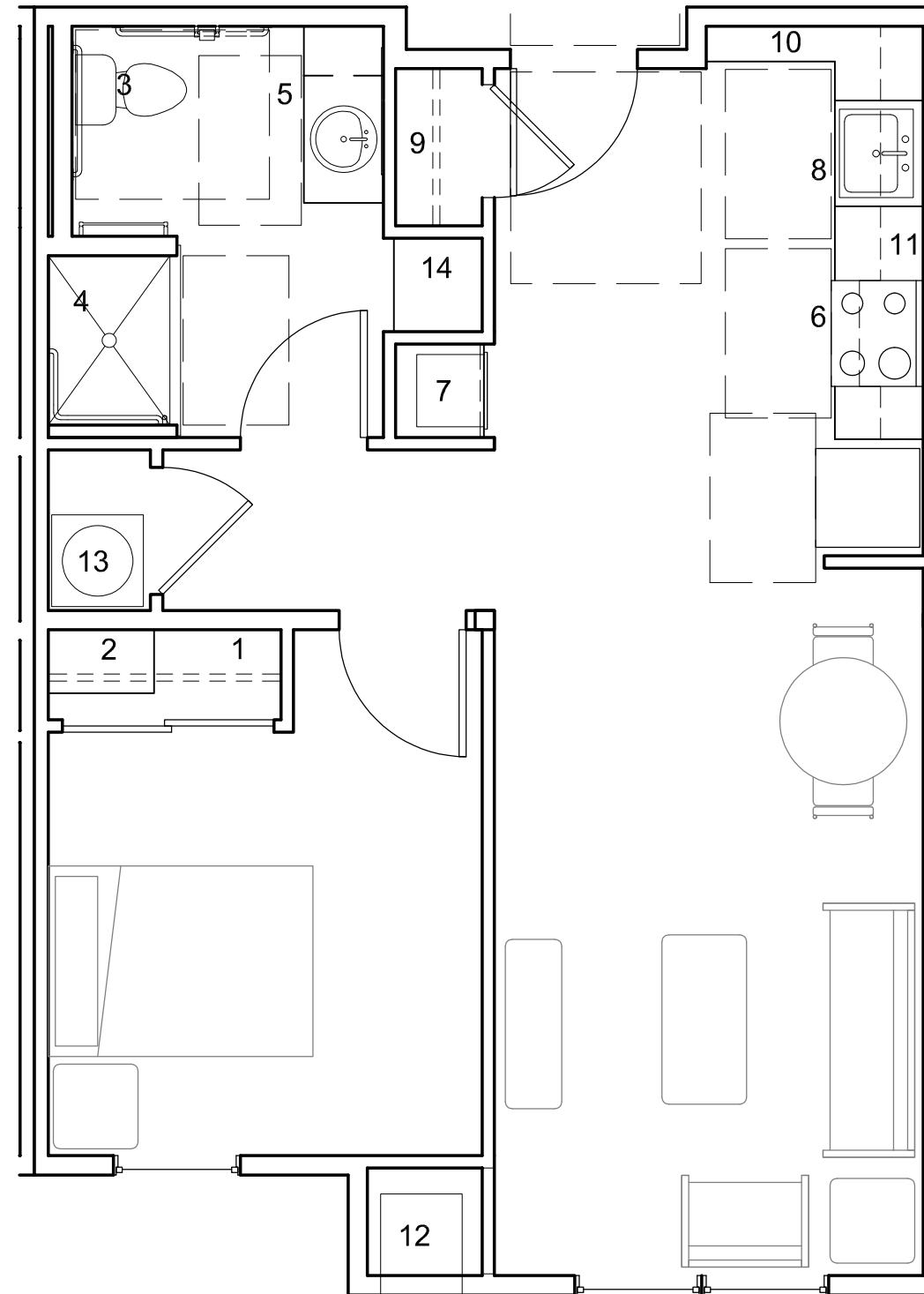
THE COLEMAN
EUGENE, OREGON
HOMES FOR GOOD & SPONSORS, INC.

BDA
Architecture & Planning, P.C.
1369 Olive Street
Eugene, Oregon 97401
bdarch.net
541.683.8661

- 1 - CLOSET SHELF AND ROD
- 2 - BUILT IN SHELVING CUBBY - 30" WIDE X 30" HIGH
- 3 - ADA HEIGHT TOILET WITH ASSOCIATED GRAB BARS
- 4 - SHOWER UNIT WITH INSTALLED GRAB BARS & ROD
- 5 - VANITY COUNTER AND CABINET
- 6 - KITCHEN WITH 36" CTR HT., SINGLE BOWL SINK, 24" RANGE & 15 CF REF
- 7 - MICROWAVE ON COUNTER OVER BASE CABINET
- 8 - BASE CABINETS WITH DOORS, INCLUDE 1 BANK OF DRAWERS
- 9 - ENTRY/COAT CLOSET WITH SHELF AND ROD
- 10 - SHALLOW COUNTER WITH OPEN SHELVES BELOW
- 11 - UPPER CABINETS - CABINETS WITH DOORS
- 12 - VTAC UNIT IN 3' X 3' WALLED ENCLOSURE
- 13 - HOT WATER HEATER IN CLOSET
- 14 - LINEN CABINET



STUDIO UNIT TYPE 1 - 390 SF; ANSI TYPE B

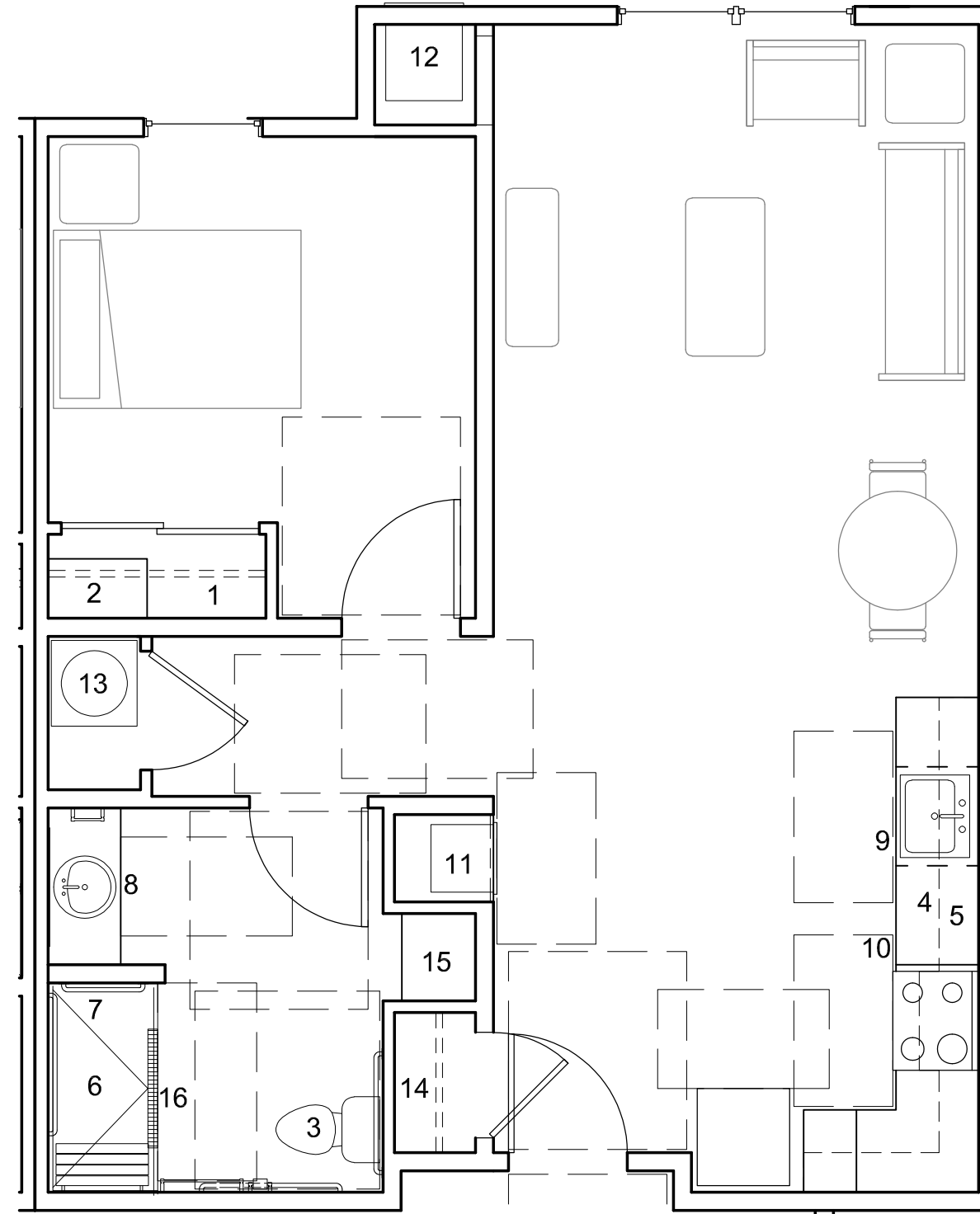


ONE BEDROOM UNIT TYPE 2 - 621 SF; ANSI TYPE B
 ONE BEDROOM UNIT TYPE 3 (W/BAY) - 658 SF; ANSI TYPE B
 ONE BEDROOM UNIT TYPE 4 (AROUND TRASH) - 667 SF; ANSI TYPE B

1
A4
UNIT PLANS

Scale: 1/4" = 1'-0"

- 1 - CLOSET SHELF AND ROD
- 2 - BUILT IN SHELVING CUBBY - 30" WIDE X 30" HIGH
- 3 - ADA HEIGHT TOILET WITH ASSOCIATED GRAB BARS
- 4 - BASE CABINETS WITH DOORS, INCLUDE 1 BANK OF DRAWERS
- 5 - UPPER CABINETS - CABINETS WITH DOORS
- 6 - TILE FLOOR AND CULTURED MARBLE SURROUND AT SHOWER
- 7 - ROD, GRAB BARS AND FOLD-DOWN SEAT AT SHOWER
- 8 - VANITY COUNTER - OPEN UNDER COUNTER
- 9 - KITCHEN WITH 34" CTR HT, SINGLE BOWL SINK, 30" SLIDE-IN RANGE & 15 CF REF
- 10 - OPEN UNDER COUNTER AT SINK AND WORK SPACE NEXT TO RANGE
- 11 - MICROWAVE ON COUNTER OVER BANK OF DRAWERS
- 12 - VTAC UNIT IN 3' X 3' WALLED ENCLOSURE
- 13 - HOT WATER HEATER IN CLOSET
- 14 - ENTRY/COAT CLOSET WITH SHELF AND ROD
- 15 - LINEN CABINET
- 16 - TRENCH DRAIN

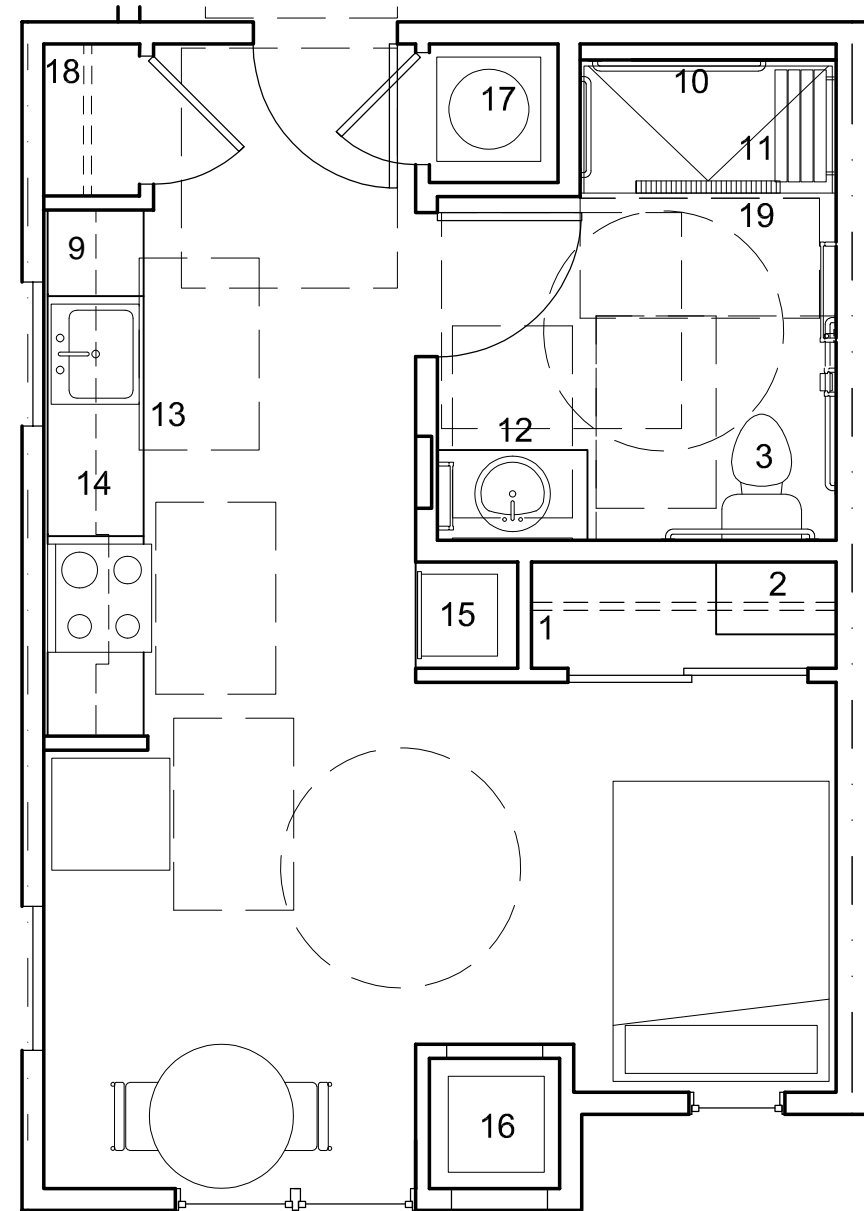


ONE BEDROOM UNIT TYPE 5 - 705 SF; ANSI TYPE A

- 1 - CLOSET SHELF AND ROD
- 2 - BUILT IN SHELVING CUBBY - 30" WIDE X 30" HIGH
- 3 - ADA HEIGHT TOILET WITH ASSOCIATED GRAB BARS

- 9 - UPPER CABINETS - CABINETS WITH DOORS
- 10 - TILE FLOOR AND CULTURED MARBLE SURROUND AT SHOWER

- 11 - ROD, GRAB BARS AND FOLD-DOWN SEAT AT SHOWER
- 12 - VANITY COUNTER - OPEN UNDER COUNTER
- 13 - KITCHEN WITH 34" CTR HT, SINGLE BOWL SINK, 27" DROP-IN RANGE & 15 CF REF
- 14 - OPEN UNDER COUNTER AT SINK AND WORK SPACE NEXT TO RANGE
- 15 - MICROWAVE ON COUNTER OVER BANK OF DRAWERS
- 16 - VTAC UNIT IN 3' X 3' WALLED ENCLOSURE
- 17 - HOT WATER HEATER IN CLOSET
- 18 - ENTRY/COAT CLOSET WITH SHELF AND ROD
- 19 - TRENCH DRAIN AT SHOWER



1 UNIT PLANS
A6

STUDIO UNIT TYPE 2 - 414 SF; ANSI TYPE A

Scale: 1/4" = 1'-0"

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

ORDER 24-06-08-01H

In the Matter of Authorizing the Executive
Director or Designee to Apply for Assistance
from Oregon Housing and Community
Services for The Coleman

WHEREAS, Homes for Good Housing Agency, has been collaborating with Lane County and Sponsors Inc. to develop 50-60 units of affordable housing for people with criminal histories.

WHEREAS, Homes for Good Housing Agency recognizes the need in our community to provide housing for people with criminal histories.

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;

WHEREAS, Homes for Good Housing Agency has obtained an award for assistance from the City of Eugene's Affordable Housing Trust Fund and other sources to provide funding for this housing development;

WHEREAS, Homes for Good Housing Agency wishes to obtain assistance from the State of Oregon Housing and Community Services (OHCS) to provide affordability;

NOW IT IS THEREFORE ORDERED THAT:

Homes for Good Housing Agency resolves to develop the Coleman project with 50-60 units of affordable housing;

That the Executive Director or Deputy Director is authorized to apply to Oregon Housing and Community Services for funding for the Coleman in Eugene, Oregon;

That Homes for Good Housing Agency will accept the responsibilities and requirements of any tax credit and/or grant or loan programs applied for through the Oregon Centralized Application (ORCA);

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

That the Executive Director, Deputy Director, or Real Estate Development Director is authorized to release project information to OHCS from the financial partners listed in the

application and authorizes OHCS to verify any application information as required to complete its due diligence; and

That the Executive Director, Deputy Director, Real Estate Director is authorized to sign all draw requests, monthly progress reports and miscellaneous forms associated with the tax credit and grant programs awarded to the project.

DATED this _____ day of _____, 2024

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners