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HOMES FOR GOOD BOARD OF COMMISSIONERS MEETING

Wednesday, August 26th, 2026

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AGENDA

Homes for Good Housing Agency

BOARD OF COMMISSIONERS

Location of the meeting:

Homes for Good Administrative Building
100 W 13th Avenue
Eugene, OR 97401



Teams

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

Wednesday, August 26th, 2026 at 1:30pm

The January 28th, 2026, Homes for Good Board of Commissioners meeting will be held at the Homes for Good Administrative Building. It will also be available via a public video call with dial-in capacity. The public has the option to participate in person or by joining via video call or conference line.

Teams Meeting:

Join Meeting: [Link](#)

Meeting ID: 282 091 185 118 3

Passcode: 8wr7Zk29

Dial-In: +1 689-206-0388,,817935186#

Phone Conference ID: 817 935 186#

Guide to Using Teams: [Link](#)

1. PUBLIC COMMENTS

Maximum time 30 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.

PLEASE NOTE: *The Homes for Good Board of Commissioners is a policy advisory body to Homes for Good and is not designated to respond to public comments in public meetings. The Board will not discuss or make decisions immediately on any public comment made.*

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

3. ADJUSTMENTS TO THE AGENDA

4. COMMISSIONERS' BUSINESS

5. EMERGENCY BUSINESS

6. EXECUTIVE SESSION

7. ADMINISTRATION

None

8. CONSENT AGENDA

A. Approval of 07/29/2026 Board Meeting Minutes

9. ORDER 26-26-08-01H

In the Matter of Approving the FY27 Budget
(Janeal Kohler, Finance Director) (Estimated 20 minutes)

10.ORDER 26-26-08-02H

In the Matter of Approving the FY27 Public Housing Operating Budget
(Wakan Alferes, Supportive Housing Director) (Estimated 10 minutes)

11.ORDER 26-26-08-03H

In the Matter of Approving Contract 26-C-0042 (Construction Management/General Contractor Services) to Essex General Construction for The Coleman at 275 Hwy 99 North in Eugene, Oregon
(Justin Ross, Project Development Manager) (Estimated 10 minutes)

12.PRESENTATION

New Real Estate Development Project Feasibility Presentation for 25025 West Broadway Avenue, Veneta
(Audrey Banks, Real Estate Development Director) (Estimated 15 minutes)

13. OTHER BUSINESS

Adjourn.

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Wednesday, July 29th, 2026, at 1:30 p.m.

Homes for Good conducted the July 29th, 2026, meeting in person at the Homes for Good administrative building and via a public video call with dial-in capacity. The public was able to join the call, give public comments, and listen to the call.

CALL TO ORDER

Board Members Present:

Justin Sandoval

Pat Farr

Kirk Strohman

Chloe Chapman

Destinee Thompson

Joel Iboa *[delayed arrival]*

Board Members Absent:

Heather Buch

Michelle Thurston

Larissa Ennis

Quorum Met

1. PUBLIC COMMENT

None

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE

None

3. ADJUSTMENTS TO THE AGENDA

None

4. COMMISSIONERS' BUSINESS

None

5. EMERGENCY BUSINESS

None

6. EXECUTIVE SESSION

None

7. ADMINISTRATION

A. Quarterly Employee Excellence Awards

Property Manager, Travis Baker presented the Quarterly Employee Excellence Award to Site Maintenance Specialist, Manny Anaya

Rent Assistance Program Manager, Christi Champ presented the Quarterly Employee Excellence Award to Housing Specialist, Melissa Hartman

B. Executive Director Report

Jacob Fox discussed ongoing budget challenges for the Agency. The budget process timeline for FY27 is 3-4 weeks ahead of where it was in the previous budget cycle. Some of the possible solutions to mitigate funding shortages including FTE reductions or leaving vacant positions unfilled.

Housing Authorities of Oregon (HAO) are engaged in two advocacy efforts. One is the Oregon Centralized Application (ORCA) system – which is the new application process for organizations to get in line for funding of proposed developments and is managed by Oregon Housing & Community Services (OHCS). The first area of advocacy included having a single relationship manager for all Oregon housing authorities to streamline the process and lessen the risk of duplicative administrative tasks for housing authorities during the application process. This request has been achieved. The second advocacy touchpoint is the ORCA system itself and refining the qualifying factors to get in the application queue – currently there are 92 projects “in line” but not all of them, if funded would be ready to move forward. Even with these development delays the Real Estate Development team is focused on other projects such as converting the public housing portfolio to a project-based subsidy portfolio, and there is a possibility of selling some properties.

Jacob Fox is the new Chair of the HARRP/AHRP board. This position will create opportunities for member advocacy including better rates and rebates in partnership with the new CEO.

Discussion Themes

- Support for Jacob's new role as HARRP/AHRP Chair position to increase advocacy efforts.

8. CONSENT AGENDA

A. Approval of 06/24/2026 Board Meeting Minutes

Vote Tabulations

Motion: **Chloe Chapman**

Second: **Kirk Strohman**

Discussion: *None*

Ayes: **Kirk Strohman, Chloe Chapman, Pat Farr , Destinee Thompson, Justin Sandoval**

Abstain: *None*

Excused: **Heather Buch, Michelle Thurston, Larissa Ennis, Joel Iboa**

The 07/29/2026 Consent Agenda was approved [5/0/4]

9. PRESENTATION: Doeren Mayhew Agency Audit Exit Review

Doeren Mayhew, Laura Anne Pray Presenting

Overview

Doeren Mayhew (formally Berman Hopkins) conducted the Homes for Good audit. The audit covered financial activities from October 2024 – September 2025 (FY25).

The key findings were as follows:

- Six (6) file deficiencies in the Moving to Work Eligibility Process
- Eight (8) file deficiencies in the Housing Choice Voucher Eligibility Process
- One (1) grant drawdown out of compliance with HUD timeline

[see report titled: Homes for Good Housing Agency FY25 Audit Report]

Discussion Themes

- Follow up on detailed restricted cash changes
- Potential causes for ongoing improvements in ratios
- Benchmark comparison with other similar Public Housing Authorities
- Ongoing process improvements and flexibility with changes

No action needed.

10.ORDER 26-29-07-01H: In the Matter of Approving the FY25 Audit Corrective Action Plan

Finance Director, Janeal Kohler Presenting

Overview

Doeren Mayhew (formally Berman Hopkins) conducted the Homes for Good FY25 audit. Homes for Good is required to submit a Plan of Action to HUD which is the methods or strategies the Agency will engage to mitigate audit findings in the future.

Training and new quality control process were implemented last year for document gathering, but some of the files audited were created prior to this change.

Discussion Themes

None

Vote Tabulations

Motion: **Kirk Strohman**

Second: **Pat Farr**

Discussion: *None*

Ayes: **Kirk Strohman, Chloe Chapman, Pat Farr , Destinee Thompson, Justin Sandoval, Joel Iboa**

Abstain: *None*

Excused: **Heather Buch, Michelle Thurston, Larissa Ennis**

The 26-29-07-01H Consent Agenda was approved [6/0/3]

11. ORDER 26-29-07-02H: In the Matter of Approving the Financing & Development of The Coleman Located at NW Corner of Hwy 99 & Roosevelt Blvd in Eugene, Oregon

Project Development Manager, Justin Ross Presenting

Overview

The Coleman was the first development Homes for Good had on the ORCA funding waitlist. Financial closing is intended October 2026. A majority of the funding for The Coleman will be LIFT funding and various funding sources have been secured for gap funding such as:

- Loans from Summit Bank
- GEQ carbon rebate
- EWEB incentives
- Sponsors
- Trillium

For the design of the property, multiple listening sessions were held to incorporate accessibility and trauma informed approaches in partnership with BDA architecture.

[see presentation titled: The Coleman Financing]

Discussion Themes

- Appreciation and importance of the development and collaborative efforts of The Coleman

Vote Tabulations

Motion: **Pat Farr**

Second: **Justin Sandoval**

Discussion: *None*

Ayes: **Kirk Strohman, Pat Farr , Destinee Thompson, Justin Sandoval, Joel Iboa**

Abstain: **Chloe Chapman**

Excused: **Heather Buch, Michelle Thurston, Larissa Ennis**

The 26-29-07-02H Consent Agenda was approved [5/1/3]

12. OTHER BUSINESS

None

Meeting adjourned at 2:53 p.m.

Minutes Taken By: Jasmine Leary Mixon



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 08/26/2026

AGENDA TITLE: In the Matter of Approving the Fiscal Year 2027 Budget

DEPARTMENT: Finance

CONTACT : Janeal Kohler

EXT: 2525

PRESENTER: Janeal Kohler

EXT: 2525

ESTIMATED TIME : 20 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

DATE: 08.18.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



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HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners
FROM: Janeal Kohler, Finance Director
TITLE: In the Matter of Approving the Fiscal Year 2027 Budget
DATE: August 26th, 2026

MOTION:

It is moved that the Order be approved which adopts the Agency fiscal year 2027 budget.

DISCUSSION:

A. Issue

It is necessary for the board to adopt the Homes for Good Housing Agency's fiscal year 2027 Budget.

B. Background

This Order approves the Homes for Good Housing Agency's (Agency) budget for the fiscal year beginning October 1, 2026.

C. Analysis

The fiscal year 2027 Budget Document (Budget Document) presents the Homes for Good Housing Agency's (Agency) Budget for the fiscal year October 1, 2026, through September 30, 2027. The Budget Document provides summary information about distinct activities. This year the Budget Document is organized by the same previous groupings consisting of Rent Assistance, Real Estate Development and Asset Management, Energy Services, Grants and Supportive Services, Supportive Housing Division and the Central Office Cost Center.

During the budget process this summer we offered time for board members to review and ask questions about specific budget areas. This approach allowed for more detailed discussion on budget deficits and strategies to overcome them as well as an overall budgeting philosophy discussion.

HFG software is now able to provide some historical data along with the previous approved budget to assist Board members in reviewing the proposed budget. The software allows us to utilize the budget and forecast functionality, involving a much more in-depth exercise with Department Directors and staff in the budget process and evaluation of presented expenses and income. Utilizing our software allows close monitoring of budget to actual reports in real time and the ability to adjust if needed throughout the budget year.



The budget document for FY27 does not feature an agency-all summary, because funding is not fungible between the different budgets. Each budget directly represents the business activities for their respective department.

Homes for Good carries reserve balances for many of the activities in the budget. Restricted reserves represent resources having externally imposed constraints on use by grantors, contributors, creditors, investors, other governments, or any applicable legislation. Unrestricted reserves represent resources that have not been restricted and may be strategically invested. Program reserves are limited to use for their respective programs.

Employment cost, salary and fringe continue to be the highest expense in the budgets. FY27 has 130 FTE, which includes 2 vacant positions to be filled.

The proposed fiscal year 2027 budget supports the Agency's ongoing commitment to provide quality affordable housing and our desire to make continued progress on our Access & Opportunity Plan (AOP) initiatives. Homes for Good plays a significant role in implementing public policy goals intended to provide solutions for people experiencing homelessness and other barriers to housing in our community that without our support will not be able to access an affordable home.

D. Furtherance of the Access & Opportunity Plan

One of the most important resources in achieving all four pillars of the AOP goals will be to have the appropriate staffing levels to go beyond the operational and regulatory requirements associated with running our programs and properties while also implementing the AOP goals. Ongoing efforts on reporting and board engagement have successfully contributed to this year's budget process. This budget does include reduction in staff and other cost savings measures that is not expected to decrease the quality of service provided however, if further reduction is needed then there could be a negative impact to the service provided to the community. Each division has an impact on our communities in different ways and has AOP goals specific to their departments and jobs. By ensuring that each department is properly staffed, has a plan for appropriately allocating funds, all while keeping the pillars of the AOP at the forefront, the Agency as whole can continue to support our residents and in turn our community. Following the money and monitoring of how we spend money through the lens of our Access & Opportunity Plan is another tactic to use to further our efforts.

E. Alternatives & Other Options

The Board can either approve the proposed budget Motion as recommended or make changes before adopting the budget.



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F. Timing & Implementation

If approved, the proposed budget will be implemented starting October 1st, 2026.

G. Recommendation

It is recommended that the Board of Commissioners approve the proposed budget.

H. Follow Up

None

I. Attachments

- Budget Document



CLICK THE LINK BELOW TO VIEW THE BUDGET

[Homes for Good Fiscal Year 2027 Budget Document Link](#)

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

ORDER 26-26-08-01H

In the Matter of Approving the Fiscal Year
2027 Budget

WHEREAS, it is necessary for the Board to adopt a fiscal year 2027 budget for the Homes for Good Housing Agency; and

WHEREAS, the Homes for Good Housing Agency Executive Director has recommended approval of the proposed Homes for Good budget for the 2027 fiscal year; and

WHEREAS, the Board having fully considered the Executive Director's recommendation; and

NOW, THEREFORE, IT IS ORDERED, that the 2027 fiscal year budget for Homes for Good Housing Agency is hereby approved and adopted by the Homes for Good Housing Agency of Lane County, Oregon

DATED this _____ day of _____, 2026

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 08/26/2026

AGENDA TITLE: In the Matter of Approving the Fiscal Year 2027 Public Housing Operating Budget

DEPARTMENT: Supportive Housing Division

CONTACT : Wakan Alferes

EXT: 2508

PRESENTER: Wakan Alferes

EXT: 2508

ESTIMATED TIME : 10 minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

DATE: 08.18.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



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HOMES FOR GOOD MEMORANDUM REFERENCE DOCUMENT

TO: Homes for Good Board of Commissioners
FROM: Wakan Alferes, Supportive Housing Director
TITLE: In the Matter of Approving the Fiscal Year 2027 Public Housing Operating Budget
DATE: August 26, 2026

MOTION:

It is moved that the Order/Resolution be adopted approving the Public Housing operating budget for the fiscal year ending September 30th, 2027.

DISCUSSION:

A. Issue

HUD requires the Board to review and approve the Public Housing Operating Budget

B. Background

This Order/Resolution approves the Agency's fiscal year operating budget for Public Housing. There are six public housing asset management project (AMP) budgets as well as a separate budget for the central office cost center (COCC). HUD requires Board approval for each of these budgets.

C. Analysis

Attached is a site budget for each of the Agency's Public Housing asset management projects (AMPs). Major revenues for the AMPs include tenant rents and HUD's operating subsidy, which is budgeted at approximately \$2.1 million or similar to FY26. Revenue from tenant rent is budgeted at approximately \$2.6 million which is roughly the same as last year. While Public Housing operating subsidy proration for next year is still uncertain, we are expecting steady or slightly increased operating subsidy for FY27.

Also attached is a budget for the Agency's Central Office Cost Center (COCC). Under HUD's model, the COCC is analogous to the administrative office of a private property management company. The revenues of the COCC include management fees, bookkeeping fees, and asset management fees that are charged to the AMPs. The revenue also includes fees for service. Fees for service are based on the anticipated needs of property managers. The COCC revenues are expected to exceed \$5.4 million for FY 2027. COCC expenses are expected to be approximately \$5 million for FY 2027.



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D. Furtherance of the Access & Opportunity Plan

The Public Housing budget specifically focuses on those we serve, particularly residents of Homes for Good properties. This furthers Pillar II (Financial Sustainability) of the Access & Opportunity Plan. By continuing to ensure fiscal responsibility of Agency-owned properties this ensure the safety and maintenance of the homes the residents live in. Additionally, proper budgeting and planning will guarantee allocated resources towards improving the holistic well-being of the onsite families, such as after school program for children, homeownership programs, wellness activities and much more.

E. Alternatives & Other Options

HUD requires that the Board approve next fiscal year's Public Housing Operating budget by September 30, 2026.

F. Timing & Implementation

HUD requires that the Board approve next fiscal year's Public Housing Operating budget by September 30, 2026.

G. Recommendation

It is recommended that the Board of Commissioners approve the proposed motion as recommended.

H. Follow Up

None

I. Attachments

- FY27 Public Housing Budget
- HUD-52574 FY27 PHA Board Resolution

Low Rent Public Housing Summary

This budget summary includes all 10 Public housing Communities: Laurelwood Homes, McKenzie Village, Pengra Court, Maplewood Meadows, Parkview Terrace, Lindeborg Place, Veneta Vila, Veneta Scattered Sites, Cresview Villa, and Riverview Terrace.

	RIVERVIEW	CRESVIEW	LAURELWOOD	MCKENZIE VILLAGE	PENGRA	MAPLEWOOD	PARKVIEW	VENETA VILLA	VENETA SCATTERED	LINDEBORG	TOTAL
INCOME											
TOTAL TENANT INCOME	157900.00	138180.00	165396.00	828244.00	116388.00	256482.00	647750.00	117280.00	92334.00	136276.00	2656230.00
GRANT INCOME	35320.40	20952.78	17360.88	102967.96	13170.32	22748.74	89198.99	17959.53	11374.37	23946.04	355000.00
TOTAL OTHER INCOME	238440.52	135465.29	155339.20	703126.65	89934.81	101507.80	505181.32	164636.42	109490.90	219481.89	2422604.80
TOTAL INCOME	431660.92	294598.07	338096.08	1634338.61	219493.13	380738.54	1242130.31	299875.95	213199.27	379703.93	5433834.80
EXPENSES											
Total Administrative Salaries	94647.00	52125.00	38925.00	234168.00	39320.00	78730.00	256210.00	45448.00	25225.00	70100.00	934898.00
Total Legal Expense	1000.00	300.00	50.00	2000.00	1100.00	550.00	550.00	1600.00	1100.00	850.00	9100.00
Total Other Admin Expenses	61821.77	36629.49	32048.10	188316.74	24082.22	41501.01	159543.04	31951.78	21315.52	43636.67	640846.34
Total Miscellaneous Admin Expenses	24618.84	21475.00	21880.00	45050.00	9375.00	18722.00	53750.00	17222.00	9075.00	19725.00	240892.84
TOTAL ADMINISTRATIVE EXPENSES	182087.61	110529.49	92903.10	469534.74	73877.22	139503.01	470053.04	96221.78	56715.52	134311.67	1825737.18
TOTAL TENANT SERVICES EXPENSES	7175.00	6505.00	5710.00	32650.00	6375.00	12260.00	28175.00	12945.00	6720.00	12520.00	131035.00
TOTAL UTILITY EXPENSES	58000.00	45825.00	46000.00	183600.00	29500.00	77000.00	209000.00	48000.00	33100.00	49000.00	779025.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	168735.00	91467.00	85005.00	435446.00	78448.00	123400.00	460403.00	105728.00	70755.00	173035.00	1792422.00
TOTAL GENERAL EXPENSES	40800.00	24174.00	32829.00	143025.00	20150.00	45401.00	123347.00	16532.00	13180.00	27181.00	486619.00
TOTAL HOUSING ASSISTANCE PAYMENTS	10000.00	0.00	14860.90	29000.00	3800.00	4000.00	0.00	0.00	3000.00	13400.00	78060.90
TOTAL FINANCING EXPENSES	15255.00	11600.00	7000.00	55000.00	7400.00	11200.00	50000.00	10000.00	0.00	12500.00	179955.00
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	482052.61	290100.49	284308.00	1348255.74	219550.22	412764.01	1340978.04	289426.78	183470.52	421947.67	5272854.08
NET INCOME	-50391.69	4497.58	53788.07	286082.87	-57.09	-32025.48	-98847.73	10449.17	29728.75	-42243.74	160980.71
DEBT SERVICE	18838.40	8856.00	6638.00	50690.00	6238.00	9256.00	38643.00	10456.00	0.00	11365.00	160980.40
NET INCOME	-69230.09	-4358.42	47150.07	235392.87	-6295.09	-41281.48	-137490.73	-6.83	29728.75	-53608.74	0.31

PHA Board Resolution
Approving Operating Budget

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

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: PHA Code:

PHA Fiscal Year Beginning Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- | | <u>DATE</u> |
|---|----------------------|
| ☐ Operating Budget approved by Board resolution on: | <input type="text"/> |
| ☐ Operating Budget submitted to HUD, if applicable, on: | <input type="text"/> |
| ☐ Operating Budget revision approved by Board resolution on: | <input type="text"/> |
| ☐ Operating Budget revision submitted to HUD, if applicable, on: | <input type="text"/> |

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 08/26/2026

AGENDA TITLE: In the Matter of Approving Contract #26-C-0042 (Construction Management/General Contractor Services) to Essex General Construction for The Coleman at 275 Hwy 99 North in Eugene, Oregon

DEPARTMENT: Real Estate Development Division

CONTACT : Justin Ross

EXT:

PRESENTER: Justin Ross

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: 08.18.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



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HOMES FOR GOOD MEMORANDUM REFERENCE DOCUMENT

TO: Homes for Good Board of Commissioners
FROM: Justin Ross, Project Development Manager
TITLE: In the Matter of Approving Contract 26-C-0042 (Construction Management/General Contractor Service) for The Coleman Construction at 275 Hwy 99 North Eugene, Oregon
DATE: August 26, 2026

MOTION:

It is moved that Homes for Good Board of Commissioners authorize the Executive Director or Designee to award a Construction Management/General Contractor Services contract to Essex General Construction for The Coleman at 275 Highway 99 North in Eugene, Oregon.

DISCUSSION:

A. Issue

Homes for Good Housing Agency is developing a new 52-unit affordable housing apartment community on a .99-acre parcel currently owned by Lane County in the Active Bethel Community neighborhood. Construction is scheduled to begin in early October of 2026.

B. Background

Homes for Good Housing Agency, Lane County, and Sponsors Inc. are leading the effort to develop 52 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 unit 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 new re-entry resource center (RRC), a meeting room with client art on display, a community room with a kitchen and additional office space.

The site 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.

In October of 2021, The Board approved the use of the CM/GC Alternative Contracting Method and Homes for Good subsequently issued a Request for Proposals (RFP) for Construction Management/ General Contracting Services for construction of The Coleman.



Four Contractors (Chambers Construction, Essex General Construction, Meili Construction and Pence Construction) submitted responses to the RFP.

Proposals were evaluated based on the following criteria, which were published in the RFP:

- CM/GC Team – overall experience, expertise and qualifications of Company/Firm as related to the services described in this RFP.
- Relevant Experience – experience and record of performance with similar housing projects.
- Diversity, Equity and Inclusion (DEI) – commitment to engaging diverse populations particularly those facing disparities. Maximum score will be given to firms that have formally adopted Diversity, Equity and Inclusion strategies and MWESB strategies.
- Proposed Fee and Costs – Preconstruction Services Fee, CM/GC Fee, General Conditions, and Bond Cost.
- Project Approach – use of best management practices as related to administration of the proposed project.
- Local Knowledge – ability to show experience and knowledge about the conditions in Lane County, work with local subcontractors as well as local codes and regulations specific to the area and the specific project site.
- Firm Capacity – capacity to perform the work in the desired timeline.

Essex General Construction was selected by the evaluating committee based on the highest average score through the evaluation process. Key factors that led to the selection of Essex included:

- Lower fee proposal
- Organization of project approach
- Firm capacity

C. Analysis

The proposed Agreement will be similar to prior CM/GC contracts at The Nel, The Commons on MLK, Market District Commons, Bridges on Broadway and Ollie Court. It will:

- Require a "Guaranteed Maximum Price" for the construction costs.
- Provide for a fixed fee for the CM/GC (3.5%) of the Guaranteed Maximum Price.
- Spell out the bidding process that must be followed in the selection of the sub-contractors.

D. Furtherance of the Access & Opportunity Plan

The construction of The Coleman 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.



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- Providing housing to individuals experiencing homelessness in transitional housing post-incarceration

E. Alternatives & Other Options

If this board order is not approved, the start of construction at The Coleman would be delayed until an alternative action is taken. Subcontractors would not be retained in a timely fashion and may reconsider their involvement in the project. Additionally, several funding sources are tied to financial closing commitments, and LIFT funds have specific "placed-in-service" dates that must be achieved.

F. Timing & Implementation

If approved by the board, the contract with Essex will be negotiated, executed, and amended to the full contract price once final bids are received. Construction is scheduled to begin in early October and last approximately twelve months in total.

G. Recommendation

It is recommended that the Board of Commissioners approve the attached board order to allow Homes for Good Housing Agency to execute a contract for Construction Management/General Contractor Services with Essex General Construction.

H. Follow Up

No other board action is required to facilitate construction of The Coleman, but regular updates will be provided to the board.

I. Attachments

- None

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

ORDER 26-26-08-03H

In the Matter of Approving Contract 26-C-0042 (Construction Management/General Contractor Services) for The Coleman Construction at 275 Hwy 99 North in Eugene, Oregon.

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

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

WHEREAS, Homes for Good Housing Agency has the need for Construction Management/General Contractor Services in order to carry out the construction of The Coleman;

WHEREAS, Homes for Good Housing Agency conducted a Request for Proposals process to select Construction Management/General Contractor Services for the construction; and

WHEREAS, Homes for Good Housing Agency determined that the Essex General Construction proposal for Construction Management/General Contractor Services scored the highest during the Request for Proposal process.

NOW IT IS THEREFORE ORDERED THAT:

The Executive Director or Designee is authorized to enter a Construction Management/General Contractor Services Contract with Essex General Construction for The Coleman.

DATED this _____ day of _____, 2026

Chair, Homes for Good Board of Commissioners

Secretary, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 08/26/2026

AGENDA TITLE: New Real Estate Development Project Feasibility Presentation:
25025 West Broadway Avenue, Veneta

DEPARTMENT: Real Estate Development Division

CONTACT : Audrey Banks

EXT:

PRESENTER: Audrey Banks

EXT:

ESTIMATED TIME : 15 Minutes

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

Approval Signature

EXECUTIVE DIRECTOR:

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

DATE: 08.18.2026

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



City of Veneta
New Project Exploration &
Memorandum of Understanding
Board Meeting 8/26/2026

City of Veneta and Homes for Good

Potential Partnership for new Development

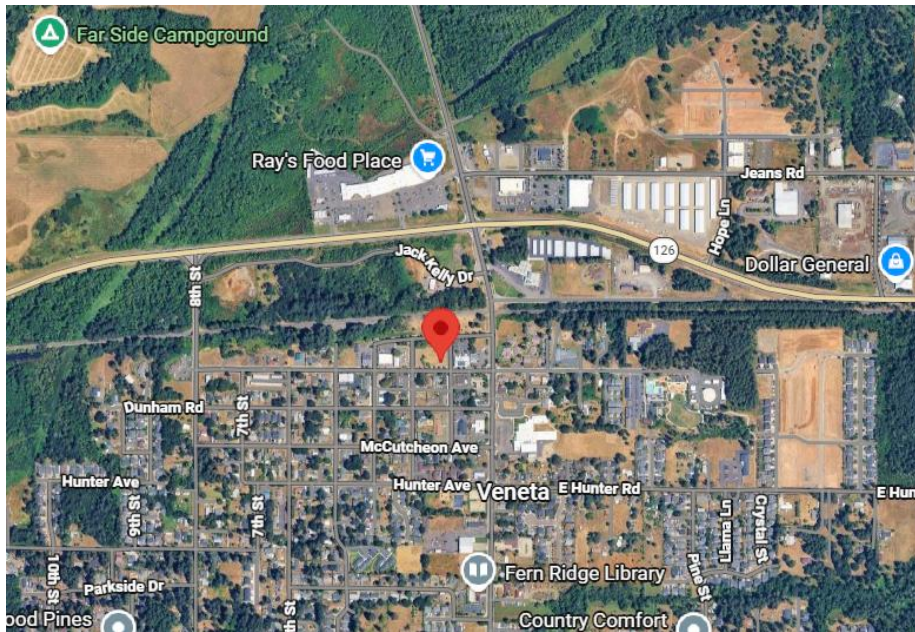


- **2025:** City of Veneta contacted Homes for Good in 2025 to discuss the exploration of building more affordable housing within the City. An initial meeting took place in November 2025 with a decision to continue discussions in 2026.
- **February-April 2026:** A series of meetings occurred with City staff and Homes for Good to discuss a potential partnership between Homes for Good and City of Veneta.
- Homes for Good inquired if the City owns available land that has potential for development of affordable housing.
- 25025 West Broadway, Veneta was discussed as a possible site that would bring economic development with ground floor commercial space, and residential affordable housing on floors 2 and above.

City of Veneta and Homes for Good Potential Partnership for new Development Subject Property: 25025 W Broadway



Approximately 1.11 acre parcel consisting of Map # 17063614 and tax lots 400,500 and 600.



Memorandum of Understanding (MOU)



- After meeting in Spring of 2026, staff from the City of Veneta and Homes for Good mutually agreed to propose a Memorandum of Understanding (MOU) to the Veneta City Council to explore a mixed-use development at 25025 W Broadway in Veneta.
- **Key Points of the MOU**
 - Homes for Good and City will collaborate with community outreach on this housing and commercial opportunity.
 - **Homes for Good** will be responsible for the following:
 - Collaborate on community outreach related to commercial and residential space with architectural firm and City.
 - Commit use of predevelopment funds to early design concepts.
 - Lead design development and incorporate design elements based on continued feedback from underserved communities and commercial development stakeholders.
 - If the project moves forward: Secure financing and exercise reasonable efforts to ensure rents are affordable to low-income populations.

Memorandum of Understanding (MOU)



- **Key Points of the MOU Continued**
- **City of Veneta** will be responsible for the following:
 - Collaborate on community outreach with individuals and families served by City of Veneta regarding this housing opportunity.
 - Coordinate on commercial development outreach with developers and business owners regarding this commercial opportunity.
 - Commit use of City resources to analyze viable commercial development concepts.
 - Provide data and demographic information to assist in reaching underserved communities regarding this housing opportunity.
 - Facilitate connection of community to provide feedback on design elements of 25025 West Broadway Avenue.
 - Explore opportunities for City System Development Charge waivers and other City fee assistance.
 - Collaborate with Homes for Good in efforts to secure gap funds as identified in the budget.

Memorandum of Understanding (MOU)

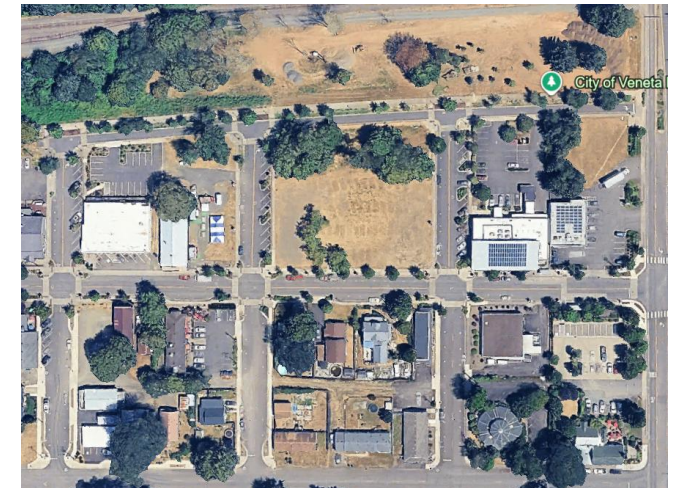


- **Key Points of the MOU Continued**

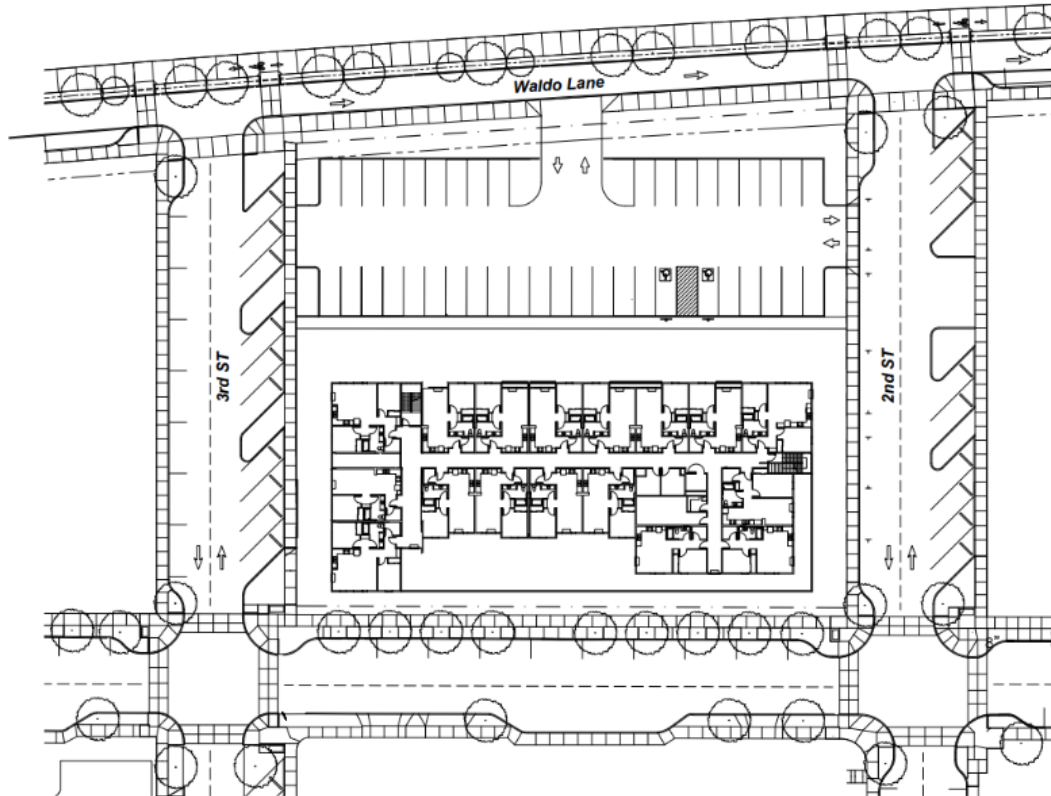
- The MOU will allow for a period of 9 months to conduct community outreach and site due diligence.
- If the City of Veneta and Homes for Good mutually agree to proceed, the next step would be to enter into an Intergovernmental Agreement (IGA) to formally proceed with this partnership to develop 25025 W Broadway in Veneta.

Next Steps

- Regular meetings with City of Veneta staff, and City Council
- Feasibility and site due diligence
- Community outreach
- If the project moves forward to the step of entering into an IGA, Homes for Good would apply for funding through the Oregon Centralized Application (ORCA) process.



Preliminary Architectural Sketch



- 51 Units
- Ground floor commercial – 18,477 sq ft
- 3 stories of residential apartments on floors 2-4
- 42 one-bedrooms
- 9 two-bedrooms
- 3 Accessible units
- Parking

Thank You!



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