

BUDGET DOCUMENT FOR FISCAL YEAR 2025



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Homes. People. Partnerships. Good.

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

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

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STRATEGIC EQUITY PLAN

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

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

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

Listen to our Communities

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

Tell the Human Story

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

Create Pathways to Self-Sufficiency

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

Lead and Grow Ethically

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

BOARD OF COMMISSIONERS



Board Chair
Michelle Thurston



Vice Chair
Larissa Ennis



Commissioner
Heather Buch



Commissioner
Joel Iboa



Commissioner
Destinee Thompson



Commissioner
Justin Sandoval



Commissioner
Kirk Strohman Jr.



Commissioner
Chloe Chapman



Commissioner
Pat Farr

LEADERSHIP TEAM



Jacob Fox
Executive
Director



Ela Kubok
Deputy
Director



Bailey McEuen
Human Resources
Director



Esteban Montero Chacon
Energy Services
Director



Beth Ochs
Rent Assistance
Director



Audrey Banks
Real Estate
Development Director



Jordyn Shaw
Communications
Administrative Specialist



Curtis Wyant
Information Technology
Director

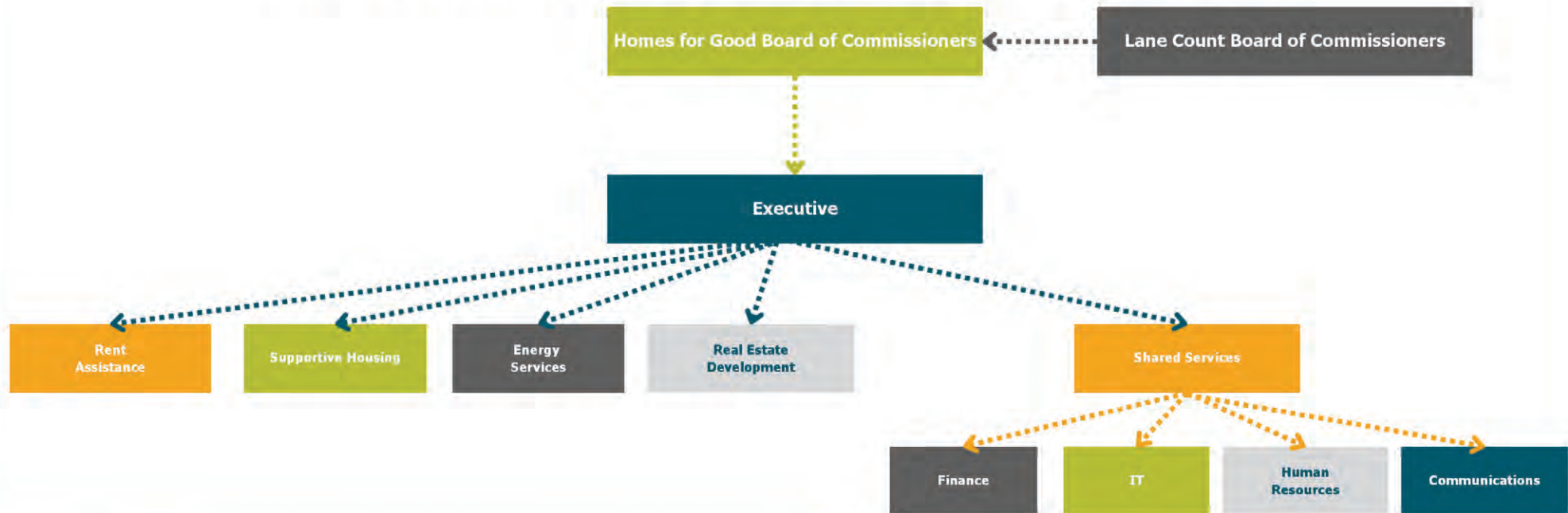


Jasmine Leary
Executive Support
Coordinator



Wakan Alferes
Supportive Housing
Director

ORGANIZATIONAL CHART



Rent Assistance

Includes Housing Specialists, Office Assistants, Intake, and Housing Inspectors. This team focuses on administering Section 8 Rental Assistance Programs, the lobby and customer experience, and Agency Housing Intake

Supportive Housing

Includes Property Management, Maintenance, Family Self Sufficiency Coordinators, PSH, and Resident Services staff. This team manages the Public Housing portfolio as well as provides services to residents living in Homes for Good Housing.

Energy Services

Includes Energy Auditors and Administrative staff responsible for running a Department of Energy Weatherization Program, as well as a Heat Crisis program.

Real Estate Development

Includes Developers, Asset Managers, and a Capital Projects team. This team is responsible for developing new Affordable Housing, managing relationships with outside property managers who manage the Affordable Housing the Agency has built, and coordinating Capital Projects for the Public Housing portfolio.

Shared Services

A group of Divisions that help service the entire agency. Overseen by the Deputy Director, this includes Finance, IT, Human Resources, and Communications.

Finance

Responsible for managing the finances and accounts of Homes for Good.

Communications

Focuses on outreach and communications efforts to educate and inform residents, partners, and the public about Homes for Good programs.

Human Resources

Responsible for employee relations and talent management within the organization.

IT

Manages Information and Technology at Homes for Good Office locations and sites.

EXECUTIVE DIRECTOR'S MESSAGE

This year's budget process marks significant forward progress in our organization's financial management and strategic equity planning. We have prepared a budget that reflects our commitment to innovation, efficiency, and community impact.

This fiscal year introduces a major change in our financial tools with the implementation of a new enterprise software system, Yardi. For the first time, we are utilizing Yardi's budgeting module, which represents a substantial leap forward in our budgeting capabilities. While we are experiencing a learning curve, the long-term benefits will be significant.

Engagement from our leaders and staff in this year's budget process increased significantly. This increased participation has led to a more comprehensive and informed budget that reflects our organizational goals. With the Yardi implementation, we will be able to actively monitor expenses throughout the year, identify financial trends and make data-driven decisions.

Our organization and our real estate portfolio are facing significant financial challenges due to steep increases in labor costs, contracting expenses and insurance premiums. We will be focused on increasing cash flow, reducing vacant unit turn times and recapitalizing our real estate assets.

We have three new affordable housing apartment communities in the pre-development phase and new local and state funding resources will allow us to grow our real estate development pipeline. We are excited to introduce two new programs that will significantly impact our ability to serve those in need. First, we are working in partnership with Lane County to launch a new state-funded long-term rent assistance program focused on people experiencing homelessness. Second, we are in the process of establishing ourselves as an approved Medicaid billing organization in partnership with Trillium and Pacific Source.

This budget represents not just a financial plan, but a roadmap for our organization's growth and long-term financial sustainability. With new tools, increased engagement, and strategic focus on our core mission, we are well-positioned to continue to grow the impact we have in our community.



JACOB FOX

Executive Director

RENT ASSISTANCE



The Rent Assistance Division is responsible for managing the budgets of the Housing Choice Voucher Program, Emergency Housing Vouchers, Mainstream Vouchers, and Foster Youth Initiative Vouchers. Collectively, these budgets amount to approximately \$28 million in rental assistance payments and \$5 million in administrative fees. In the upcoming fiscal year, the Division will also be introducing a new housing program from the State of Oregon, which will serve 130 families with a budget of approximately \$2 million.

The Rent Assistance Division comprises 32 employees and oversees 50 waitlists, facilitating access to 4,427 housing units. In Fiscal Year 2023, our Intake Team processed a total of 3,500 applications, including 1,263 for tenant-based vouchers (HCV, EHV, MS, FYI, and VASH) and 2,237 for site-based housing (PBV, PH, MFH, and AH), resulting in the successful housing of 648 families.

The Division also includes a dedicated Housing Specialist Team responsible for processing all necessary income transactions for the families we serve. In FY23, this team completed approximately 7,500 actions and reviewed 76,178 documents to finalize these transactions.

Additionally, the Rent Assistance Division manages an Inspection Team that conducted 958 inspections from October 1, 2023, to July 31, 2024. The Division further supports our Service Center, where staff handled 20,731 incoming phone calls and 10,689 emails during the same period.

Housing Choice Voucher Program (HCV)

Housing Choice Voucher Program (HCV) also known as Section 8. This budget also contains Project Based Vouchers, Rental Assistance Demonstration (RAD) Project Based Vouchers and Veteran's Assisted Supported Housing (VASH).

Voucher Type	Number of Vouchers	Housing Assistance Payments Monthly
HCV	2,499	\$702
PBV	381 PBV (Including Bridges on Broadway and Ollie Court)	\$1,103
RAD PBV	112	\$694
VASH	314	\$701

[illegible]

Emergency Housing Voucher (EHV)

Emergency Housing Voucher Program (EHV):

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

Housing Assistance Payment Monthly Average:

- EHV - \$1077



Emergency Housing Vouchers													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Grant Income	204,649.17	204,649.17	204,649.17	204,649.17	204,649.17	204,649.17	204,649.17	204,649.17	204,649.17	204,649.17	204,649.17	204,649.13	2,455,790.00
Total Other Income	7.00	6.00	2.00	8.00	7.00	8.00	6.00	6.00	6.00	6.00	6.00	6.00	74.00
TOTAL INCOME	204,656.17	204,655.17	204,651.17	204,657.17	204,656.17	204,657.17	204,655.17	204,655.17	204,655.17	204,655.17	204,655.17	204,655.13	2,455,864.00
EXPENSES													
Total Administrative Expenses	53,544.58	53,544.58	53,544.58	53,544.58	53,544.58	53,544.58	53,544.58	53,544.58	53,544.58	53,544.58	53,544.58	53,544.10	642,534.48
Total Administrative Salaries	45,033.04	45,033.04	45,033.04	45,033.04	45,033.04	45,033.04	45,033.04	45,033.04	45,033.04	45,033.04	45,033.04	45,032.81	540,396.25
Administrative Salaries	32,783.07	32,783.07	32,783.07	32,783.07	32,783.07	32,783.07	32,783.07	32,783.07	32,783.07	32,783.07	32,783.07	32,783.08	393,396.85
Administrative Fringe	12,134.37	12,134.37	12,134.37	12,134.37	12,134.37	12,134.37	12,134.37	12,134.37	12,134.37	12,134.37	12,134.37	12,134.18	145,612.25
Total Tenant Services Expenses	1,116.25	1,116.25	1,116.25	1,116.25	1,116.25	1,116.25	1,116.25	1,116.25	1,116.25	1,116.25	1,116.25	1,116.25	13,395.00
Total General Expenses	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.26	1,300.00
Total Housing Assistance Payment	183,712.50	183,712.50	183,712.50	183,712.50	183,712.50	183,712.50	183,712.50	183,712.50	183,712.50	183,712.50	183,712.50	183,712.50	2,204,550.00
TOTAL EXPENSES	238,498.34	238,498.34	238,498.34	238,498.34	238,498.34	238,498.34	238,498.34	238,498.34	238,498.34	238,498.34	238,498.34	238,497.74	2,861,979.48
NET INCOME	-33,842.17	-33,843.17	-33,847.17	-33,841.17	-33,842.17	-33,841.17	-33,843.17	-33,843.17	-33,843.17	-33,843.17	-33,843.17	-33,842.61	-406,115.48
Utilize Prior Period Cash (For Budgeting Only)	34,095.67	34,095.67	34,095.67	34,095.67	34,095.67	34,095.67	34,095.67	34,095.67	34,095.67	34,095.67	34,095.67	34,095.63	409,148.00
CASH FLOW	253.50	252.50	248.50	254.50	253.50	254.50	252.50	252.50	252.50	252.50	252.50	253.02	3,032.52

Mainstream Voucher Program

Mainstream Housing Voucher Program:

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

Housing Assistance Payment Monthly Average:

- Mainstream - \$649



Mainstream														
Account Name	10.2023-09.2024	Row Total	October	November	December	January	February	March	April	May	June	July	August	September
INCOME														
Total Grant Income	1,346,220	1,586,308	132,192	132,192	132,192	132,192	132,192	132,192	132,192	132,192	132,192	132,192	132,192	132,192
Total Other Income	48	35	4	3	0	3	3	4	3	3	3	3	3	3
TOTAL INCOME	1,346,268	1,586,343	132,196	132,195	132,192	132,195	132,195	132,196	132,195	132,195	132,195	132,195	132,195	132,195
EXPENSES														
Total Administrative Expenses	149,184	227,655	18,970	18,970	18,970	18,970	18,970	18,970	18,970	18,970	18,970	18,970	18,970	18,971
Total Administrative Salaries	49,380	131,084	10,923	10,923	10,923	10,923	10,923	10,923	10,923	10,923	10,923	10,923	10,923	10,924
Administrative Salaries	0	83,254	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938	6,938
Administrative Fringe	49,380	46,924	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910	3,910
Total Tenant Services Expenses	36	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Maintenance & Operational Expenses	78,216	200	17	17	17	17	17	17	17	17	17	17	17	17
Total General Expenses	324	800	67	67	67	67	67	67	67	67	67	67	67	67
Total Housing Assistance Payment	1,146,960	1,356,999	113,083	113,083	113,083	113,083	113,083	113,083	113,083	113,083	113,083	113,083	113,083	113,083
TOTAL EXPENSES	1,374,720	1,585,654	132,137	132,137	132,137	132,137	132,137	132,137	132,137	132,137	132,137	132,137	132,137	132,138
NET INCOME	-28,452	689	59	58	55	58	58	59	58	58	58	58	58	57

Foster Youth to Independence Initiative (FYI Voucher)

Foster Youth Initiative Voucher Program (FYI):

- 9 Vouchers
- Awarded to Homes for Good from HUD as needed
- Must be a youth (18-24) exiting the foster care system at risk of being homeless or homeless
- Referral required from Oregon Department of Human Services to Homes for Good
- Limited Duration of 36 months of voucher use with certain exceptions

Housing Assistance Payment Monthly Average:

- FYI - \$880

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REAL ESTATE DEVELOPMENT & ASSET MANAGEMENT



Real Estate Development:

This budget includes the Agency's Real Estate Development operations and resident and non-resident enhancement programs. Real estate development continues to be a focus of Homes for Good in 2024.

The Agency's Real Estate Development expects revenues consisting of developer fees and capital grants totaling \$2,628,062. Of this, \$2,524,062 in developer fees is expected and \$104,000 in capital grants related to the development of properties impacted by the 2020 wildfires. Total expenses for the department are expected to be just over \$1,744,347.

The Agency anticipates spending approximately \$2,005,000 on the development of new affordable housing projects that includes pre-development spending on The Coleman, The Field on Quince in Florence, The Glenwood, 16th & Main in Springfield, and The Olive Parking Lot. These pre-development costs are reflected in the individual project budgets.

Asset Management:

The Asset Management Department expects a budget shortfall of approximately \$823,000. This number could fluctuate lower depending on cash flow amounts from properties that can be returned to owner. Homes for Good is working closely with 3rd party property managers to improve property cash flow returns. Owner funds request for property operating shortfalls will be covered in part by Asset Management funds, and also by unrestricted property reserve accounts. Shortfalls at Permanent Supportive Housing (PSH) properties will be covered in large part by Trillium Grant Funds.

RAD Phase II sales are almost complete. It is expected that the final duplex unit will be sold in the 2024/2025 fiscal year to bring in approximately \$500,000 in proceeds.

RAD Phase II

The Rental Assistance Demonstration (RAD) is a program of the Department of Housing and Urban Development (HUD) that focuses on converting public housing into a Section 8 project-based voucher subsidy. RAD allows public housing agencies, like Homes for Good, to improve the housing available to residents through rehabilitation or new development. Through this process Homes for Good constructed two new housing developments Sarang in Eugene, and Hayden Bridge Landing in Springfield, and is almost complete with selling 100 units of single-family homes and duplexes. There is currently one remaining duplex that will be sold in the 2024-2025 fiscal year.



	RAD Scattered Sites												
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Other Income	43,850.20	43,847.41	43,750.00	43,835.79	43,827.01	43,827.19	43,817.24	43,813.78	43,750.00	43,750.00	43,750.00	43,750.00	525,568.62
TOTAL INCOME	43,850.20	43,847.41	43,750.00	43,835.79	43,827.01	43,827.19	43,817.24	43,813.78	43,750.00	43,750.00	43,750.00	43,750.00	525,568.62
EXPENSES													
Total Administrative Expenses	3,225.41	2,391.47	4,328.78	1,288.27	6,666.41	3,019.12	2,936.38	3,792.53	2,599.75	2,235.90	2,235.90	2,235.68	36,955.60
Total Administrative Salaries	1,405.70	1,215.71	1,233.34	653.06	653.06	653.06	653.06	653.06	653.06	653.06	653.06	652.97	9,732.20
Administrative Salaries	425.17	425.17	425.17	425.17	425.17	425.17	425.17	425.17	425.17	425.17	425.17	425.13	5,102.00
Admin Fringe - Asset Manager	752.64	562.65	580.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,895.57
Administrative Fringe	222.71	222.71	222.71	222.71	222.71	222.71	222.71	222.71	222.71	222.71	222.71	222.71	2,672.52
Total Tenant Services Expenses	0.00	0.00	0.00	0.00	0.00	0.00	125.95	142.32	8.78	0.00	0.00	0.00	277.05
Total Utility Expenses	257.63	0.00	549.15	2,316.03	1,444.62	624.10	1,024.55	1,173.16	441.54	0.00	0.00	0.00	7,830.78
Total Maintenance & Operational Expenses	1,953.35	4,161.01	6,108.53	10,015.42	3,891.89	7,144.41	17,744.38	1,591.30	1,293.62	23.76	23.76	23.81	53,975.24
Total General Expenses	342.01	342.01	342.01	342.01	684.02	342.01	342.01	342.01	710.91	0.00	0.00	0.00	3,789.00
TOTAL EXPENSES	5,778.40	6,894.49	11,328.47	13,961.73	12,686.94	11,129.64	22,173.27	7,041.32	5,054.60	2,259.66	2,259.66	2,259.49	102,827.67
NET INCOME	38,071.80	36,952.92	32,421.53	29,874.06	31,140.07	32,697.55	21,643.97	36,772.46	38,695.40	41,490.34	41,490.34	41,490.51	422,740.95

The Bus Barn

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



Bus Barn													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	62,400.00
TOTAL INCOME	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	62,400.00
EXPENSES													
Total Administrative Expenses	818.23	818.23	818.23	818.23	818.23	818.23	818.23	818.23	818.23	818.23	818.23	818.11	9,618.64
Total Administrative Salaries	575.39	575.39	575.39	575.39	575.39	575.39	575.39	575.39	575.39	575.39	575.39	575.40	6,904.69
Administrative Salaries	373.36	373.36	373.36	373.36	373.36	373.36	373.36	373.36	373.36	373.36	373.36	373.34	4,480.30
Administrative Fringe	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.06	2,424.39
Total Utility Expenses	3,728.08	3,728.08	3,728.08	3,728.08	3,728.08	3,728.08	3,728.08	3,728.08	3,728.08	3,728.08	3,728.08	3,727.96	44,736.84
Total Maintenance & Operational Expenses	446.69	446.69	446.69	446.69	446.69	446.69	446.69	446.69	446.69	446.69	446.69	446.73	5,360.32
Total General Expenses	675.33	675.33	675.33	675.33	675.33	675.33	675.33	675.33	675.33	675.33	675.33	675.37	8,104.00
Total Financing Expenses	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	2,020.00	24,240.00
TOTAL EXPENSES	7,688.33	7,688.33	7,688.33	7,688.33	7,688.33	7,688.33	7,688.33	7,688.33	7,688.33	7,688.33	7,688.33	7,688.17	92,259.80
NET INCOME	-2,488.33	-2,488.33	-2,488.33	-2,488.33	-2,488.33	-2,488.33	-2,488.33	-2,488.33	-2,488.33	-2,488.33	-2,488.33	-2,488.17	-29,859.80
Debt Service (For Budgeting Only)	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	17,700.00
CASH FLOW	-3,963.33	-3,963.33	-3,963.33	-3,963.33	-3,963.33	-3,963.33	-3,963.33	-3,963.33	-3,963.33	-3,963.33	-3,963.33	-3,963.17	-47,559.80

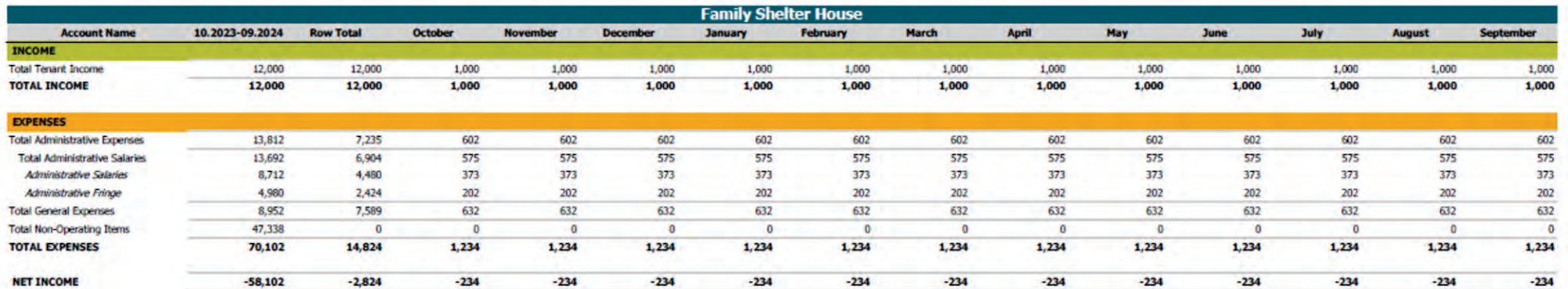
Signpost House

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



Signpost House														
Account Name	10.2023 - 09.2024	Row Total	October	November	December	January	February	March	April	May	June	July	August	September
INCOME														
Total Other Income	0	2	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	0	2	0	0	0	0	0	0	0	0	0	0	0	0
EXPENSES														
Total Administrative Expenses	0	587	1	3	48	8	55	7	265	82	40	68	5	5
Total Utility Expenses	0	3,710	234	273	358	364	383	361	263	253	294	309	309	309
Total Maintenance & Operational Expenses	0	7,201	0	0	0	0	0	0	1,344	5,204	432	221	0	0
Total General Expenses	0	766	64	64	64	64	64	64	64	64	64	64	64	64
TOTAL EXPENSES	0	12,264	299	340	470	436	502	432	1,936	5,603	830	662	378	378
NET INCOME	0	-12,262	-299	-340	-470	-436	-502	-432	-1,936	-5,603	-830	-662	-378	-378

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



Development

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



Real Estate Development													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Grant Income	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	8,666.63	104,000.00
Total Other Income	0.00	1,456,062.00	0.00	534,000.00	0.00	0.00	0.00	0.00	0.00	534,000.00	0.00	0.00	2,524,062.00
TOTAL INCOME	8,666.67	1,464,728.67	8,666.67	542,666.67	8,666.67	8,666.67	8,666.67	8,666.67	8,666.67	542,666.67	8,666.67	8,666.63	2,628,062.00
EXPENSES													
Total Administrative Expenses	142,771.36	142,771.36	142,771.36	142,906.36	142,771.36	142,771.36	142,794.36	142,794.36	142,794.36	142,794.36	146,094.36	142,793.93	1,716,828.89
Total Administrative Salaries	86,872.76	86,872.76	86,872.76	86,872.76	86,872.76	86,872.76	86,872.76	86,872.76	86,872.76	86,872.76	86,872.76	86,872.77	1,042,473.13
Administrative Salaries	55,787.70	55,787.70	55,787.70	55,787.70	55,787.70	55,787.70	55,787.70	55,787.70	55,787.70	55,787.70	55,787.70	55,787.69	669,452.39
Administrative Fringe	30,404.94	30,404.94	30,404.94	30,404.94	30,404.94	30,404.94	30,404.94	30,404.94	30,404.94	30,404.94	30,404.94	30,404.95	364,859.29
Total Maintenance & Operational Expenses	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Total General Expenses	250.00	250.00	250.00	476.00	701.00	476.00	401.00	401.00	401.00	401.00	401.00	401.00	4,809.00
TOTAL EXPENSES	143,521.36	143,521.36	143,521.36	143,882.36	143,972.36	143,747.36	143,695.36	143,695.36	143,695.36	143,695.36	146,995.36	143,694.93	1,727,637.89
NET INCOME	-134,854.69	1,321,207.31	-134,854.69	398,784.31	-135,305.69	-135,080.69	-135,028.69	-135,028.69	-135,028.69	398,971.31	-138,328.69	-135,028.30	900,424.11

Asset Management

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



Asset Management														
Account Name	10.2023-09.2024	Row Total	October	November	December	January	February	March	April	May	June	July	August	September
INCOME														
Total Other Income	808,845	165,060	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755
TOTAL INCOME	808,845	165,060	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755	13,755
EXPENSES														
Total Administrative Expenses	298,743	443,672	36,979	36,979	36,979	36,979	36,979	36,979	36,979	36,979	36,922	36,979	36,979	36,979
Administrative Salaries	149,208	175,512	14,626	14,626	14,626	14,626	14,626	14,626	14,626	14,626	14,626	14,626	14,626	14,626
Administrative Fringe	84,149	84,048	7,004	7,004	7,004	7,004	7,004	7,004	7,004	7,004	7,004	7,004	7,004	7,004
Total Maintenance & Operational Expenses	0	-48	4	-4	4	-4	-4	4	-4	-4	4	-4	-4	4
Total General Expenses	856	1,299	0	0	0	0	0	0	0	0	0	1,299	0	0
Total Non-Operating Items	500,000	542,883	45,240	45,240	45,240	45,240	45,240	45,240	45,240	45,240	45,240	45,240	45,240	45,240
TOTAL EXPENSES	799,599	987,902	82,223	82,223	82,223	82,223	82,223	82,223	82,223	82,223	82,166	83,522	82,223	82,223
NET INCOME	9,246	-822,842	-68,468	-68,468	-68,468	-68,468	-68,468	-68,468	-68,468	-68,468	-68,411	-69,767	-68,468	-68,468

ENERGY SERVICE



The Energy Services Division expects a reduction in funding for fiscal year 2024 compared to 2023. A decrease in temporary funding due to COVID 19, like Low Income Household Energy Assistance Program (LIHEAP), are the main drivers for the reduction. There will be an increase in Department of Energy funding thanks to the Bipartisan Infrastructure Legislature that offsets the decrease in LIHEAP and reflects a growth compared to pre COVID budget years. One thing to note is the ESD has been selected as the recipient for an Oregon Health Authority Healthy Homes Grant. The exact amount in not yet know, but that is an additional funding stream expected in 2025.

Energy Services

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



ENERGY SERVICES														
Account Name	10.2023-09.2024	Total	October	November	December	January	February	March	April	May	June	July	August	September
INCOME														
Total Grant Income	0	3,050,185	259,997	253,020	253,020	253,020	253,020	253,020	254,183	254,183	254,183	254,183	254,183	254,183
Total Other Income	0	4	1	0	1	0	0	0	0	0	0	0	0	0
TOTAL INCOME	0	3,050,189	259,998	253,020	253,021	253,020	253,020	253,020	254,183	254,183	254,183	254,183	254,183	254,183
EXPENSES														
Total Administrative Expenses	0	1,610,571	131,313	136,553	133,451	131,513	136,863	135,588	134,216	134,216	134,216	134,216	134,216	134,215
Total Administrative Salaries	0	1,057,132	88,094	88,094	88,094	88,094	88,094	88,094	88,094	88,094	88,094	88,094	88,094	88,094
Administrative Salaries	0	671,223	55,935	55,935	55,935	55,935	55,935	55,935	55,935	55,935	55,935	55,935	55,935	55,935
Administrative Fringe	0	376,322	31,360	31,360	31,360	31,360	31,360	31,360	31,360	31,360	31,360	31,360	31,360	31,360
Total Maintenance & Operational Expenses	0	1,406,690	123,338	115,225	113,444	125,452	112,100	113,951	117,251	117,251	116,953	117,251	117,251	117,251
Total General Expenses	0	8,100	675	675	675	675	675	675	675	675	675	675	675	675
TOTAL EXPENSES	0	3,025,361	255,326	252,453	247,570	257,640	249,638	250,214	252,142	252,142	251,844	252,142	252,142	252,141
NET INCOME	0	24,828	4,672	567	5,451	-4,620	3,382	2,806	2,041	2,041	2,339	2,041	2,041	2,042

GRANTS & SUPPORTIVE SERVICES



The Resident Services Team manages all of our supportive service focused grants and is overseen by the Supportive Housing Division Director and is staffed by a Resident Services Manager, eight (8) Resident Services Specialists, three (3) Family Self Sufficiency Program Coordinators, five (5) PSH Case Managers, three (3) Resident Services Assistants and a Grants and Programs Specialist. Resident Services also oversees the Section 8 Home Ownership Program and coordinates the Resident Advisory Board (RAB).

Over the past few years, Homes for Good has grown our understanding and ability to seek and obtain grant funds to support our programs, specifically Resident Services and Permanent Supportive Housing. The main areas of grant funding for supportive services include:

- HUD funded Family Self-Sufficiency and Resident Opportunity and Self-Sufficiency grants provide limited but stable funding to support the FSS program and Resident Services in Public Housing.
- HUD Continuum of Care grants that provide stable annual funding for PSH programs including the Shelter+Care/Madrone program, The Commons on MLK as well as a new award to support services at Bridges on Broadway in 2025.
- Coordinated Care Organizations and Community Health Council grants including Trillium funding for "Healthy at Home" Resident Services initiative, Lane Community Health Council funding of services at The Commons on MLK. Homes for Good also has received Community Capacity Building funds to support incorporation of HRSN services and Medicaid billing into our services programs.
- Oregon Housing and Community Services (OHCS) Permanent Supportive Housing services funding including The Keystone, The Nel and recently awarded for the Bridges on Broadway. Homes for Good is also currently applying for new services funding for The Commons on MLK.

Family Self Sufficiency Program (FSS)

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



Family Self-Sufficiency													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Grant Income	19,943.50	19,943.50	19,943.50	19,943.50	19,943.50	19,943.50	19,943.50	19,943.50	19,943.50	19,943.50	19,943.50	19,943.50	239,322.00
Total Other Income	12,667.67	12,667.67	12,666.67	12,667.67	12,667.67	12,666.67	12,667.67	12,667.67	12,667.67	12,667.67	12,667.67	12,667.63	152,010.00
TOTAL INCOME	32,611.17	32,611.17	32,610.17	32,611.17	32,611.17	32,610.17	32,611.17	32,611.17	32,611.17	32,611.17	32,611.17	32,611.13	391,332.00
EXPENSES													
Total Administrative Salaries	261.40	261.40	261.40	261.40	261.40	261.40	261.40	261.40	261.40	261.40	261.40	261.44	3,136.84
Total Administrative Expenses	3,468.82	4,143.82	3,341.82	3,103.82	2,963.82	3,192.82	3,373.82	3,373.82	3,373.82	3,373.82	3,373.82	3,374.04	40,478.06
Total Tenant Services Expenses	28,777.16	28,777.16	28,777.16	29,777.16	29,182.16	28,777.16	29,012.16	29,012.16	29,012.16	29,012.16	29,012.16	29,012.24	348,141.00
Total Maintenance & Operational Expenses	0.00	39.00	0.00	383.00	0.00	44.00	78.00	78.00	78.00	78.00	78.00	78.00	934.00
Total General Expenses	83.33	83.33	83.33	180.33	278.33	180.33	148.33	148.33	148.33	148.33	148.33	148.37	1,779.00
TOTAL EXPENSES	32,329.31	33,043.31	32,202.31	33,444.31	32,444.31	32,194.31	32,612.31	32,612.31	32,612.31	32,612.31	32,612.31	32,612.65	391,332.06
NET INCOME	281.86	-432.14	407.86	-833.14	166.86	415.86	-1.14	-1.14	-1.14	-1.14	-1.14	-1.52	-0.06

Shelter Plus Care

The Shelter Plus Care/Madrone program provides rent assistance and supportive services to over 73 chronically homeless individuals referred through Lane County's Central Waitlist. ShelterCare and Laurel Hill Center provide intensive case management and behavioral health support for participants and Homes for Good facilitates the rent assistance.

Laurel Hill
C E N T E R



ShelterCare
Hope is here.

	ShelterPlus Care												
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Grant Income	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.87	879,790.00
TOTAL INCOME	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.83	73,315.87	879,790.00
EXPENSES													
Total Administrative Expenses	7,484.84	7,431.65	8,263.79	7,551.69	10,002.06	14,052.69	10,897.68	10,190.25	13,678.49	302.08	302.08	302.02	90,459.32
Total Administrative Salaries	7,052.33	6,403.69	7,763.05	6,783.76	9,475.84	13,572.24	8,729.90	9,149.13	13,248.50	84.40	84.40	84.37	82,431.61
Administrative Salaries	4,330.47	3,978.03	4,726.52	4,090.07	5,812.06	8,195.30	5,261.03	5,564.88	7,879.35	0.00	0.00	0.00	49,837.71
Administrative Fringe	2,637.46	2,341.26	2,952.13	2,609.29	3,579.38	5,292.54	3,384.47	3,499.85	4,936.17	0.00	0.00	0.00	31,232.55
Total Tenant Services Expenses	9,809.75	9,809.75	9,809.75	9,809.75	9,809.75	9,809.75	9,809.75	9,809.75	9,809.75	9,809.75	9,809.75	9,809.75	117,717.00
Total Maintenance & Operational Expenses	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.34	108.26	1,300.00
Total General Expenses	75.52	84.92	0.00	73.05	146.10	73.05	73.05	73.05	233.42	0.00	0.00	0.00	832.16
Total Housing Assistance Payments	56,250.00	56,250.00	56,250.00	56,250.00	56,250.00	56,250.00	56,250.00	56,250.00	56,250.00	56,250.00	56,250.00	56,250.00	675,000.00
Total Non-Operating Items	-448.00	-448.00	-448.00	-448.00	-448.00	-448.00	-448.00	-448.00	-448.00	-448.00	-448.00	-448.00	-5,376.00
TOTAL EXPENSES	73,280.45	73,236.66	73,983.88	73,344.83	75,868.25	79,845.83	76,690.82	75,983.39	79,632.00	66,022.17	66,022.17	66,022.03	879,932.48
NET INCOME	35.38	79.17	-668.05	-29.00	-2,552.42	-6,530.00	-3,374.99	-2,667.56	-6,316.17	7,293.66	7,293.66	7,293.84	-142.48

ROSS

The ROSS grant is funded by HUD to provide Resident Services in Public Housing Communities. Homes for Good Resident Services Team works to connect our residents and participants with needed resources in the community. In partnership with community providers, government entities, and resident volunteers, Homes for Good facilitates numerous programs that support residents in meeting their basic needs, increasing housing stability, improving health outcomes, and building economic self-sufficiency.



	ROSS												
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Grant Income	6,554.00	6,554.00	6,554.00	6,554.00	6,554.00	6,554.00	6,554.00	6,554.00	6,554.00	6,554.00	6,554.00	6,554.00	78,648.00
Total Other Income	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.37	100,000.00
TOTAL INCOME	14,887.33	14,887.33	14,887.33	14,887.33	14,887.33	14,887.33	14,887.33	14,887.33	14,887.33	14,887.33	14,887.33	14,887.37	178,648.00
EXPENSES													
Total Administrative Expenses	1,888.72	1,888.72	1,888.72	1,888.72	1,888.72	1,888.72	1,888.72	1,888.72	1,888.72	1,888.72	1,888.72	1,888.64	22,664.56
Total Administrative Salaries	911.33	911.33	911.33	911.33	911.33	911.33	911.33	911.33	911.33	911.33	911.33	911.31	10,935.94
Administrative Salaries	547.68	547.68	547.68	547.68	547.68	547.68	547.68	547.68	547.68	547.68	547.68	547.63	6,572.11
Administrative Fringe	255.97	255.97	255.97	255.97	255.97	255.97	255.97	255.97	255.97	255.97	255.97	256.00	3,071.67
Total Tenant Services Expenses	12,643.89	12,643.89	12,643.89	12,643.89	12,643.89	12,643.89	12,643.89	12,643.89	12,643.89	12,643.89	12,643.89	12,643.83	151,726.62
Total Maintenance & Operational Expenses	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total General Expenses	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.63	1,400.00
TOTAL EXPENSES	14,899.28	14,899.28	14,899.28	14,899.28	14,899.28	14,899.28	14,899.28	14,899.28	14,899.28	14,899.28	14,899.28	14,899.10	178,791.18
NET INCOME	-11.95	-11.95	-11.95	-11.95	-11.95	-11.95	-11.95	-11.95	-11.95	-11.95	-11.95	-11.73	-143.18

The Keystone Supportive Services

The Keystone is a permanent supportive housing project located at 1188 W. 13th Avenue on the corner of 13th Ave and Tyler Street, and was developed through a community collaboration to identify, engage, house, and support families experiencing homelessness in our community. Supportive services here are funded by OHCS and include a part-time PSH Supervisor, 1 PSH Case Manager and a part-time Resident Services Specialist.



	Keystone												
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Grant Income	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	153,000.00
TOTAL INCOME	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	12,750.00	153,000.00
EXPENSES													
Total Administrative Expenses	3,687.16	3,687.16	3,687.16	3,687.16	3,687.16	3,687.16	3,687.16	3,687.16	3,687.16	3,687.16	3,687.16	3,686.96	44,245.72
Total Administrative Salaries	3,139.30	3,139.30	3,139.30	3,139.30	3,139.30	3,139.30	3,139.30	3,139.30	3,139.30	3,139.30	3,139.30	3,139.22	37,671.52
Admin Salaries - PSH Supervisor	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
Admin Fringe - PSH Supervisor	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.63	3,500.00
Allocated Salaries	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
Total Tenant Expenses	9,046.92	9,046.92	9,046.92	9,046.92	9,046.92	9,046.92	9,046.92	9,046.92	9,046.92	9,046.92	9,046.92	9,046.88	108,563.00
Total General Expenses	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.37	400.00
TOTAL EXPENSES	12,767.41	12,767.41	12,767.41	12,767.41	12,767.41	12,767.41	12,767.41	12,767.41	12,767.41	12,767.41	12,767.41	12,767.21	153,208.72
NET INCOME	-17.41	-17.41	-17.41	-17.41	-17.41	-17.41	-17.41	-17.41	-17.41	-17.41	-17.41	-17.21	-208.72

The Commons on MLK Supportive Services

The Commons on MLK, a 51 unit studio apartment complex for people with high needs and experiencing chronic homelessness. The building includes on-site property management and intensive supportive services for the residents. The Commons on MLK serves some of the most vulnerable and high need members of our community, particularly those who have been homeless for extended periods of time and have disabling conditions. Homes for Good also received a grant from Lane Community Health Council this year to support services at The Commons on MLK. The supportive services team at The Commons on MLK includes a PSH Supervisor, 3 PSH Case Managers, 2 Resident Services Specialist and 2 Resident Services Assistants.



	MLK												
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Grant Income	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.63	1,202,000.00
TOTAL INCOME	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.67	100,166.63	1,202,000.00
EXPENSES													
Total Administrative Expenses	23,987.57	23,987.57	23,987.57	23,987.57	23,987.57	23,987.57	28,987.57	28,987.57	28,987.57	28,987.57	28,987.57	28,987.57	317,850.84
Total Administrative Salaries	14,041.34	14,041.34	14,041.34	14,041.34	14,041.34	14,041.34	19,041.34	19,041.34	19,041.34	19,041.34	19,041.34	19,041.38	198,496.12
Admin Salaries - PSH Supervisor	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.37	100,000.00
Admin Fringe - PSH Supervisor	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
Administrative Fringe	247.00	247.00	247.00	247.00	247.00	247.00	247.00	247.00	247.00	247.00	247.00	247.00	2,964.00
Total Tenant Services Expenses	64,479.07	64,479.07	64,479.07	64,479.07	64,479.07	64,479.07	64,479.07	64,479.07	64,479.07	64,479.07	64,479.07	64,479.23	773,749.00
Total General Expenses	9,269.67	9,269.67	9,269.67	9,269.67	9,269.67	9,269.67	9,269.67	9,269.67	9,269.67	9,269.67	9,269.67	9,269.63	111,236.00
TOTAL EXPENSES	97,736.31	97,736.31	97,736.31	97,736.31	97,736.31	97,736.31	102,736.31	102,736.31	102,736.31	102,736.31	102,736.31	102,736.43	1,202,835.84
NET INCOME	2,430.36	2,430.36	2,430.36	2,430.36	2,430.36	2,430.36	-2,569.64	-2,569.64	-2,569.64	-2,569.64	-2,569.64	-2,569.80	-835.84

Community Capacity Buildings Funds – Medicaid HRSN

Homes for Good has received Community Capacity Buildings funds from local Coordinated Care Organizations to prepare and assist with the roll out of the Medicaid 1115 HRSN services including climate, housing and nutrition support services. Homes for Good will be seeking a consultant and new staff positions to assist with aligning the HRSN screening and referral process with our internal service programs and systems.

[illegible]

SUPPORTIVE HOUSING



The Supportive Housing Division oversees operations of 846 units of Public, HUD Multifamily and affordable housing, as well as the 56 units of PSH that will be opening at Bridges on Broadway in 2025. The Supportive Housing operating budgets have a combined positive cashflow of \$608,452 for the fiscal year 2025.

The Public Housing Asset Managed Properties (AMPs) are budgeted for a combined net operating income of \$306,000. The Public Housing AMPs are budgeted to receive slightly more revenue than was received in FY24. This includes approximately \$3 million in operating subsidy and \$2.5 million in tenant rents. We will not know what our exact operating subsidy for 2025 is until next April and therefore estimating the operating subsidy presents a challenge because we do not know what congress will do with federal funding until the next calendar year. We historically have received increases over previous years and the proration for 2025 expected to be similar to 2024 at around 90%.

The Multifamily and affordable properties are expected to receive around \$1m in Housing Assistance Payments (HAP) and \$1.5 million in tenant rents. The properties have a high rate of occupancy, and we are not expecting any significant declines in tenant occupancy or increases to vacancies. The HUD Multifamily and other affordable properties are budgeted to provide net positive cash flows of \$300,000 for fiscal year 2025.

The Supportive Housing Division includes 65 FTE including Property Management, Maintenance, Resident Services and Permanent Supportive Housing staff. Salaries and fringe are budgeted to be \$7.2m in FY25.

Outside of general operations, the budgets are heavily impacted by the Environmental Contracting (EPC) debt service payments of \$390k, Payment in Lieu of Taxes (PILOT) payments of \$177k and rapidly increasing insurance allocation of \$250k. Budgeted management fees paid to support the COCC are \$700k and the budgeted bookkeeping fee is \$60k. The Asset management fee, which is dependent on the properties earning income, is budgeted at \$82k. The Division budgets roughly \$850k in fees for Fee for Service Maintenance work, which is charged to properties to support the COCC Maintenance Fee for Service operations. The housing budgets do not have any savings for capital replacement or for operations, however Public Housing utilizes the Capital Grants which is expected to fund \$1m in capital improvement projects in FY25.

Low Rent Public Housing Summary

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



Public Housing										
	Cresview	Laurelwood	McKenzie Village	Pengra	Maplewood	Parkview	Veneta Vila	Veneta Scattered	Lindeborg	Total
INCOME										
Total Tenant Income	155,004.00	135,600.00	125,172.00	840,000.00	115,000.00	288,000.00	607,000.00	113,296.00	66,000.00	2,586,176.00
Total Other Income	417,604.00	191,159.00	194,621.00	699,762.00	127,260.00	221,000.00	772,000.00	276,200.00	144,100.00	3,298,202.00
TOTAL INCOME	572,608.00	326,759.00	319,793.00	1,626,484.00	242,260.00	509,000.00	1,379,000.00	389,496.00	210,100.00	5,971,100.00
EXPENSES										
Total Administrative Expenses	191,706.88	115,023.23	90,902.21	465,665.73	82,133.96	166,789.71	449,049.47	74,828.78	53,297.88	1,833,718.29
Total Administrative Salaries	108,216.01	65,699.95	49,134.71	256,784.37	52,656.60	115,894.60	266,783.27	37,184.82	27,376.33	1,070,050.41
Administrative Salaries	68,932.45	41,904.03	31,183.51	163,365.70	33,795.27	75,741.48	153,733.00	23,639.71	17,328.19	667,410.60
Administrative Fringe	38,188.62	23,169.46	17,110.94	90,730.69	18,396.82	38,923.22	113,050.27	13,116.51	9,701.54	394,120.26
Total Tenant Services Expenses	36,418.99	22,786.67	21,456.01	91,790.81	9,851.86	47,015.21	83,650.65	18,778.52	15,079.00	357,107.72
Total Utility Expenses	59,490.00	42,410.00	48,730.00	220,500.00	32,920.00	59,080.00	218,370.00	64,600.00	28,770.00	823,020.00
Total Maintenance & Operational Expenses	205,975.23	98,444.38	120,029.29	476,695.45	78,681.38	164,265.75	415,913.10	162,445.52	69,465.59	1,924,786.66
Total General Expenses	34,140.00	20,400.00	22,200.00	127,980.00	17,800.00	36,500.00	101,000.00	12,810.00	12,400.00	407,530.00
Total Housing Assistance Payments	0.00	0.00	0.00	11,700.00	2,304.00	0.00	0.00	0.00	0.00	14,004.00
Total Financing Expenses	10,100.00	8,304.00	8,004.00	39,804.00	6,600.00	7,296.00	26,596.00	12,504.00	0.00	124,812.00
TOTAL EXPENSES	537,831.10	307,368.28	311,321.51	1,434,135.99	230,291.20	480,946.67	1,294,579.22	345,966.82	179,012.47	5,484,978.67
NET INCOME	34,776.90	19,390.72	8,471.49	192,348.01	11,968.80	28,053.33	84,420.78	43,529.18	31,087.53	486,121.33
Debt Service (For Budgeting Only)	17,000.00	10,000.00	8,227.00	50,000.00	9,000.00	11,000.00	42,000.00	15,000.00	5,000.00	179,227.00
CASH FLOW	17,776.90	9,390.72	244.49	142,348.01	2,968.80	17,053.33	42,420.78	28,529.18	26,087.53	306,894.33

McKenzie Village

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



McKenzie Village													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	840,000.00
Total Grant Income	7,226.83	7,226.83	7,226.83	7,226.83	7,226.83	7,226.83	7,226.83	7,226.83	7,226.83	7,226.83	7,226.83	7,226.87	86,722.00
Total Other Income	58,313.50	58,313.50	58,313.50	58,313.50	58,313.50	58,313.50	58,313.50	58,313.50	58,313.50	58,313.50	58,313.50	58,313.50	699,762.00
TOTAL INCOME	135,540.33	135,540.33	135,540.33	135,540.33	135,540.33	135,540.33	135,540.33	135,540.33	135,540.33	135,540.33	135,540.33	135,540.37	1,626,484.00
EXPENSES													
Total Administrative Expenses	38,805.49	38,805.49	38,805.49	38,805.49	38,805.49	38,805.49	38,805.49	38,805.49	38,805.49	38,805.49	38,805.49	38,805.34	465,665.73
Total Administrative Salaries	21,398.70	21,398.70	21,398.70	21,398.70	21,398.70	21,398.70	21,398.70	21,398.70	21,398.70	21,398.70	21,398.70	21,398.67	256,784.37
Administrative Salaries	13,613.81	13,613.81	13,613.81	13,613.81	13,613.81	13,613.81	13,613.81	13,613.81	13,613.81	13,613.81	13,613.81	13,613.79	163,365.70
Administrative Fringe	7,560.89	7,560.89	7,560.89	7,560.89	7,560.89	7,560.89	7,560.89	7,560.89	7,560.89	7,560.89	7,560.89	7,560.90	90,730.69
Total Tenant Services Expenses	7,649.23	7,649.23	7,649.23	7,649.23	7,649.23	7,649.23	7,649.23	7,649.23	7,649.23	7,649.23	7,649.23	7,649.28	91,790.81
Total Utility Expenses	18,375.00	18,375.00	18,375.00	18,375.00	18,375.00	18,375.00	18,375.00	18,375.00	18,375.00	18,375.00	18,375.00	18,375.00	220,500.00
Total Maintenance & Operational Expenses	39,724.61	39,724.61	39,724.61	39,724.61	39,724.61	39,724.61	39,724.61	39,724.61	39,724.61	39,724.61	39,724.61	39,724.74	476,695.45
Total General Expenses	10,665.00	10,665.00	10,665.00	10,665.00	10,665.00	10,665.00	10,665.00	10,665.00	10,665.00	10,665.00	10,665.00	10,665.00	127,980.00
Total Housing Assistance Payments	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	975.00	11,700.00
Total Financing Expenses	3,317.00	3,317.00	3,317.00	3,317.00	3,317.00	3,317.00	3,317.00	3,317.00	3,317.00	3,317.00	3,317.00	3,317.00	39,804.00
TOTAL EXPENSES	119,511.33	119,511.33	119,511.33	119,511.33	119,511.33	119,511.33	119,511.33	119,511.33	119,511.33	119,511.33	119,511.33	119,511.36	1,434,135.99
NET INCOME	16,029.00	16,029.00	16,029.00	16,029.00	16,029.00	16,029.00	16,029.00	16,029.00	16,029.00	16,029.00	16,029.00	16,029.01	192,348.01
Debt Service (For Budgeting Only)	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	50,000.00
CASH FLOW	11,862.33	11,862.33	11,862.33	11,862.33	11,862.33	11,862.33	11,862.33	11,862.33	11,862.33	11,862.33	11,862.33	11,862.38	142,348.01

Parkview Terrace

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



	Parkview												
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	50,583.33	50,583.33	50,583.33	50,583.33	50,583.33	50,583.33	50,583.33	50,583.33	50,583.33	50,583.33	50,583.33	50,583.37	607,000.00
Total Other Income	64,333.33	64,333.33	64,333.33	64,333.33	64,333.33	64,333.33	64,333.33	64,333.33	64,333.33	64,333.33	64,333.33	64,333.37	772,000.00
TOTAL INCOME	114,916.66	114,916.66	114,916.66	114,916.66	114,916.66	114,916.66	114,916.66	114,916.66	114,916.66	114,916.66	114,916.66	114,916.74	1,379,000.00
EXPENSES													
Total Administrative Expenses	37,420.76	37,420.76	37,420.76	37,420.76	37,420.76	37,420.76	37,420.76	37,420.76	37,420.76	37,420.76	37,420.76	37,421.11	449,049.47
Total Administrative Salaries	22,231.93	22,231.93	22,231.93	22,231.93	22,231.93	22,231.93	22,231.93	22,231.93	22,231.93	22,231.93	22,231.93	22,232.04	266,783.27
Administrative Salaries	12,811.08	12,811.08	12,811.08	12,811.08	12,811.08	12,811.08	12,811.08	12,811.08	12,811.08	12,811.08	12,811.08	12,811.12	153,733.00
Administrative Fringe	9,420.85	9,420.85	9,420.85	9,420.85	9,420.85	9,420.85	9,420.85	9,420.85	9,420.85	9,420.85	9,420.85	9,420.92	113,050.27
Total Tenant Services Expenses	6,970.89	6,970.89	6,970.89	6,970.89	6,970.89	6,970.89	6,970.89	6,970.89	6,970.89	6,970.89	6,970.89	6,970.86	83,650.65
Total Utility Expenses	18,197.50	18,197.50	18,197.50	18,197.50	18,197.50	18,197.50	18,197.50	18,197.50	18,197.50	18,197.50	18,197.50	18,197.50	218,370.00
Total Maintenance & Operational Expenses	34,659.43	34,659.43	34,659.43	34,659.43	34,659.43	34,659.43	34,659.43	34,659.43	34,659.43	34,659.43	34,659.43	34,659.37	415,913.10
Total General Expenses	8,416.66	8,416.66	8,416.66	8,416.66	8,416.66	8,416.66	8,416.66	8,416.66	8,416.66	8,416.66	8,416.66	8,416.74	101,000.00
Total Financing Expenses	2,216.33	2,216.33	2,216.33	2,216.33	2,216.33	2,216.33	2,216.33	2,216.33	2,216.33	2,216.33	2,216.33	2,216.37	26,596.00
TOTAL EXPENSES	107,881.57	107,881.57	107,881.57	107,881.57	107,881.57	107,881.57	107,881.57	107,881.57	107,881.57	107,881.57	107,881.57	107,881.95	1,294,579.22
NET INCOME	7,035.09	7,035.09	7,035.09	7,035.09	7,035.09	7,035.09	7,035.09	7,035.09	7,035.09	7,035.09	7,035.09	7,034.79	84,420.78
Debt Service (For Budgeting Only)	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00
CASH FLOW	3,535.09	3,535.09	3,535.09	3,535.09	3,535.09	3,535.09	3,535.09	3,535.09	3,535.09	3,535.09	3,535.09	3,534.79	42,420.78

Riverview Terrace

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



	Riverview												
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	12,917.00	12,917.00	12,917.00	12,917.00	12,917.00	12,917.00	12,917.00	12,917.00	12,917.00	12,917.00	12,917.00	12,917.00	155,004.00
Total Other Income	34,800.33	34,800.33	34,800.33	34,800.33	34,800.33	34,800.33	34,800.33	34,800.33	34,800.33	34,800.33	34,800.33	34,800.37	417,604.00
TOTAL INCOME	47,717.33	47,717.33	47,717.33	47,717.33	47,717.33	47,717.33	47,717.33	47,717.33	47,717.33	47,717.33	47,717.33	47,717.37	572,608.00
EXPENSES													
Total Administrative Expenses	15,975.60	15,975.60	15,975.60	15,975.60	15,975.60	15,975.60	15,975.60	15,975.60	15,975.60	15,975.60	15,975.60	15,975.28	191,706.88
Total Administrative Salaries	9,018.01	9,018.01	9,018.01	9,018.01	9,018.01	9,018.01	9,018.01	9,018.01	9,018.01	9,018.01	9,018.01	9,017.90	108,216.01
Administrative Salaries	5,744.37	5,744.37	5,744.37	5,744.37	5,744.37	5,744.37	5,744.37	5,744.37	5,744.37	5,744.37	5,744.37	5,744.38	68,932.45
Administrative Fringe	3,182.39	3,182.39	3,182.39	3,182.39	3,182.39	3,182.39	3,182.39	3,182.39	3,182.39	3,182.39	3,182.39	3,182.33	38,188.62
Total Tenant Expenses	3,034.92	3,034.92	3,034.92	3,034.92	3,034.92	3,034.92	3,034.92	3,034.92	3,034.92	3,034.92	3,034.92	3,034.87	36,418.99
Total Utility Expenses	4,957.49	4,957.49	4,957.49	4,957.49	4,957.49	4,957.49	4,957.49	4,957.49	4,957.49	4,957.49	4,957.49	4,957.61	59,490.00
Total Maintenance & Operational Expenses	17,164.60	17,164.60	17,164.60	17,164.60	17,164.60	17,164.60	17,164.60	17,164.60	17,164.60	17,164.60	17,164.60	17,164.63	205,975.23
Total General Expenses	2,845.00	2,845.00	2,845.00	2,845.00	2,845.00	2,845.00	2,845.00	2,845.00	2,845.00	2,845.00	2,845.00	2,845.00	34,140.00
Total Financing Expenses	841.67	841.67	841.67	841.67	841.67	841.67	841.67	841.67	841.67	841.67	841.67	841.63	10,100.00
TOTAL EXPENSES	44,819.28	44,819.28	44,819.28	44,819.28	44,819.28	44,819.28	44,819.28	44,819.28	44,819.28	44,819.28	44,819.28	44,819.02	537,831.10
NET INCOME	2,898.05	2,898.05	2,898.05	2,898.05	2,898.05	2,898.05	2,898.05	2,898.05	2,898.05	2,898.05	2,898.05	2,898.35	34,776.90
Debt Service (For Budgeting Only)	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.63	17,000.00
CASH FLOW	1,481.38	1,481.38	1,481.38	1,481.38	1,481.38	1,481.38	1,481.38	1,481.38	1,481.38	1,481.38	1,481.38	1,481.72	17,776.90

Lindeborg Place

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



	Lindeborg												
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	11,758.67	11,758.67	11,758.67	11,758.67	11,758.67	11,758.67	11,758.67	11,758.67	11,758.67	11,758.67	11,758.67	11,758.63	141,104.00
Total Other Income	21,208.00	21,208.00	21,208.00	21,208.00	21,208.00	21,208.00	21,208.00	21,208.00	21,208.00	21,208.00	21,208.00	21,208.00	254,496.00
TOTAL INCOME	32,966.67	32,966.67	32,966.67	32,966.67	32,966.67	32,966.67	32,966.67	32,966.67	32,966.67	32,966.67	32,966.67	32,966.63	395,600.00
EXPENSES													
Total Administrative Expenses	12,026.70	12,026.70	12,026.70	12,026.70	12,026.70	12,026.70	12,026.70	12,026.70	12,026.70	12,026.70	12,026.70	12,026.74	144,320.44
Total Administrative Salaries	7,526.65	7,526.65	7,526.65	7,526.65	7,526.65	7,526.65	7,526.65	7,526.65	7,526.65	7,526.65	7,526.65	7,526.60	90,319.75
Administrative Salaries	4,815.61	4,815.61	4,815.61	4,815.61	4,815.61	4,815.61	4,815.61	4,815.61	4,815.61	4,815.61	4,815.61	4,815.55	57,787.26
Administrative Fringe	2,644.35	2,644.35	2,644.35	2,644.35	2,644.35	2,644.35	2,644.35	2,644.35	2,644.35	2,644.35	2,644.35	2,644.34	31,732.19
Total Tenant Services Expenses	856.66	856.66	856.66	856.66	856.66	856.66	856.66	856.66	856.66	856.66	856.66	856.74	10,280.00
Total Utility Expenses	4,012.50	4,012.50	4,012.50	4,012.50	4,012.50	4,012.50	4,012.50	4,012.50	4,012.50	4,012.50	4,012.50	4,012.50	48,150.00
Total Maintenance & Operational Expenses	11,072.58	11,072.58	11,072.58	11,072.58	11,072.58	11,072.58	11,072.58	11,072.58	11,072.58	11,072.58	11,072.58	11,072.59	132,870.97
Total General Expenses	1,858.34	1,858.34	1,858.34	1,858.34	1,858.34	1,858.34	1,858.34	1,858.34	1,858.34	1,858.34	1,858.34	1,858.26	22,300.00
Total Financing Expenses	467.00	467.00	467.00	467.00	467.00	467.00	467.00	467.00	467.00	467.00	467.00	467.00	5,604.00
TOTAL EXPENSES	30,293.78	30,293.78	30,293.78	30,293.78	30,293.78	30,293.78	30,293.78	30,293.78	30,293.78	30,293.78	30,293.78	30,293.83	363,525.41
NET INCOME	2,672.89	2,672.89	2,672.89	2,672.89	2,672.89	2,672.89	2,672.89	2,672.89	2,672.89	2,672.89	2,672.89	2,672.80	32,074.59
Debt Service (For Budgeting Only)	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
CASH FLOW	1,672.89	1,672.89	1,672.89	1,672.89	1,672.89	1,672.89	1,672.89	1,672.89	1,672.89	1,672.89	1,672.89	1,672.80	20,074.59

Maplewood Meadows

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



Maplewood													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	288,000.00
Total Other Income	18,416.67	18,416.67	18,416.67	18,416.67	18,416.67	18,416.67	18,416.67	18,416.67	18,416.67	18,416.67	18,416.67	18,416.63	221,000.00
TOTAL INCOME	42,416.67	42,416.67	42,416.67	42,416.67	42,416.67	42,416.67	42,416.67	42,416.67	42,416.67	42,416.67	42,416.67	42,416.63	509,000.00
EXPENSES													
Total Administrative Expenses	13,899.15	13,899.15	13,899.15	13,899.15	13,899.15	13,899.15	13,899.15	13,899.15	13,899.15	13,899.15	13,899.15	13,899.06	166,789.71
Total Administrative Salaries	9,657.89	9,657.89	9,657.89	9,657.89	9,657.89	9,657.89	9,657.89	9,657.89	9,657.89	9,657.89	9,657.89	9,657.81	115,894.60
Administrative Salaries	6,311.79	6,311.79	6,311.79	6,311.79	6,311.79	6,311.79	6,311.79	6,311.79	6,311.79	6,311.79	6,311.79	6,311.79	75,741.48
Administrative Fringe	3,243.61	3,243.61	3,243.61	3,243.61	3,243.61	3,243.61	3,243.61	3,243.61	3,243.61	3,243.61	3,243.61	3,243.51	38,923.22
Total Tenant Services Expenses	3,917.93	3,917.93	3,917.93	3,917.93	3,917.93	3,917.93	3,917.93	3,917.93	3,917.93	3,917.93	3,917.93	3,917.98	47,015.21
Total Utility Expenses	4,923.33	4,923.33	4,923.33	4,923.33	4,923.33	4,923.33	4,923.33	4,923.33	4,923.33	4,923.33	4,923.33	4,923.37	59,080.00
Total Maintenance & Operational Expenses	13,688.81	13,688.81	13,688.81	13,688.81	13,688.81	13,688.81	13,688.81	13,688.81	13,688.81	13,688.81	13,688.81	13,688.84	164,265.75
Total General Expenses	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.63	36,500.00
Total Financing Expenses	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	608.00	7,296.00
TOTAL EXPENSES	40,078.89	40,078.89	40,078.89	40,078.89	40,078.89	40,078.89	40,078.89	40,078.89	40,078.89	40,078.89	40,078.89	40,078.88	480,946.67
NET INCOME	2,337.78	2,337.78	2,337.78	2,337.78	2,337.78	2,337.78	2,337.78	2,337.78	2,337.78	2,337.78	2,337.78	2,337.75	28,053.33
Debt Service (For Budgeting Only)	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.63	11,000.00
CASH FLOW	1,421.11	1,421.11	1,421.11	1,421.11	1,421.11	1,421.11	1,421.11	1,421.11	1,421.11	1,421.11	1,421.11	1,421.12	17,053.33

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

[illegible]

Veneta Villa

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



Veneta Villa													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	9,441.33	9,441.33	9,441.33	9,441.33	9,441.33	9,441.33	9,441.33	9,441.33	9,441.33	9,441.33	9,441.33	9,441.37	113,296.00
Total Other Income	23,016.67	23,016.67	23,016.67	23,016.67	23,016.67	23,016.67	23,016.67	23,016.67	23,016.67	23,016.67	23,016.67	23,016.63	276,200.00
TOTAL INCOME	32,458.00	32,458.00	32,458.00	32,458.00	32,458.00	32,458.00	32,458.00	32,458.00	32,458.00	32,458.00	32,458.00	32,458.00	389,496.00
EXPENSES													
Total Administrative Expenses	6,235.74	6,235.74	6,235.74	6,235.74	6,235.74	6,235.74	6,235.74	6,235.74	6,235.74	6,235.74	6,235.74	6,235.64	74,828.78
Total Administrative Salaries	3,098.74	3,098.74	3,098.74	3,098.74	3,098.74	3,098.74	3,098.74	3,098.74	3,098.74	3,098.74	3,098.74	3,098.68	37,184.82
Administrative Salaries	1,969.98	1,969.98	1,969.98	1,969.98	1,969.98	1,969.98	1,969.98	1,969.98	1,969.98	1,969.98	1,969.98	1,969.93	23,639.71
Administrative Fringe	1,093.04	1,093.04	1,093.04	1,093.04	1,093.04	1,093.04	1,093.04	1,093.04	1,093.04	1,093.04	1,093.04	1,093.07	13,116.51
Total Tenant Services Expenses	1,564.88	1,564.88	1,564.88	1,564.88	1,564.88	1,564.88	1,564.88	1,564.88	1,564.88	1,564.88	1,564.88	1,564.84	18,778.52
Total Utility Expenses	5,383.33	5,383.33	5,383.33	5,383.33	5,383.33	5,383.33	5,383.33	5,383.33	5,383.33	5,383.33	5,383.33	5,383.37	64,600.00
Total Maintenance & Operating Expenses	13,537.13	13,537.13	13,537.13	13,537.13	13,537.13	13,537.13	13,537.13	13,537.13	13,537.13	13,537.13	13,537.13	13,537.09	162,445.52
Total General Expenses	1,067.50	1,067.50	1,067.50	1,067.50	1,067.50	1,067.50	1,067.50	1,067.50	1,067.50	1,067.50	1,067.50	1,067.50	12,810.00
Total Financing Expenses	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	12,504.00
TOTAL EXPENSES	28,830.58	28,830.58	28,830.58	28,830.58	28,830.58	28,830.58	28,830.58	28,830.58	28,830.58	28,830.58	28,830.58	28,830.44	345,966.82
NET INCOME	3,627.42	3,627.42	3,627.42	3,627.42	3,627.42	3,627.42	3,627.42	3,627.42	3,627.42	3,627.42	3,627.42	3,627.56	43,529.18
Debt Service (For Budgeting Only)	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
CASH FLOW	2,377.42	2,377.42	2,377.42	2,377.42	2,377.42	2,377.42	2,377.42	2,377.42	2,377.42	2,377.42	2,377.42	2,377.56	28,529.18

Laurelwood Homes

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



Laurelwood													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	10,431.00	10,431.00	10,431.00	10,431.00	10,431.00	10,431.00	10,431.00	10,431.00	10,431.00	10,431.00	10,431.00	10,431.00	125,172.00
Total Other Income	16,218.42	16,218.42	16,218.42	16,218.42	16,218.42	16,218.42	16,218.42	16,218.42	16,218.42	16,218.42	16,218.42	16,218.38	194,621.00
TOTAL INCOME	26,649.42	26,649.42	26,649.42	26,649.42	26,649.42	26,649.42	26,649.42	26,649.42	26,649.42	26,649.42	26,649.42	26,649.38	319,793.00
EXPENSES													
Total Administrative Expenses	7,575.18	7,575.18	7,575.18	7,575.18	7,575.18	7,575.18	7,575.18	7,575.18	7,575.18	7,575.18	7,575.18	7,575.23	90,902.21
Total Administrative Salaries	4,094.55	4,094.55	4,094.55	4,094.55	4,094.55	4,094.55	4,094.55	4,094.55	4,094.55	4,094.55	4,094.55	4,094.66	49,134.71
Administrative Salaries	2,598.62	2,598.62	2,598.62	2,598.62	2,598.62	2,598.62	2,598.62	2,598.62	2,598.62	2,598.62	2,598.62	2,598.69	31,183.51
Administrative Fringe	1,425.91	1,425.91	1,425.91	1,425.91	1,425.91	1,425.91	1,425.91	1,425.91	1,425.91	1,425.91	1,425.91	1,425.93	17,110.94
Total Tenant Services Expenses	1,788.01	1,788.01	1,788.01	1,788.01	1,788.01	1,788.01	1,788.01	1,788.01	1,788.01	1,788.01	1,788.01	1,787.90	21,456.01
Total Utility Expenses	4,060.83	4,060.83	4,060.83	4,060.83	4,060.83	4,060.83	4,060.83	4,060.83	4,060.83	4,060.83	4,060.83	4,060.87	48,730.00
Total Maintenance & Operational Expenses	10,002.46	10,002.46	10,002.46	10,002.46	10,002.46	10,002.46	10,002.46	10,002.46	10,002.46	10,002.46	10,002.46	10,002.23	120,029.29
Total General Expenses	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	22,200.00
Total Financing Expenses	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	667.00	8,004.00
TOTAL EXPENSES	25,943.48	25,943.48	25,943.48	25,943.48	25,943.48	25,943.48	25,943.48	25,943.48	25,943.48	25,943.48	25,943.48	25,943.23	311,321.51
NET INCOME	705.94	705.94	705.94	705.94	705.94	705.94	705.94	705.94	705.94	705.94	705.94	706.15	8,471.49
Debt Service (For Budgeting Only)	685.58	685.58	685.58	685.58	685.58	685.58	685.58	685.58	685.58	685.58	685.58	685.62	8,227.00
CASH FLOW	20.36	20.36	20.36	20.36	20.36	20.36	20.36	20.36	20.36	20.36	20.36	20.53	244.49

Pengra Court

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



Pengra													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	9,583.33	9,583.33	9,583.33	9,583.33	9,583.33	9,583.33	9,583.33	9,583.33	9,583.33	9,583.33	9,583.33	9,583.37	115,000.00
Total Other Income	10,605.00	10,605.00	10,605.00	10,605.00	10,605.00	10,605.00	10,605.00	10,605.00	10,605.00	10,605.00	10,605.00	10,605.00	127,260.00
TOTAL INCOME	20,188.33	20,188.33	20,188.33	20,188.33	20,188.33	20,188.33	20,188.33	20,188.33	20,188.33	20,188.33	20,188.33	20,188.37	242,260.00
EXPENSES													
Total Administrative Expenses	6,844.51	6,844.51	6,844.51	6,844.51	6,844.51	6,844.51	6,844.51	6,844.51	6,844.51	6,844.51	6,844.51	6,844.35	82,133.96
Total Administrative Salaries	4,388.05	4,388.05	4,388.05	4,388.05	4,388.05	4,388.05	4,388.05	4,388.05	4,388.05	4,388.05	4,388.05	4,388.05	52,656.60
Administrative Salaries	2,816.27	2,816.27	2,816.27	2,816.27	2,816.27	2,816.27	2,816.27	2,816.27	2,816.27	2,816.27	2,816.27	2,816.30	33,795.27
Administrative Fringe	1,533.07	1,533.07	1,533.07	1,533.07	1,533.07	1,533.07	1,533.07	1,533.07	1,533.07	1,533.07	1,533.07	1,533.05	18,396.82
Total Tenant Services Expenses	821.00	821.00	821.00	821.00	821.00	821.00	821.00	821.00	821.00	821.00	821.00	820.86	9,851.86
Total Utility Expenses	2,743.33	2,743.33	2,743.33	2,743.33	2,743.33	2,743.33	2,743.33	2,743.33	2,743.33	2,743.33	2,743.33	2,743.37	32,920.00
Total Maintenance & Operational Expenses	6,556.80	6,556.80	6,556.80	6,556.80	6,556.80	6,556.80	6,556.80	6,556.80	6,556.80	6,556.80	6,556.80	6,556.58	78,681.38
Total General Expenses	1,483.33	1,483.33	1,483.33	1,483.33	1,483.33	1,483.33	1,483.33	1,483.33	1,483.33	1,483.33	1,483.33	1,483.37	17,800.00
Total Housing Assistance Payments	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	2,304.00
Total Financing Expenses	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
TOTAL EXPENSES	19,190.97	19,190.97	19,190.97	19,190.97	19,190.97	19,190.97	19,190.97	19,190.97	19,190.97	19,190.97	19,190.97	19,190.53	230,291.20
NET INCOME	997.36	997.36	997.36	997.36	997.36	997.36	997.36	997.36	997.36	997.36	997.36	997.84	11,968.80
Debt Service (For Budgeting Only)	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
CASH FLOW	247.36	247.36	247.36	247.36	247.36	247.36	247.36	247.36	247.36	247.36	247.36	247.84	2,968.80

Venta Scattered Sites

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



Veneta Scattered Sites													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Other Income	12,008.33	12,008.33	12,008.33	12,008.33	12,008.33	12,008.33	12,008.33	12,008.33	12,008.33	12,008.33	12,008.33	12,008.37	144,100.00
TOTAL INCOME	17,508.33	17,508.33	17,508.33	17,508.33	17,508.33	17,508.33	17,508.33	17,508.33	17,508.33	17,508.33	17,508.33	17,508.37	210,100.00
EXPENSES													
Total Administrative Expenses	4,441.51	4,441.51	4,441.51	4,441.51	4,441.51	4,441.51	4,441.51	4,441.51	4,441.51	4,441.51	4,441.51	4,441.27	53,297.88
Total Administrative Salaries	2,281.36	2,281.36	2,281.36	2,281.36	2,281.36	2,281.36	2,281.36	2,281.36	2,281.36	2,281.36	2,281.36	2,281.37	27,376.33
Administrative Salaries	1,444.02	1,444.02	1,444.02	1,444.02	1,444.02	1,444.02	1,444.02	1,444.02	1,444.02	1,444.02	1,444.02	1,443.97	17,328.19
Administrative Fringe	808.46	808.46	808.46	808.46	808.46	808.46	808.46	808.46	808.46	808.46	808.46	808.48	9,701.54
Total Tenant Services Expenses	1,256.58	1,256.58	1,256.58	1,256.58	1,256.58	1,256.58	1,256.58	1,256.58	1,256.58	1,256.58	1,256.58	1,256.62	15,079.00
Total Utility Expenses	2,397.50	2,397.50	2,397.50	2,397.50	2,397.50	2,397.50	2,397.50	2,397.50	2,397.50	2,397.50	2,397.50	2,397.50	28,770.00
Total Maintenance & Operational Expenses	5,788.80	5,788.80	5,788.80	5,788.80	5,788.80	5,788.80	5,788.80	5,788.80	5,788.80	5,788.80	5,788.80	5,788.79	69,465.59
Total General Expenses	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.37	12,400.00
TOTAL EXPENSES	14,917.72	14,917.72	14,917.72	14,917.72	14,917.72	14,917.72	14,917.72	14,917.72	14,917.72	14,917.72	14,917.72	14,917.55	179,012.47
NET INCOME	2,590.61	2,590.61	2,590.61	2,590.61	2,590.61	2,590.61	2,590.61	2,590.61	2,590.61	2,590.61	2,590.61	2,590.82	31,087.53
Debt Service (For Budgeting Only)	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00
CASH FLOW	2,173.94	2,173.94	2,173.94	2,173.94	2,173.94	2,173.94	2,173.94	2,173.94	2,173.94	2,173.94	2,173.94	2,174.19	26,087.53

Firwood Apartments

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



Firwood													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.37	759,136.00
TOTAL INCOME	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.33	63,261.37	759,136.00
EXPENSES													
Total Administrative Expenses	15,922.22	15,922.22	15,922.22	15,922.22	15,922.22	15,922.22	15,922.22	15,922.22	15,922.22	15,922.22	15,922.22	15,922.08	191,066.50
Total Administrative Salaries	7,358.58	7,358.58	7,358.58	7,358.58	7,358.58	7,358.58	7,358.58	7,358.58	7,358.58	7,358.58	7,358.58	7,358.59	88,302.97
Administrative Salaries	4,665.86	4,665.86	4,665.86	4,665.86	4,665.86	4,665.86	4,665.86	4,665.86	4,665.86	4,665.86	4,665.86	4,665.91	55,990.37
Administrative Fringe	2,573.68	2,573.68	2,573.68	2,573.68	2,573.68	2,573.68	2,573.68	2,573.68	2,573.68	2,573.68	2,573.68	2,573.64	30,884.12
Total Tenant Services Expenses	6,050.95	6,050.95	6,050.95	6,050.95	6,050.95	6,050.95	6,050.95	6,050.95	6,050.95	6,050.95	6,050.95	6,050.94	72,611.39
TOTAL UTILITY EXPENSES	5,754.34	5,754.34	5,754.34	5,754.34	5,754.34	5,754.34	5,754.34	5,754.34	5,754.34	5,754.34	5,754.34	5,754.26	69,052.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	21,965.95	21,965.95	21,965.95	21,965.95	21,965.95	21,965.95	21,965.95	21,965.95	21,965.95	21,965.95	21,965.95	21,965.87	263,591.32
TOTAL GENERAL EXPENSES	7,791.67	7,791.67	7,791.67	7,791.67	7,791.67	7,791.67	7,791.67	7,791.67	7,791.67	7,791.67	7,791.67	7,791.63	93,500.00
TOTAL FINANCING EXPENSES	308.00	308.00	308.00	308.00	308.00	308.00	308.00	308.00	308.00	308.00	308.00	308.00	3,696.00
TOTAL EXPENSES	57,793.13	57,793.13	57,793.13	57,793.13	57,793.13	57,793.13	57,793.13	57,793.13	57,793.13	57,793.13	57,793.13	57,792.78	693,517.21
NET INCOME	5,468.20	5,468.20	5,468.20	5,468.20	5,468.20	5,468.20	5,468.20	5,468.20	5,468.20	5,468.20	5,468.20	5,468.59	65,618.79
Debt Service (For Budgeting Only)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
CASH FLOW	468.20	468.20	468.20	468.20	468.20	468.20	468.20	468.20	468.20	468.20	468.20	468.59	5,618.79

Village Oaks

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



Village Oaks													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	51,544.67	51,544.67	51,544.67	51,544.67	51,544.67	51,544.67	51,544.67	51,544.67	51,544.67	51,544.67	51,544.67	51,544.63	618,536.00
Total Other Income	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.67	791.63	9,500.00
TOTAL INCOME	52,336.34	52,336.34	52,336.34	52,336.34	52,336.34	52,336.34	52,336.34	52,336.34	52,336.34	52,336.34	52,336.34	52,336.26	628,036.00
EXPENSES													
Total Administrative Expenses	17,189.67	17,189.67	17,189.67	17,189.67	17,189.67	17,189.67	17,189.67	17,189.67	17,189.67	17,189.67	17,189.67	17,189.68	206,276.05
Total Administrative Salaries	9,821.03	9,821.03	9,821.03	9,821.03	9,821.03	9,821.03	9,821.03	9,821.03	9,821.03	9,821.03	9,821.03	9,821.05	117,852.38
Administrative Salaries	6,193.90	6,193.90	6,193.90	6,193.90	6,193.90	6,193.90	6,193.90	6,193.90	6,193.90	6,193.90	6,193.90	6,193.89	74,326.79
Administrative Fringe	3,522.07	3,522.07	3,522.07	3,522.07	3,522.07	3,522.07	3,522.07	3,522.07	3,522.07	3,522.07	3,522.07	3,522.05	42,264.82
Total Tenant Services Expenses	3,145.80	3,145.80	3,145.80	3,145.80	3,145.80	3,145.80	3,145.80	3,145.80	3,145.80	3,145.80	3,145.80	3,145.73	37,749.53
Total Utility Expenses	7,854.07	7,854.07	7,854.07	7,854.07	7,854.07	7,854.07	7,854.07	7,854.07	7,854.07	7,854.07	7,854.07	7,854.23	94,249.00
Total Maintenance & Operational Expenses	11,308.97	11,308.97	11,308.97	11,308.97	11,308.97	11,308.97	11,308.97	11,308.97	11,308.97	11,308.97	11,308.97	11,309.09	135,707.76
Total General Expenses	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	1,950.00	23,400.00
TOTAL EXPENSES	41,448.51	41,448.51	41,448.51	41,448.51	41,448.51	41,448.51	41,448.51	41,448.51	41,448.51	41,448.51	41,448.51	41,448.73	497,382.34
NET INCOME	10,887.83	10,887.83	10,887.83	10,887.83	10,887.83	10,887.83	10,887.83	10,887.83	10,887.83	10,887.83	10,887.83	10,887.53	130,653.66
Replacement Reserves (For Budgeting Only)	8,998.00	8,998.00	8,998.00	8,998.00	8,998.00	8,998.00	8,998.00	8,998.00	8,998.00	8,998.00	8,998.00	8,998.00	107,976.00
CASH FLOW	1,889.83	1,889.83	1,889.83	1,889.83	1,889.83	1,889.83	1,889.83	1,889.83	1,889.83	1,889.83	1,889.83	1,889.53	22,677.66

Fourteen Pines

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



Fourteen Pines													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.37	623,080.00
TOTAL INCOME	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.33	51,923.37	623,080.00
EXPENSES													
Total Administrative Expenses	16,824.64	16,824.64	16,824.64	16,824.64	16,824.64	16,824.64	16,824.64	16,824.64	16,824.64	16,824.64	16,824.64	16,824.70	201,895.74
Total Administrative Salaries	9,466.64	9,466.64	9,466.64	9,466.64	9,466.64	9,466.64	9,466.64	9,466.64	9,466.64	9,466.64	9,466.64	9,466.70	113,599.74
Administrative Salaries	6,038.36	6,038.36	6,038.36	6,038.36	6,038.36	6,038.36	6,038.36	6,038.36	6,038.36	6,038.36	6,038.36	6,038.37	72,460.33
Administrative Fringe	3,428.28	3,428.28	3,428.28	3,428.28	3,428.28	3,428.28	3,428.28	3,428.28	3,428.28	3,428.28	3,428.28	3,428.33	41,139.41
Total Tenant Services Expenses	3,211.61	3,211.61	3,211.61	3,211.61	3,211.61	3,211.61	3,211.61	3,211.61	3,211.61	3,211.61	3,211.61	3,211.56	38,539.27
Total Utility Expenses	6,533.33	6,533.33	6,533.33	6,533.33	6,533.33	6,533.33	6,533.33	6,533.33	6,533.33	6,533.33	6,533.33	6,533.37	78,400.00
Total Maintenance & Operational Expenses	15,219.07	15,219.07	15,219.07	15,219.07	15,219.07	15,219.07	15,219.07	15,219.07	15,219.07	15,219.07	15,219.07	15,218.89	182,628.66
Total General Expenses	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.37	22,600.00
TOTAL EXPENSES	43,671.98	43,671.98	43,671.98	43,671.98	43,671.98	43,671.98	43,671.98	43,671.98	43,671.98	43,671.98	43,671.98	43,671.89	524,063.67
NET INCOME	8,251.35	8,251.35	8,251.35	8,251.35	8,251.35	8,251.35	8,251.35	8,251.35	8,251.35	8,251.35	8,251.35	8,251.48	99,016.33
Replacement Reserves (For Budgeting Only)	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.37	85,000.00
CASH FLOW	1,168.02	1,168.02	1,168.02	1,168.02	1,168.02	1,168.02	1,168.02	1,168.02	1,168.02	1,168.02	1,168.02	1,168.11	14,016.33

Abbie Lane Courts

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



Abbie Lane													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	420,168.00
TOTAL INCOME	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	35,014.00	420,168.00
EXPENSES													
Total Administrative Expenses	5,752.57	5,752.57	5,752.57	5,752.57	5,752.57	5,752.57	5,752.57	5,752.57	5,752.57	5,752.57	5,752.57	5,752.15	69,030.42
Total Administrative Salaries	2,935.49	2,935.49	2,935.49	2,935.49	2,935.49	2,935.49	2,935.49	2,935.49	2,935.49	2,935.49	2,935.49	2,935.45	35,225.84
Administrative Salaries	1,844.56	1,844.56	1,844.56	1,844.56	1,844.56	1,844.56	1,844.56	1,844.56	1,844.56	1,844.56	1,844.56	1,844.61	22,134.77
Administrative Fringe	1,052.39	1,052.39	1,052.39	1,052.39	1,052.39	1,052.39	1,052.39	1,052.39	1,052.39	1,052.39	1,052.39	1,052.34	12,628.63
Total Tenant Services Expenses	3,671.65	3,671.65	3,671.65	3,671.65	3,671.65	3,671.65	3,671.65	3,671.65	3,671.65	3,671.65	3,671.65	3,671.63	44,059.78
Total Utility Expenses	2,606.66	2,606.66	2,606.66	2,606.66	2,606.66	2,606.66	2,606.66	2,606.66	2,606.66	2,606.66	2,606.66	2,606.74	31,280.00
Total Maintenance & Operational Expenses	8,905.78	8,905.78	8,905.78	8,905.78	8,905.78	8,905.78	8,905.78	8,905.78	8,905.78	8,905.78	8,905.78	8,905.65	111,869.23
Total General Expenses	3,056.48	3,056.48	3,056.48	3,056.48	3,056.48	3,056.48	3,056.48	3,056.48	3,056.48	3,056.48	3,056.48	3,056.48	36,677.76
Total Financing Expenses	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	318.00	3,816.00
Total Non-Operating Items	-11,419.50	-11,419.50	-11,419.50	-11,419.50	-11,419.50	-11,419.50	-11,419.50	-11,419.50	-11,419.50	-11,419.50	-11,419.50	-11,419.50	-137,034.00
TOTAL EXPENSES	12,891.64	12,891.64	12,891.64	12,891.64	12,891.64	12,891.64	12,891.64	12,891.64	12,891.64	12,891.64	12,891.64	12,891.15	159,699.19
NET INCOME	22,122.36	22,122.36	22,122.36	22,122.36	22,122.36	22,122.36	22,122.36	22,122.36	17,122.36	22,122.36	22,122.36	22,122.85	260,468.81

Legion Cottages

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



Legion Cottages													
	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Total
INCOME													
Total Tenant Income	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.37	31,000.00
TOTAL INCOME	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.37	31,000.00
EXPENSES													
Total Administrative Expenses	844.29	844.29	844.29	844.29	844.29	844.29	844.29	844.29	844.29	844.29	844.29	844.29	10,131.48
Total Administrative Salaries	386.36	386.36	386.36	386.36	386.36	386.36	386.36	386.36	386.36	386.36	386.36	386.36	4,636.28
Administrative Salaries	243.25	243.25	243.25	243.25	243.25	243.25	243.25	243.25	243.25	243.25	243.25	243.25	2,919.00
Administrative Fringe	137.67	137.67	137.67	137.67	137.67	137.67	137.67	137.67	137.67	137.67	137.67	137.63	1,652.00
Total Tenant Services Expenses	94.93	94.93	94.93	94.93	94.93	94.93	94.93	94.93	94.93	94.93	94.93	94.88	1,139.11
Total Utility Expenses	762.50	762.50	762.50	762.50	762.50	762.50	762.50	762.50	762.50	762.50	762.50	762.50	9,150.00
Total Maintenance & Operational Expenses	765.39	765.39	765.39	765.39	765.39	765.39	765.39	765.39	765.39	765.39	765.39	765.21	9,184.50
Total General Expenses	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.63	1,400.00
TOTAL EXPENSES	2,583.78	2,583.78	2,583.78	2,583.78	2,583.78	2,583.78	2,583.78	2,583.78	2,583.78	2,583.78	2,583.78	2,583.51	31,005.09
NET INCOME	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.45	-0.14	-5.09

CAPITAL PROJECTS FUND



Smokey
Day

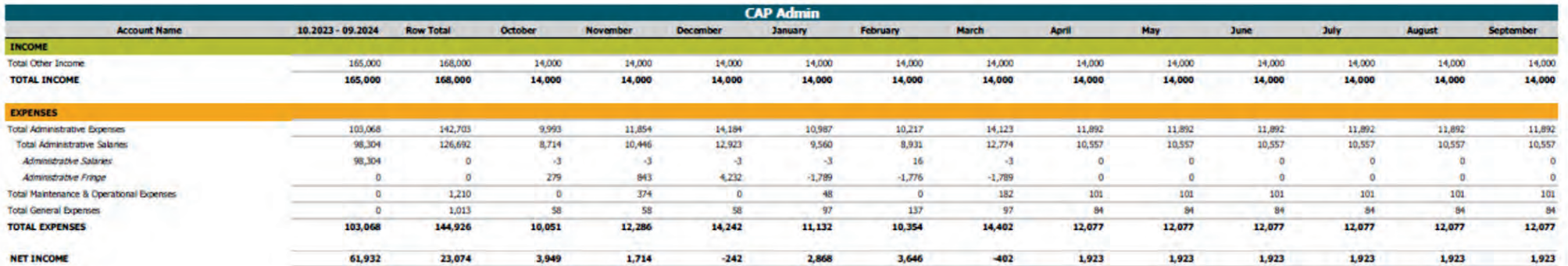
SW 6219
Rain
Interior / Exterior
Location Number: 219-C2

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

SW 6230
Rainstorm
Interior / Exterior
Location Number: 220-C7



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



CENTRAL OFFICE COST CENTER (COCC)



The total budgeted COCC revenue for FY2025 is approximately \$5.4 million. The COCC has budgeted expenses of \$5.2million for fiscal year 2025 of which \$2.9 is comprised of salaries and benefits. The COCC has 22 FTE in the FY25 budget. The revenue includes Administrative Building charges at \$342,017.60 with rent charges at \$643,605.82 totaling for \$985,623.42. We have also maximized the management fees that the COCC collects from Public Housing and Rent Assistance Voucher programs. The COCC budget also includes scheduled debt service of \$387,698.51 . The budgeted expenditures for all COCC related costs, including the debt service which is over the budget line for accounting purposes leave the department's budget at a deficit of \$225,559.33 .

The COCC Roll Up

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



COCC												
	Executive	Finance	Board	IT	HR	Fairview	Portive Housing A	Fleet	100 W. 13th	Fee for Service	CAP Admin	Total
INCOME												
Total Tenant Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	985,623.42	0.00	0.00	985,623.42
Total Grant Income	0.00	0.00	0.00	0.00	1,500.00	0.00	100,000.00	0.00	0.00	50,000.00	0.00	151,500.00
Total Other Income	727,344.18	1,093,334.31	15,980.63	243,207.48	480,418.44	50,168.02	400,095.75	45,576.61	45.22	1,000,000.00	168,000.00	4,224,170.64
TOTAL INCOME	727,344.18	1,093,334.31	15,980.63	243,207.48	481,918.44	50,168.02	500,095.75	45,576.61	985,668.64	1,050,000.00	168,000.00	5,361,294.06
EXPENSES												
Total Administrative Expenses	919,353.80	922,685.12	52,393.03	299,679.85	575,695.80	5,261.00	487,988.85	45,099.08	79,478.81	207,189.82	142,702.50	3,737,527.66
Total Administrative Salaries	772,135.66	769,789.09	0.00	253,601.20	487,489.88	0.00	415,748.25	40,966.59	48,339.82	0.00	126,691.63	2,914,762.12
Administrative Salaries	535,971.60	498,135.25	0.00	175,433.17	330,979.79	0.00	283,545.10	28,344.38	33,027.99	0.00	0.00	1,885,437.28
Administrative Fringe	228,261.45	264,175.00	0.00	75,893.11	152,116.92	0.00	128,163.57	12,451.33	14,974.35	0.00	0.00	876,035.73
Total Tenant Services Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	193,239.00	0.00	193,239.00
Total Utility Expenses	0.00	0.00	0.00	0.00	0.00	12,830.00	0.00	0.00	46,246.00	0.00	0.00	59,076.00
Total Maintenance & Operational Expenses	0.00	0.00	0.00	0.00	0.00	38,000.00	0.00	0.00	187,928.02	629,161.04	1,210.00	856,299.06
Total General Expenses	1,500.00	4,018.00	2,800.00	1,252.00	1,545.00	6,162.00	2,400.00	200.00	16,100.00	25,100.00	1,013.00	62,090.00
Total Financing Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255,923.16	0.00	0.00	255,923.16
TOTAL EXPENSES	920,853.80	926,703.12	55,193.03	300,931.85	577,240.80	62,253.00	490,388.85	45,299.08	585,675.99	1,054,689.86	144,925.50	5,164,154.88
NET INCOME	-193,509.62	166,631.19	-39,212.40	-57,724.37	-95,322.36	-12,084.98	9,706.90	277.53	399,992.65	-4,689.86	23,074.50	197,139.18
Debt Service (For Budgeting Only)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	387,698.51	0.00	0.00	387,698.51
Replacement Reserves (For Budgeting Only)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	0.00	0.00	35,000.00
CASH FLOW	-193,509.62	166,631.19	-39,212.40	-57,724.37	-95,322.36	-12,084.98	9,706.90	277.53	-22,705.86	-4,689.86	23,074.50	-225,559.33

Shared Services Roll Up

During the FY 25 budget process we wanted to isolate the costs associated with our shared services. This exercise allowed us to present the true administrative overhead cost for Homes for Good, as we continue to develop and evolve our financial strategies. Having a shared services roll up budget will allow us to better track our core overhead expenses and isolate them from the greater COCC activities. The Shared Services function supports the agency through Human Resources, Information Technology, Executive function as well as Finance.



COCC Shared Services						
	Executive	Finance	Board	IT	HR	Total
INCOME						
Total Grant Income	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Total Other Income	727,344.18	1,093,334.31	15,980.63	243,207.48	480,418.44	2,560,285.04
TOTAL INCOME	727,344.18	1,093,334.31	15,980.63	243,207.48	481,918.44	2,561,785.04
EXPENSES						
Total Administrative Expenses	919,353.80	922,685.12	52,393.03	299,679.85	575,695.80	2,769,807.60
Total Administrative Salaries	772,135.66	769,789.09	0.00	253,601.20	487,489.88	2,283,015.83
Administrative Salaries	535,971.60	498,135.25	0.00	175,433.17	330,979.79	1,540,519.81
Administrative Fringe	228,261.45	264,175.00	0.00	75,893.11	152,116.92	720,446.48
Total General Expenses	1,500.00	4,018.00	2,800.00	1,252.00	1,545.00	11,115.00
TOTAL EXPENSES	920,853.80	926,703.12	55,193.03	300,931.85	577,240.80	2,780,922.60
NET INCOME	-193,509.62	166,631.19	-39,212.40	-57,724.37	-95,322.36	-219,137.56

The Homes for Good Foundation

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



Congratulations 2nd Year Scholarship Recipient

Anaya

 **Oregon State University**

“ This scholarship would help me become the first person in my family to have the opportunity to go to university because financially we cannot afford all the tuitions so this would be extremely helpful. ”

Homes for Good Foundation														
Account Name	10.2023 - 09.2024	Row Total	October	November	December	January	February	March	April	May	June	July	August	September
INCOME														
Total Other Income	10,008	20,971	156	795	1,501	7,660	104	267	1,748	1,748	1,748	1,748	1,748	1,748
TOTAL INCOME	10,008	20,971	156	795	1,501	7,660	104	267	1,748	1,748	1,748	1,748	1,748	1,748
EXPENSES														
Total Administrative Expenses	1,008	1,750	146	146	146	146	146	146	146	146	146	146	146	146
Total Tenant Services Expenses	8,004	10,000	0	4,000	0	0	0	0	0	0	6,000	0	0	0
Total General Expenses	804	1,000	0	0	0	0	0	0	0	0	1,000	0	0	0
TOTAL EXPENSES	9,816	12,750	146	4,146	146	146	146	146	146	146	7,146	146	146	146
NET INCOME	192	8,221	10	-3,351	1,355	7,514	-42	121	1,602	1,602	-5,398	1,602	1,602	1,602

FINANCIAL CONTEXT AND CONSIDERATIONS



RENT ASSISTANCE

The Rent Assistance Division comprises 32 employees and oversees 50 waitlists, facilitating access to 4,427 housing units. In Fiscal Year 2023, our Intake Team processed a total of 3,500 applications, including 1,263 for tenant-based vouchers (HCV, EHV, MS, FYI, and VASH) and 2,237 for site-based housing (PBV, PH, MFH, and AH), resulting in the successful housing of 648 families.

The Division also includes a dedicated Housing Specialist Team responsible for processing all necessary income transactions for the families we serve. In FY23, this team completed approximately 7,500 actions and reviewed 76,178 documents to finalize these transactions.

Additionally, the Rent Assistance Division manages an Inspection Team that conducted 958 inspections from October 1, 2023, to July 31, 2024. The Division further supports our Service Center, where staff handled 20,731 incoming phone calls and 10,689 emails during the same period.

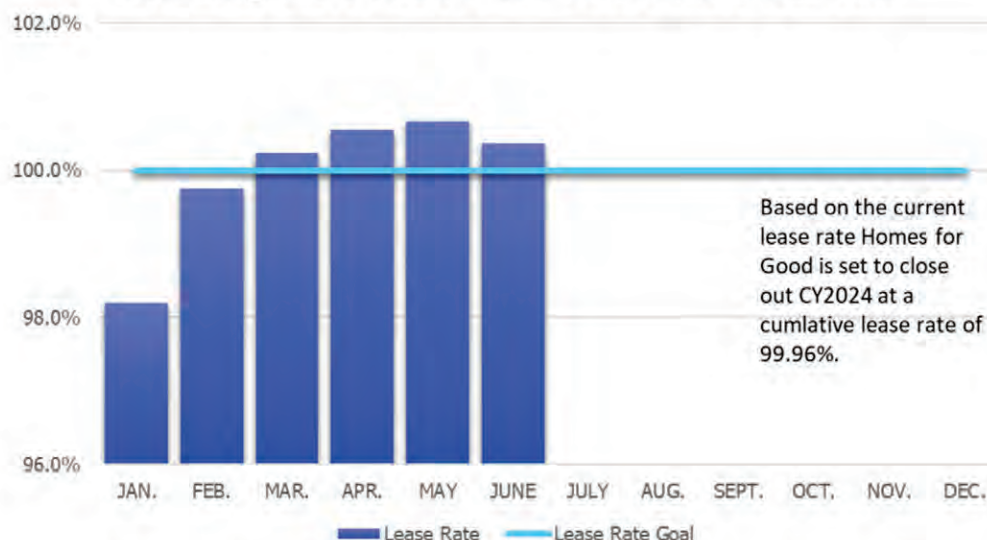
Lease Rate

The primary objective of the Rent Assistance Division is to achieve and maintain a lease rate of 100% while effectively utilizing all funds associated with the vouchers. For instance, if a housing agency is allocated 100 vouchers, each with an average rental assistance value of \$50.00, the agency could potentially lease all 100 vouchers. Conversely, if the average rental assistance per voucher increases to \$100.00, the agency would only be able to utilize 50 vouchers.

Additionally, the funding provided by HUD can fluctuate throughout the year. A housing agency may be informed at the beginning of the year that it will receive \$50.00 in rental assistance per voucher, only to later find that the assistance has been reduced to \$40.00 per voucher. This variability is referred to by HUD as the "pro-ration factor," which for Calendar Year 2024 is currently set at 99.5%.

Historically, funding levels, combined with the costs of housing subsidies, have enabled Homes for Good to fully utilize all of its vouchers. However, looking ahead to the remainder of CY24, Homes for Good is projecting a potential shortfall of \$1.1 million, which may take effect in December 2024. This anticipated shortage is largely attributed to housing costs outpacing available funding. In response, Homes for Good is actively collaborating with HUD to implement strategies to mitigate this potential shortfall, including applying for additional funding and reducing voucher usage upon turnover.

Housing Choice Voucher Lease Rate CY2024



RENT ASSISTANCE

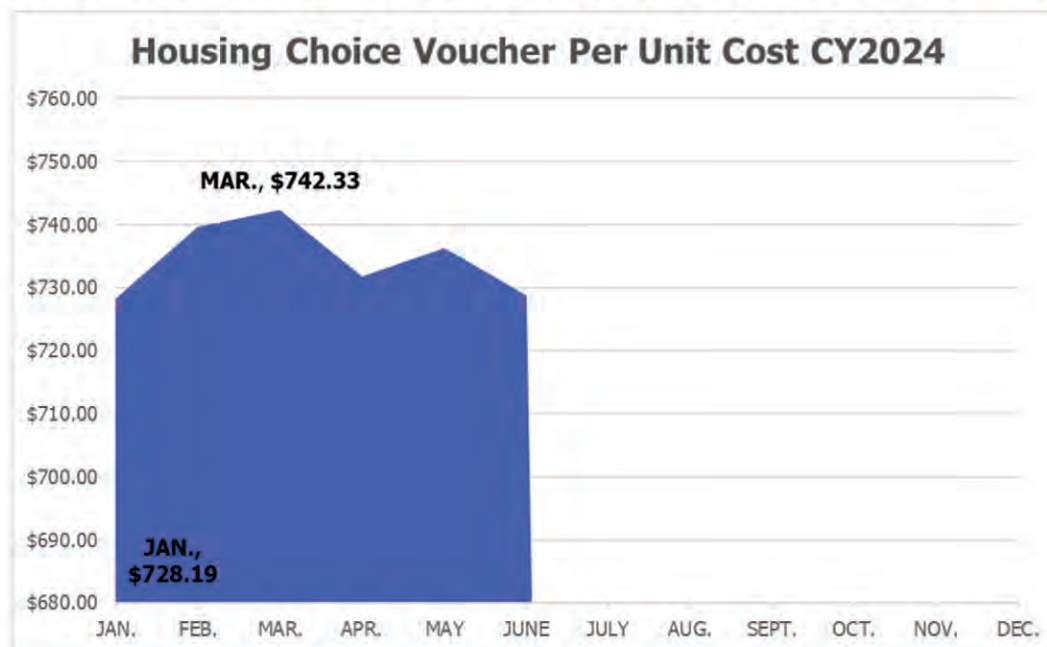
Housing Authority Payments (HAP)

The Housing Assistance Payment (HAP) is a monthly payment made by Homes for Good to landlords on behalf of tenants.

The average HAP is determined by analyzing the total HAP disbursed over the course of a year. Several factors can influence average HAP costs. First, changes in the rental market affect HAP amounts; as overall rental prices in the community rise, so does the average HAP. Second, Fair Market Rents (FMRs), which are established annually by HUD, play a critical role. The Payment Standards for programs such as the Housing Choice Voucher (HCV) and Veterans Affairs Supportive Housing (VASH) are derived from these FMRs. Currently, the Payment Standards for the VASH and Emergency Housing Voucher (EHV) programs are set at 120% of the FMR, while all other programs are set at 90% of the FMR. Third, the tenant's income affects HAP payments; when a tenant has no income, Homes for Good pays a higher HAP, while tenants with income contribute a portion of their rent, resulting in lower HAP payments from Homes for Good.

In tenant-based programs, such as the Housing Choice Voucher program, a family is responsible for paying up to 40% of their adjusted gross income toward their total rent during the initial lease term, with Homes for Good covering the remaining balance. For example, if a participant has no income, 40% of zero is zero, meaning Homes for Good will pay the full contract rent, provided it falls within the limits of the Payment Standard and the unit is deemed rent reasonable. After the initial lease term, tenants may pay more than the 40%.

In the case of project-based vouchers, tenants are required to pay 30% of their adjusted gross income for the duration of their tenancy.



RENT ASSISTANCE

Moving to Work (MTW)

Homes for Good submitted its first Move to Work Supplement Plan in 2023. As a MTW Agency, we can flex our funding between Public Housing Operating Funds, Housing Assistance Payment Funds and Capital Project Funds. Additionally, we can submit waivers to implement policies that create administrative efficiency and support family self-sufficiency. In 2024 we implemented an income review process, moving the majority of families we serve to a three-year review cycle as opposed to an annual review. This change is anticipated to save 737 hours per month of staff time.

Admin Reserve and HAP Reserve

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

Admin fees are pro-rated by HUD on an annual basis. CY24 has a current pro-ration of 92%. Admin fee reserves accumulate when the cost of running the program is lower than the fees received. Admin fees reserves are important to maintain as they can pad a program in years where the overall lease rate does not reach 100% or the pro-ration is lower than Homes for Good expected. Homes for Good monitors its Admin Fee reserves weekly and has observed that they remain at around \$600K.

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

Homes for Good monitors these funds on a monthly basis, and are approximately 1 million. These funds are projected to be exhausted by December of 2024. If housing costs continue to outpace funding, then future years could see a reduction in Admin Fee as we would not be able to utilize all the vouchers.

REAL ESTATE DEVELOPMENT & ASSET MANAGEMENT

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

In this coming year, the team will be prioritizing:

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

Projects to support these priorities include:

Bridges on Broadway –

599 East Broadway, Eugene OR, Bridges on Broadway is the evolution of the Lane County's Project Turnkey, which had provided temporary housing for people that lost their homes to recent wildfires. Homes for Good Housing Agency and Lane County will convert the former 50-room Red Lion Hotel into a 57-unit Permanent Supportive Housing (PSH) apartment community serving people experiencing chronic homelessness. Homes for Good will provide Project Based Vouchers and Lane County will refer vulnerable people experiencing homelessness from the Coordinated Entry waitlist to Bridges on Broadway. The project was awarded PSH funding from OHCS. Construction started in summer of 2024 and is expected to reach substantial completion within 12 months.

REAL ESTATE DEVELOPMENT & ASSET MANAGEMENT

Ollie Court (The former Naval Reserve Site) –

13th Avenue, Eugene OR - Homes for Good is proud to partner with Head Start of Lane County and Early Childhood CARES to develop an innovative model for housing that will co-locate 81 units of new Affordable Housing with an Early Learning Center to address the need for affordable housing and affordable childcare in our community. A mix of one, two, and three-bedroom units will accommodate households large and small. Construction started in summer of 2024 and is expected to reach substantial completion within 16 months.

Lazy Days –

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

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

Planned Projects:

The Coleman –

Is a partnership with Lane County and Sponsors Inc. to provide housing at 4 corners on Highway 99. This project is designed to provide transitional housing to community members exiting the prison system in efforts to reduce recidivism. The project did not receive funding in 2022. A revised, new application was submitted in August 2024.

The Field on Quince –

Homes for Good owns a 7 -acre site on Quince Street in Florence. Real Estate Staff have engaged Homes for Good staff and the larger Florence Community in the type of housing and populations served. The project did not receive LIFT funding in the 2023 application so staff is preparing to revise and improve the application and re-submit for funding in Fall of 2024.

Glenwood –

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

REAL ESTATE DEVELOPMENT & ASSET MANAGEMENT

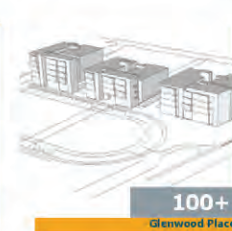
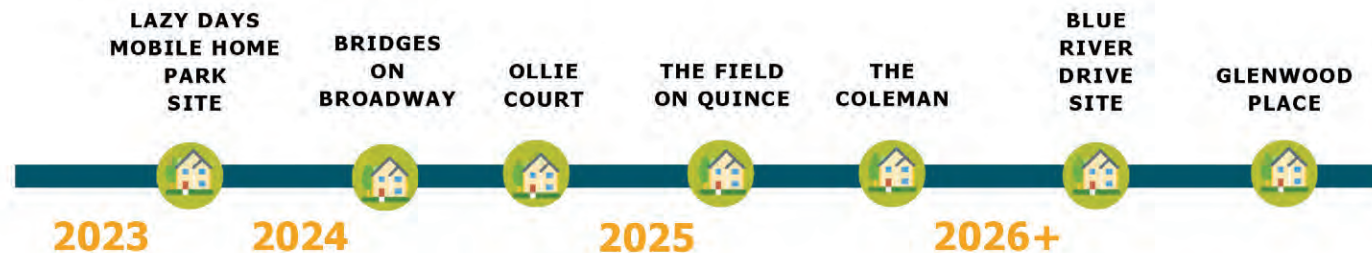
Service Center (100 W 13th Ave, Eugene) Parking Lot –

The parking lot at our 100 W 13th Ave Service Center is land owned by Homes for Good with a potential for development. Homes for Good will be actively assessing and exploring options in the 2024-2025 fiscal year to develop this into more affordable housing units for the community.

Blue River Drive 5 acres –

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

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



REAL ESTATE DEVELOPMENT & ASSET MANAGEMENT

Developer Fees

Developer fees for Lazy Days, Bridges on Broadway and Ollie Court are estimated at \$2,524,062 for 2024-2025 fiscal year. Historically the operating costs for the Development staff, pre-development project costs, and subsidies for other agency activities such as COCC were funded with development fee revenue generated by previous projects, however, we are excited to partner with Pacific Source to utilize a no interest loan to use for predevelopment costs. Due to developer fees that were expected but not realized in FY 2022 and FY 2023 related to the Commons on MLK and that have been delayed for the Nel, we are continuing to work toward stabilization to obtain those additional developer fees.

Other Funds

Homes for Good is receiving the proceeds from ongoing RAD scattered site home sales. There is one duplex that will be sold in the upcoming 2024-2025 fiscal year, that is valued at approximately \$500,000. The first \$13 million of proceeds were re-invested in replacement housing.

Future Funding

At the State level, funding for affordable housing is increasingly challenging and complicated. Due to the excessive costs of construction, the same dollars in the funding limits are not able to accomplish as much as they have in the past. In addition, there are limited Private Activity Bonds to pair with tax credits. In, 2024 the state paused on new applications seeking Private Activity Bonds and 4 % tax credits in order to fund available for applications in 2025. The state is now limiting the number of applications a developer can submit to 2 applications at a time per phase, with 3 defined phases. Homes for Good may need to be more selective than it has in the past in deciding which order to pursue projects and postpone some pipeline projects further than initially intended.

Asset Management

The Asset Management Team is working on reviewing the Agency portfolio and positioning for the future. There are 23 properties that are asset managed in the portfolio. The Asset Management Team reviews the asset managed portfolio regularly.

ENERGY SERVICES

Energy Services Division

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

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

Long Range Planning

As we enter the third year of the Bipartisan Infrastructure Legislation (BIL) funding, 50% of the grant has been released for weatherization. Additionally, ESD secured supplementary funds from the Oregon Health Authority through a Healthy Homes Initiative. ESD anticipates receiving these funds at the beginning of the fiscal year. This grant represents an opportunity to expand services for our participants. We hope to address health and safety issues that impact our community and traditionally fall outside of the energy efficiency scope of work.

GRANTS & SUPPORTIVE SERVICES

Homes for Good will continue to seek new funding opportunities to support our various programs including building out systems to streamline Medicaid billing for Traditional Health Worker and Health Related Social Needs services.

Due to financial challenges in the Shelter+PlusCare/Madrone program, Homes for Good is moving services in house and is working with Lane County to develop stabilization strategies.

SUPPORTIVE HOUSING

Homes for Good earns fees and collects rents only on occupied units, with fees being reduced with occupancy falls below 97% for Public Housing properties. The portfolio is expected to maintain an occupancy of 98% across all properties, earning all eligible fees. Affordable properties are expected to see small increases in tenant rents, with subsidized programs remaining stable with an average tenant rent of \$350.

Operating Subsidy & Housing Assistance Payments

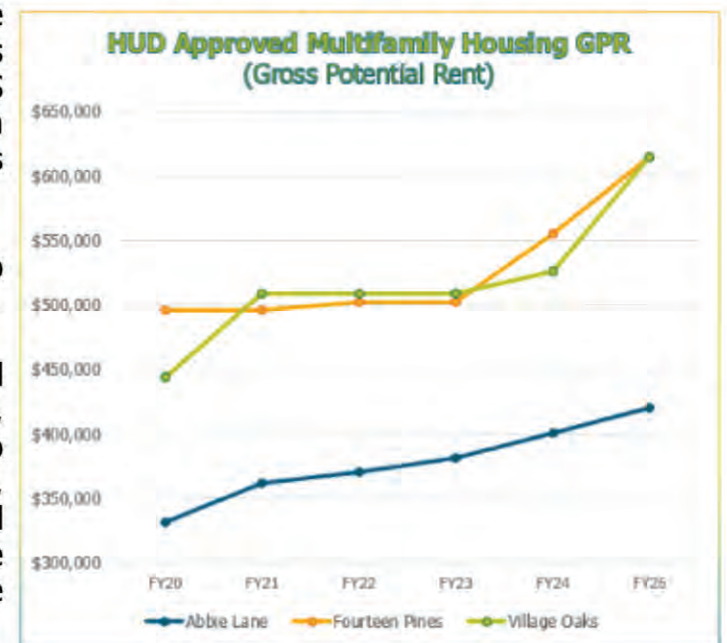
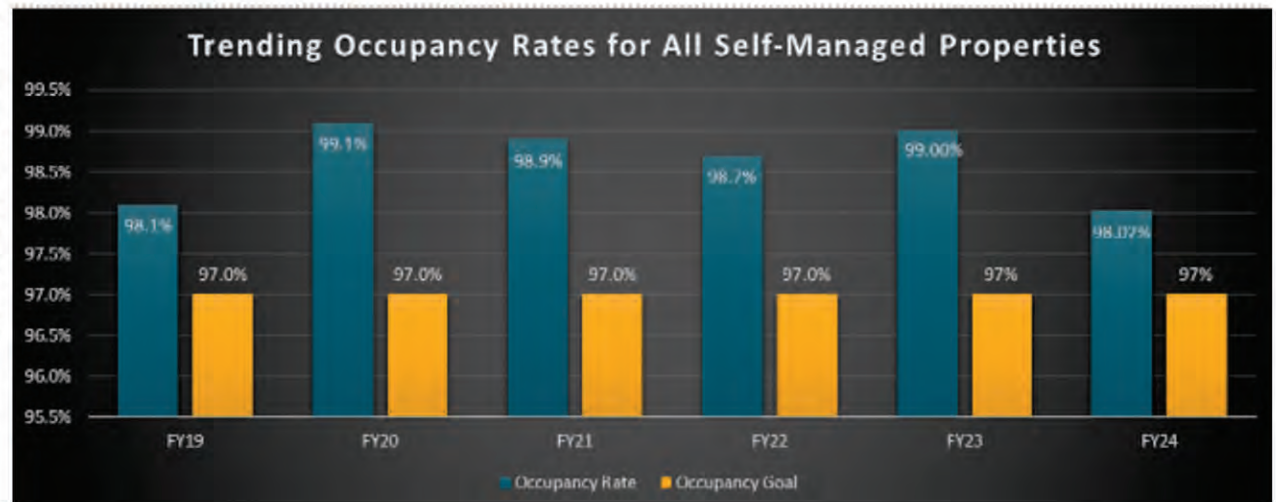
Public Housing agencies are eligible for operating subsidy from HUD for Public Housing

that is based on a formula that takes into account estimated expenses, self-sufficiency activities, resident participation funds, audit fees, Payment in Lieu of Taxes (PILOT) and energy loan amortization (EPC) and are subject to proration based on Congressional appropriations. This funding structure results in unstable and unpredictable funding that makes future planning challenging.

The operating subsidy has not kept pace with continued increases in staffing, insurance and contract costs. The Division is implementing cost savings and offset strategies including maximizing operating subsidy reimbursements and incentives such as FSS escrow, energy savings, utility rate reductions and shortfall funding and working with maintenance on energy efficiency strategies and shifting Resident Services cost towards Medicaid billing and HRSN eligible services when possible.

Future financial considerations for Public Housing may include developing strategies to convert the portfolio to alternative funding streams through additional RAD conversions.

Our HUD Multifamily complete an annual contract renewal process for the Project Based Rental Assistance including an opportunity to request budget-based rent increases, which increases the Housing Assistance Payments received for the property. Due to staff diligence, rent increases were approved this year for almost 9% at Village Oaks, 6% at Fourteen Pines and 1% at Abbie Lane. Most of these units are subsidized and therefore tenant rents are not affected by these rent schedule changes, but the additional revenue supports property expenses at generates unrestricted funds in some cases.



SUPPORTIVE HOUSING

Capital Improvements

Public Housing is expected to receive \$1,146,019 in capital funding to complete capital improvement projects across the portfolio including security and community room improvements. These funds will also allow us to replace some aging infrastructure and continue to modernize our fleet management system and upgrades to vehicles. We will work to prepare for and leverage new funding for preservation and Public Housing capital improvements to ensure long-term stability of our portfolio.

CENTRAL OFFICE COST CENTER

COCC

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

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

The financial planning that the Leadership Team and the Board need to continue to engage in is related to the overall financial sustainability of the organization with a particular emphasis on personnel expense growth.

For Fiscal Year 2025 the following activities will support the financial planning and considerations needed for the COCC:

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

GLOSSARY

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

OERA	Oregon Emergency Rental Assistance
OHCS	Oregon Housing and Community Services
PBRA	Project Based Rent Assistance
PBV	Project Based Voucher
PH	Public Housing
PHA	Public Housing Authority
PSH	Permanent Supportive Housing
PUC	Per Unit Cost
RAB	Resident Advisory Board
RAD	Rental Assistance Demonstration
REAC	Real Estate Assessment Center
ROSS	Resident Opportunities and Supportive Services
S8	Section 8
UPCS	Uniform Physical Condition Standard
VASH	Veterans Assistance for Supportive Housing