

BUDGET DOCUMENT FOR FISCAL YEAR 2026



☎ 541.682.3755  www.homesforgood.org  100 W 13th Ave Eugene, OR 97401



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.

TABLE OF CONTENTS

2	Homes for Good Mission and Vision	34	McKenzie Village
4	Access & Opportunity Plan	35	Parkview Terrace
5	Board of Commissioners	36	Riverview Terrace
6	Leadership Team	37	Lindeborg Place
7	Organizational Chart	38	Maplewood Meadows
8	Executive Director's Message	39	Cresview Villa
9	Rent Assistance Division	40	Veneta Villa
10	Rent Assistance Roll Up	41	Laurelwood Homes
11	Housing Choice Voucher	42	Pengra Court
12	Emergency Housing Voucher	43	Veneta Scattered Sites
13	Mainstream Voucher Program	44	Firwood Apartments
14	Foster Youth To Independence Initiative	45	Village Oaks
15	Long Term Rental Assistance (LTRA)	46	Fourteen Pines
16	Real Estate Development & Asset Management	47	Abbie Lane Courts
17	RAD II	49	Legion Cottages
18	The Bus Barn	50	Lazy Days
19	Signpost House	51	Bridges on Broadway
20	Family Shelter House	52	Capital Projects Fund
21	Development	53	Central Office Cost Center (COCC)
23	Asset Management	54	The COCC Roll Up
24	Energy Services	55	Shared Services Roll Up
25	Grants & Supportive Services	56	Homes for Good Foundation
26	Family Self Sufficiency (FSS)	57	Financial Context and Considerations
27	Shelter Plus Care	58	Rent Assistance Division
28	ROSS	61	Real Estate Development & Asset Management
29	The Keystone Supportive Services	65	Energy Services
30	MLK Supportive Services	66	Grants & Supportive Services
31	Pacific Source CCBF	67	Supportive Housing Division
32	Supportive Housing Division	69	Central Office Cost Center
33	Low Rent Public Housing Summary	70	Glossary

ACCESS & OPPORTUNITY PLAN

Homes for Good's Access & Opportunity Plan for July 2025 - June 2026 establishes our commitment to creating stable housing solutions and strengthening community partnerships throughout Lane County. This plan builds on our foundation of providing homes, serving people, fostering partnerships, and delivering good outcomes for our community.

Our strategic approach centers on four interconnected pillars that guide our work: Listen to Our Communities emphasizes collaboration and resident-driven decision making; Tell the Human Story focuses on sharing client experiences and ensuring our services are usable by all; Create Pathways to Self-Sufficiency supports long-term financial stability and employment opportunities; and Lead and Grow Ethically promotes responsible operations, staff development, and environmental stewardship.

Through 16 specific goals and dozens of tactical initiatives, this plan addresses the full spectrum of our work—from rent assistance and property management to resident services and community development. Each goal includes measurable outcomes and clear accountability, ensuring we can track progress and adapt our approach based on community feedback and changing needs. It represents our continued commitment to housing stability, community engagement, and responsive service delivery that meets people where they are and supports their path forward.

**Listen to our
Communities**



**Tell the
Human Story**



**Create Pathways
to Self-Sufficiency**



**Lead & Grow
Ethically**



BOARD OF COMMISSIONERS



Board Chair
Larissa Ennis



Vice Chair
Destinee Thompson



Commissioner
Heather Buch



Commissioner
Joel Iboa



Commissioner
Michelle Thurston



Commissioner
Justin Sandoval



Commissioner
Kirk Strohman Jr.



Commissioner
Chloe Chapman



Commissioner
Pat Farr

LEADERSHIP TEAM



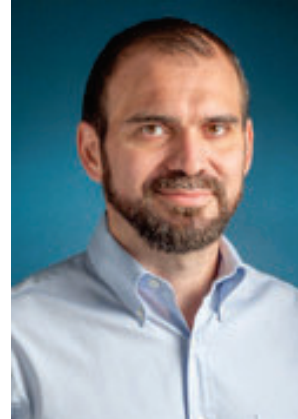
Jacob Fox
Executive
Director



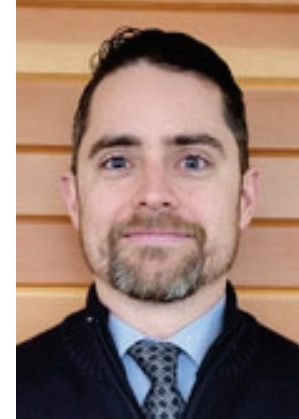
Ela Kubok
Deputy
Director



Bailey McEuen
Human Resources
Director



Esteban Montero
Chacon
Energy Services
Director



Sean Pearson
Finance
Controller



Aleksa Bruns
Rent Assistance
Division Director



Audrey Banks
Real Estate
Development
Director



Jordyn Shaw
Communications
Administrative
Specialist



Curtis Wyant
Information
Technology
Director

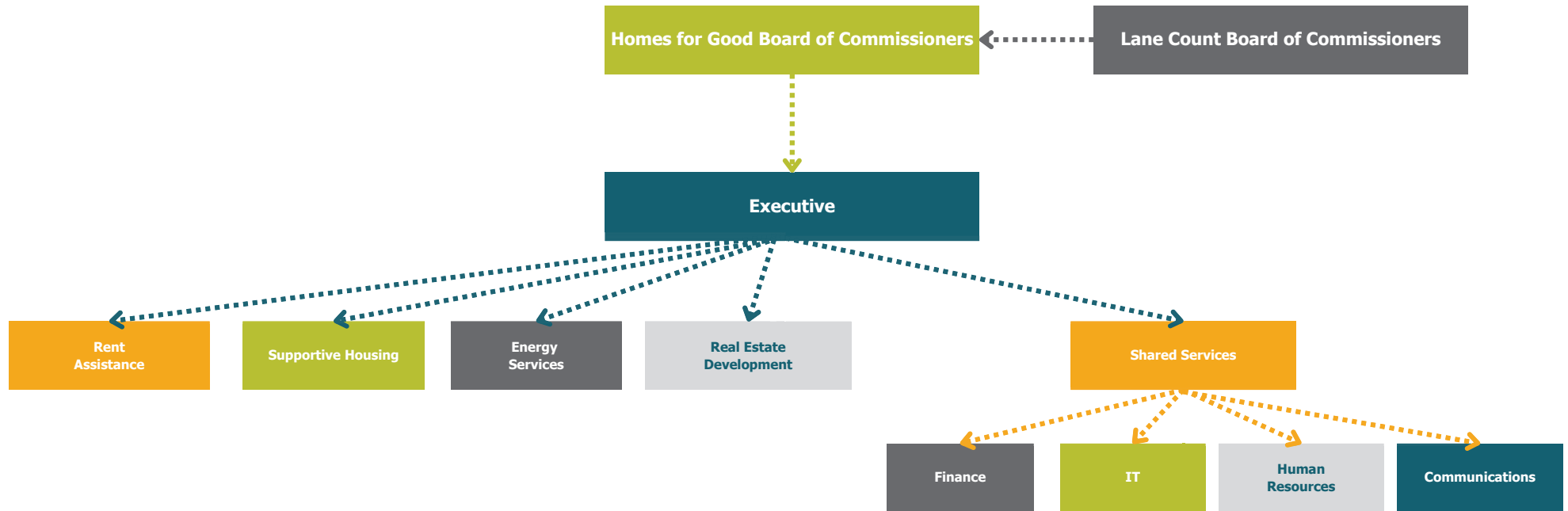


Jasmine Leary
Executive
Support
Coordinator



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

As we begin Fiscal Year 2026, Homes for Good remains committed to providing safe, stable, and affordable housing for Lane County. This year's budget is guided by our Financial Sustainability Roadmap, which ensures our decisions are transparent, strategic, and focused on long-term impact.

We are actively repositioning our housing portfolio to address aging properties and limited recapitalization options. Our team is pursuing new funding, engaging legal and land use experts, and exploring innovative approaches like affordable homeownership and public-private partnerships.

Operationally, the full implementation of our Yardi software has improved our ability to monitor expenses and make data-driven decisions. We are maximizing agency assets by leasing vacant commercial spaces and seeking opportunities to divest of assets that aren't core to our efforts of increasing housing opportunities.

We are developing multi-year financial forecasts and labor cost analyses to inform planning and assist with financial decision making. Our leadership team is strengthening cashflow management, updating overhead allocation methods, and improving grant compliance. We are proud to launch new programs, including a state-funded long-term rent assistance initiative and our new role as an approved Medicaid billing organization—expanding our ability to serve people experiencing homelessness as well as providing additional supportive services to our existing clients.

This budget is more than a financial plan—it is a blueprint for growth, sustainability, and community impact.



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, Foster Youth Initiative Vouchers, and Long Term Rental Assistance (LTRA). Collectively, these budgets amount to approximately \$32.6 million in rental assistance payments and \$5 million in administrative fees. In addition, the Division has also launched a Long Term Rent Assistance (LTRA) program, which serves 117 families and has a budget of approximately \$2.5 million.

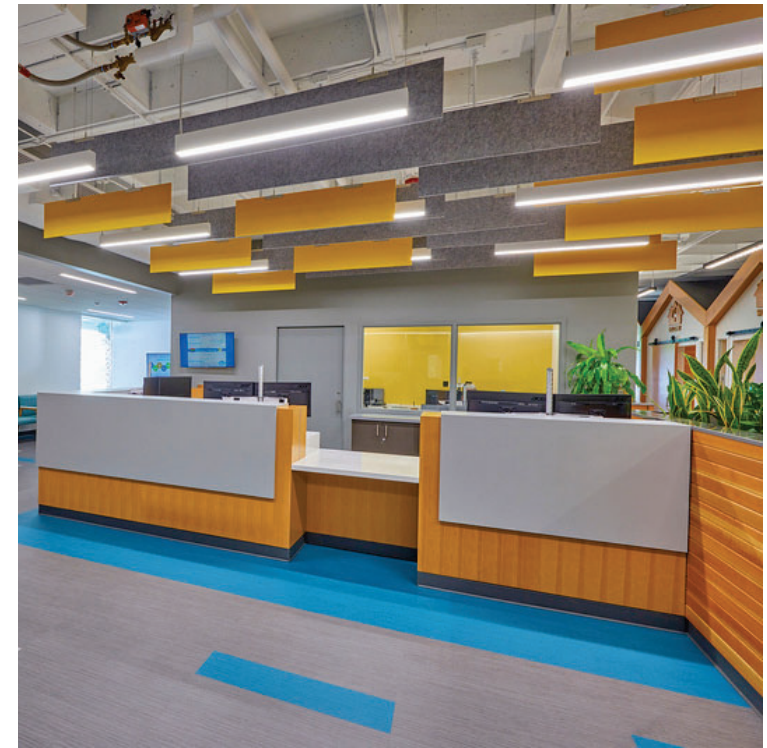
The Rent Assistance Division comprises 29 employees and oversees 55 waitlists, facilitating access to 4,495 housing units. In Fiscal Year 2025, our Intake Team processed a total of 597 applications, including 346 for tenant-based vouchers (HCV, EHV, MS, FYI, and VASH) and 251 for site-based housing (PBV, PH, MFH, and AH), resulting in the successful housing of 480 families.

The Division also includes a dedicated Housing Specialist Team responsible for processing all necessary income transactions for the families we serve. In FY25, this team completed approximately 5,387 actions and reviewed 86,660 documents to finalize these transactions.

Additionally, the Rent Assistance Division manages an Inspection Team that conducted 2,119 inspections from October 1, 2024, to September 11th 2025. The Division further supports our Service Center, where staff handled 25,536 incoming phone calls.

Rent Assistance Roll Up

The Rent Assistance Division is responsible for managing the budgets of the Housing Choice Voucher Program, Emergency Housing Vouchers, Mainstream Vouchers, Foster Youth Initiative Vouchers, and Long Term Rental Assistance (LTRA). This roll up combines all of the Rental Assistance programs to show a larger picture of the division as a whole.



	LTRA	HCV	EHV	MAINSTREAM	TOTAL
INCOME					
Total Grant Income	2,350,983.05	4,191,435.00	2,522,468.02	1,526,036.15	10,590,922.22
Total Other Income	0.00	3,560.55	3,516.00	253.70	7,330.25
TOTAL INCOME	2,350,983.05	4,194,995.55	2,525,984.02	1,526,289.85	10,598,252.47
EXPENSES					
Total Administrative Expenses	591,727.71	4,632,416.90	223,347.87	186,366.08	5,633,858.56
Total Administrative Salaries	557,461.47	2,595,323.64	111,961.56	75,189.00	3,339,935.67
Administrative Salaries	557,461.47	1,746,668.68	73,105.24	49,577.48	2,426,812.87
Administrative Fringe & Tax	0.00	848,654.96	38,856.32	25,611.52	913,122.80
Total Tenant Services Expenses	0.00	90,000.00	2,096.55	1,671.45	93,768.00
Total Maintenance & Operational Expe	0.00	48,682.30	5,580.00	1,518.85	55,781.15
Total General Expenses	2,291.77	25,332.17	1,369.03	1,268.75	30,261.72
Total Housing Assistance Payments	1,463,836.00	0.00	2,277,108.15	1,257,256.70	4,998,200.85
Total Non-Operating Items	0.00	29,550.85	-48,435.45	-17.15	-18,901.75
TOTAL EXPENSES	2,057,855.48	4,825,982.22	2,461,066.15	1,448,064.68	10,792,968.53
CASH FLOW	293,127.57	-630,986.67	64,917.87	78,225.17	-194,716.06

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, Section 8 Home Ownership (HO) and Veteran's Assisted Supported Housing (VASH).

Voucher Type	Number of Vouchers	Housing Assistance Payments Monthly
HCV	2,458	\$790
PBV	492 PBV (Including Bridges on Broadway and Ollie Court)	\$987
VASH	314	\$769
HO	35	\$704



HOUSING CHOICE VOUCHER													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	328,817	335,826	340,276	333,156	413,405	333,156	333,156	676,818	41,387	347,324	354,057	354,057	4,191,435
Total Other Income	-38,685	25,954	-8,519	-41,203	28,718	16,051	19,758	297	297	297	297	297	3,561
TOTAL INCOME	290,132	361,780	331,757	291,953	442,123	349,207	352,914	677,115	41,684	347,621	354,354	354,354	4,194,996
EXPENSES													
Total Administrative Expenses	385,207	381,225	383,406	394,141	389,012	386,806	381,356	386,257	386,257	386,257	386,257	386,257	4,632,417
Total Administrative Salaries	216,278	216,278	216,278	216,278	216,278	216,278	216,278	216,278	216,278	216,278	216,278	216,278	2,595,324
Administrative Salaries	145,556	145,556	145,556	145,556	145,556	145,556	145,556	145,556	145,556	145,556	145,556	145,556	1,746,669
Administrative Fringe & Tax	70,722	70,722	70,722	70,722	70,722	70,722	70,722	70,722	70,722	70,722	70,722	70,722	848,655
Total Tenant Services Expenses	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000
Total Maintenance & Operational Expenses	3,417	201	0	4,128	9,367	9,125	2,160	4,057	4,057	4,057	4,057	4,057	48,682
Total General Expenses	2,086	2,086	2,086	2,086	2,086	2,086	2,086	2,086	2,086	2,187	2,187	2,186	25,332
Total Housing Assistance Payments	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Operating Items	0	0	0	4,907	1,240	5,384	5,707	2,463	2,463	2,463	2,463	2,463	29,551
TOTAL EXPENSES	398,210	391,012	392,992	412,762	409,205	410,901	398,809	402,363	402,363	402,464	402,464	402,463	4,825,982
CASH FLOW	-108,078	-29,232	-61,235	-120,809	32,918	-61,694	-45,895	274,752	-360,679	-54,843	-48,110	-48,109	-630,986

Emergency Housing Voucher (EHV)

Emergency Housing Voucher Program (EHV):

- 162 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 - \$1178



EMERGENCY HOUSING VOUCHER													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	196,270	188,300	188,300	180,254	180,255	346,251	193,420	211,016	208,416	209,115	210,436	210,436	2,522,468
Total Other Income	1,903	116	6	5	5	8	8	293	293	293	293	293	3,516
TOTAL INCOME	198,173	188,416	188,306	180,259	180,260	346,259	193,428	211,309	208,709	209,408	210,729	210,729	2,525,984
EXPENSES													
Total Administrative Expenses	18,616	18,527	18,502	18,911	18,607	18,552	18,526	18,626	18,626	18,626	18,626	18,625	223,350
Total Administrative Salaries	9,330	9,330	9,330	9,330	9,330	9,330	9,330	9,330	9,330	9,330	9,330	9,330	111,962
Administrative Salaries	6,092	6,092	6,092	6,092	6,092	6,092	6,092	6,092	6,092	6,092	6,092	6,092	73,105
Administrative Fringe & Tax	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	3,238	38,857
Total Tenant Services Expenses	28	141	109	313	136	214	282	175	175	175	175	175	2,097
Total Maintenance Operations	278	0	0	1,048	1,045	312	572	465	465	465	465	465	5,580
Total General Expenses	113	113	113	113	113	113	113	113	113	118	118	118	1,369
Total Housing Assistance Payments	185,777	191,211	193,569	188,487	185,056	189,733	194,483	189,759	189,759	189,759	189,759	189,759	2,277,108
Total Non-Operating Items	-687	0	-8,923	-4,907	-1,240	-6,071	-6,426	-4,036	-4,036	-4,036	-4,036	-4,036	-48,435
TOTAL EXPENSES	204,125	209,992	203,370	203,965	203,717	202,853	207,550	205,102	205,102	205,107	205,107	205,106	2,461,069
CASH FLOW	-5,952	-21,576	-15,064	-23,706	-23,457	143,406	-14,122	6,207	3,607	4,301	5,622	5,623	64,915

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 - \$699



	MAINSTREAM												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	141,845	129,716	23,016	129,795	129,795	153,880	153,880	149,117	125,941	129,683	129,683	129,683	1,526,036
Total Other Income	8	110	6	6	6	6	6	22	22	22	22	22	254
TOTAL INCOME	141,853	129,826	23,022	129,801	129,801	153,886	153,886	149,139	125,963	129,705	129,705	129,705	1,526,290
EXPENSES													
Total Administrative Expenses	15,497	15,497	15,474	15,607	15,558	15,521	15,496	15,540	15,540	15,540	15,540	15,540	186,368
Total Administrative Salaries	6,265	6,265	6,265	6,265	6,265	6,265	6,265	6,265	6,265	6,265	6,265	6,265	75,189
Administrative Salaries	4,131	4,131	4,131	4,131	4,131	4,131	4,131	4,131	4,131	4,131	4,131	4,131	49,577
Administrative Fringe & Tax	2,134	2,134	2,134	2,134	2,134	2,134	2,134	2,134	2,134	2,134	2,134	2,134	25,612
Total Tenant Services Expenses	28	141	109	313	136	107	141	139	139	139	139	139	1,671
Total Maintenance & Operational Expenses	262	0	0	0	312	312	0	127	127	127	127	127	1,519
Total General Expenses	104	104	104	104	104	104	104	104	104	110	110	110	1,269
Total Housing Assistance Payments	107,774	107,465	103,999	105,915	102,026	104,873	101,346	104,771	104,771	104,771	104,771	104,771	1,257,257
Total Non-Operating Items	0	0	0	0	0	0	-10	-1	-1	-1	-1	-1	-17
TOTAL EXPENSES	123,665	123,207	119,686	121,939	118,136	120,917	117,077	120,680	120,680	120,686	120,686	120,686	1,448,067
CASH FLOW	18,188	6,619	-96,664	7,862	11,665	32,969	36,809	28,459	5,283	9,019	9,019	9,019	78,223

Foster Youth to Independence Initiative (FYI Voucher)

Foster Youth Initiative Voucher Program (FYI):

- 10 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 - \$782



FOSTER YOUTH INITIATIVE													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	28,241	0	0	0	0	4,408	6,457	5,609	2,353	2,353	2,353	2,353	2,353
Total Other Income	41,225	5,715	4,756	7,851	4,019	0	0	1,707	3,435	3,435	3,435	3,435	3,435
TOTAL INCOME	69,466	5,715	4,756	7,851	4,019	4,408	6,457	7,316	5,788	5,788	5,788	5,788	5,788
EXPENSES													
Total Housing Assistance Payments	78,598	5,936	5,936	7,164	5,822	7,218	6,457	7,316	6,550	6,550	6,550	6,550	6,550
TOTAL EXPENSES	78,598	5,936	5,936	7,164	5,822	7,218	6,457	7,316	6,550	6,550	6,550	6,550	6,550
CASH FLOW	-9,132	-221	-1,180	687	-1,803	-2,810	0	0	-762	-762	-762	-762	-762

Long Term Rent Assistance (LTRA)

In response to rising unsheltered homelessness, and Governor Tina Kotek's executive orders and legislative action through House Bills 5019 and 2001, Oregon Housing and Community Services launched the Long-Term Rent Assistance (LTRA) program, ensuring that households rehoused through emergency measures receive ongoing support to remain stably housed well beyond initial interventions. Homes for Good is the administrator of this program at the local level, receiving funds from Lane County, granted by OHCS. Homes for Good works with service providers who refer eligible families into the program. LTRA differs from other rent assistance programs by paying for more eligible expenses including the full rent for three months, utility arrears, security deposits, and other expenses to help families stabilize.

LTRA is set to serve 130 families in Lane County in FY26.



	Long Term Rent Assistance												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	2,350,983
TOTAL INCOME	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	195,915	2,350,983
EXPENSES													
Total Administrative Expenses	49,302	49,302	49,302	49,302	49,363	49,302	49,302	49,311	49,311	49,311	49,311	49,311	591,728
Total Administrative Salaries	46,455	46,455	46,455	46,455	46,455	46,455	46,455	46,455	46,455	46,455	46,455	46,455	557,461
Total General Expenses	189	189	189	189	189	189	189	189	189	197	197	197	2,292
Total Housing Assistance Payments	121,986	121,986	121,986	121,986	121,986	121,986	121,986	121,986	121,986	121,986	121,986	121,986	1,463,836
TOTAL EXPENSES	171,477	171,477	171,477	171,477	171,538	171,477	171,477	171,486	171,486	171,494	171,494	171,494	2,057,856
CASH FLOW	24,438	24,438	24,438	24,438	24,377	24,438	24,438	24,429	24,429	24,421	24,421	24,421	293,127

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 2025.

The Agency's Real Estate Development expects revenues consisting of developer fees totaling \$2,422,762. Total expenses for the department are expected to be just over \$1,734,347.

The Agency anticipates spending approximately \$400,000 the development of new affordable housing projects that includes pre-development spending on The Coleman, The Field on Quince in Florence, The Glenwood, and The Olive Parking Lot. All of these expenses are expected to be paid out of a loan from PacificSource specific to predevelopment expenses. Of this total, \$200,000 is anticipated to be reimbursed to the Agency to pay down the loan balance upon financial closing of The Coleman in this fiscal year. In addition, administrative salaries will be partially utilized toward the joint development of Parcel 2. Pre-development costs are reflected in the individual project budgets.

Asset Management:

The Asset Management Department expects a budget shortfall of approximately \$1,053,814. 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

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												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	5,788	5,788	5,788	5,788	5,788	5,788	5,788	5,788	5,788	6,135	6,135	6,135	70,493
Total Other Income	0	4	0	0	0	0	0	1	1	1	1	1	7
TOTAL INCOME	5,788	5,792	5,788	5,788	5,788	5,788	5,788	5,789	5,789	6,136	6,136	6,136	70,500
EXPENSES													
Total Administrative Expenses	231	227	226	226	226	1,126	226	356	356	356	356	356	4,293
Total Administrative Salaries	208	208	208	208	208	208	208	208	208	208	208	208	2,517
Administrative Salaries	132	132	132	132	132	132	132	132	132	132	132	132	1,590
Administrative Fringe & Tax	76	76	76	76	76	76	76	76	76	76	76	76	927
Total Utility Expenses	2,698	2,877	0	6,455	0	6,892	2,898	3,117	3,117	3,117	3,117	3,117	37,406
Total Maintenance & Operational Expenses	8,750	8,750	9,275	9,397	11,095	11,137	8,921	9,618	9,618	9,618	9,618	9,618	115,414
Total General Expenses	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,591	1,591	1,591	18,213
Total Financing Expenses	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Total Expenses	15,173	15,348	12,995	19,572	14,815	22,649	15,539	16,585	16,585	16,682	16,682	16,682	199,326
CASH FLOW	-10,885	-11,056	-8,707	-15,284	-10,527	-18,361	-11,251	-12,296	-12,296	-12,046	-12,046	-12,046	-146,826

Signpost House

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



	SIGNPOST												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600
Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600
EXPENSES													
Total Administrative Expenses	281	281	220	301	217	3,310	282	699	699	699	699	699	8,413
Total Administrative Salaries	208	208	208	208	208	208	208	208	208	208	208	208	2,517
Administrative Salaries	132	132	132	132	132	132	132	132	132	132	132	132	1,590
Administrative Fringe & Tax	76	76	76	76	76	76	76	76	76	76	76	76	927
Total Utility Expenses	474	478	436	960	473	656	473	564	564	564	564	564	6,772
Total Maintenance & Operational Expenses	156	156	156	156	456	456	156	242	242	242	242	242	2,904
Total General Expenses	70	70	70	70	70	70	70	70	70	75	75	75	856
TOTAL EXPENSES	981	985	882	1,487	1,216	4,492	981	1,575	1,575	1,580	1,580	1,580	18,945
CASH FLOW	819	815	918	313	584	-2,692	819	225	225	220	220	220	2,655

Family Shelter House

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.



	FAMILY SHELTER HOUSE												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	1,000	1,000	1,000	1,000	1,000	1,000	1,143	1,143	1,143	1,143	1,143	2,714	14,429
Total Other Income	8	0	0	0	0	0	1	1	1	1	1	14	27
TOTAL INCOME	1,008	1,000	1,000	1,000	1,000	1,000	1,144	1,144	1,144	1,144	1,144	2,728	14,456
EXPENSES													
Total Administrative Expenses	220	218	218	218	218	218	220	220	220	220	220	237	2,670
Total Administrative Salaries	208	208	208	208	208	208	208	208	208	208	208	208	2,517
Administrative Salaries	132	132	132	132	132	132	132	132	132	132	132	132	1,590
Administrative Fringe & Tax	76	76	76	76	76	76	76	76	76	76	76	76	927
Total General Expenses	880	880	880	880	880	880	880	880	880	937	937	937	10,733
TOTAL EXPENSES	1,100	1,098	1,098	1,098	1,098	1,098	1,100	1,100	1,100	1,157	1,157	1,174	13,403
CASH FLOW	-92	-98	-98	-98	-98	-98	44	44	44	-13	-13	1,554	1,053

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												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Income	16,383	16,625	541,477	14,006	11,447	13,829	15,236	14,858	14,858	14,858	1,734,369	14,858	2,422,802
TOTAL INCOME	16,383	16,625	541,477	14,006	11,447	13,829	15,236	14,858	14,858	14,858	1,734,369	14,858	2,422,802
EXPENSES													
Total Administrative Expenses	147,070	144,329	143,997	145,145	144,366	144,118	144,197	144,752	144,752	144,752	144,752	144,752	1,736,963
Total Administrative Salaries	85,987	85,987	85,987	85,987	85,987	85,987	85,987	85,987	85,987	85,987	85,987	85,987	1,031,841
Administrative Salaries	60,444	60,444	60,444	60,444	60,444	60,444	60,444	60,444	60,444	60,444	60,444	60,444	725,331
Administrative Fringe & Tax	25,543	25,543	25,543	25,543	25,543	25,543	25,543	25,543	25,543	25,543	25,543	25,543	306,510
Total Utility Expenses	167	164	0	164	220	118	0	119	119	119	119	119	1,428
Total Maintenance & Operational Expens	525	553	500	500	587	500	500	524	524	524	524	524	6,283
Total General Expenses	350	350	350	350	350	350	350	350	350	364	364	364	4,240
TOTAL EXPENSES	148,112	145,396	144,847	146,159	145,523	145,086	145,047	145,745	145,745	145,759	145,759	145,759	1,748,914
CASH FLOW	-131,729	-128,771	396,630	-132,153	-134,076	-131,257	-129,811	-130,887	-130,887	-130,901	1,588,610	-130,901	673,888

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													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	48,775	48,775	48,775	48,775	48,775	48,775	48,775	48,775	48,775	48,775	48,775	48,775	585,300
Total Other Income	9	19,728	11	10	9	9	189,747	20,409	20,409	20,409	17,075	17,075	304,897
TOTAL INCOME	48,784	68,503	48,786	48,785	48,784	48,784	238,522	69,184	69,184	69,184	65,850	65,850	890,197
EXPENSES													
Total Administrative Expenses	41,156	41,027	41,004	41,384	41,050	43,519	39,866	41,288	41,288	41,288	41,288	41,288	495,439
Total Administrative Salaries	24,216	24,216	24,216	24,216	24,216	24,216	24,216	24,216	24,216	24,216	24,216	24,216	290,588
Administrative Salaries	16,629	16,629	16,629	16,629	16,629	16,629	16,629	16,629	16,629	16,629	16,629	16,629	199,548
Administrative Fringe & Tax	7,587	7,587	7,587	7,587	7,587	7,587	7,587	7,587	7,587	7,587	7,587	7,587	91,040
Total Maintenance & Operational Expenses	6,267	0	0	0	0	1,920	0	1,169	1,169	1,169	1,169	1,169	14,034
Total General Expenses	50,005	50,005	50,005	50,005	50,005	50,005	50,005	50,005	50,005	50,164	50,164	50,164	600,538
Total Non-Operating Items	67,083	96,083	67,083	67,083	67,083	67,083	67,083	67,083	67,083	67,083	67,083	67,083	834,000
TOTAL EXPENSES	164,511	187,115	158,092	158,472	158,138	162,527	156,954	159,545	159,545	159,704	159,704	159,704	1,944,011
CASH FLOW	-115,727	-118,612	-109,306	-109,687	-109,354	-113,743	81,568	-90,361	-90,361	-90,520	-93,854	-93,854	-1,053,814

ENERGY SERVICE



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 healthier and more 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 and cooling systems as part of our Climate Crisis program.

Although some federal grants have seen delays in distribution, The Energy Services division has experienced no reduction in funding for fiscal year 2026 as a result of current legislation. The Energy Services division has also introduced a new funding stream for fiscal year 2026 through a Healthy Homes grant awarded by the Oregon Health Authority. The division has already received this year's \$250,000 award.

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												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	200,465	200,465	200,465	200,465	200,465	200,465	200,465	200,465	200,465	200,465	200,465	200,465	2,405,584
Total Other Income	0	925	0	0	0	0	0	132	132	132	132	132	1,586
TOTAL INCOME	200,465	201,390	200,465	200,465	200,465	200,465	200,465	200,597	200,597	200,597	200,597	200,597	2,407,170
EXPENSES													
Total Administrative Expenses	128,403	127,049	126,751	130,254	129,378	126,881	129,309	128,295	128,295	128,295	128,295	128,297	1,539,502
Total Administrative Salaries	84,257	84,257	84,257	84,257	84,257	84,257	84,257	84,257	84,257	84,257	84,257	84,259	1,011,093
Administrative Salaries	58,265	58,265	58,265	58,265	58,265	58,265	58,265	58,265	58,265	58,265	58,265	58,265	699,194
Administrative Fringe & Tax	25,992	25,992	25,992	25,992	25,992	25,992	25,992	25,992	25,992	25,992	25,992	25,992	244,609
Total Maintenance & Operational Expenses	93,669	72,055	85,356	26,188	36,900	118,332	55,773	69,753	69,753	69,753	69,753	69,753	837,040
Total General Expenses	926	926	926	926	926	926	926	926	926	973	973	973	11,249
Total Financing Expenses	0	0	0	0	0	0	1	0	0	0	0	0	2
Total Non-Operating Items	0	0	0	1,250	0	0	0	179	179	179	179	179	2,143
TOTAL EXPENSES	222,998	200,030	213,033	157,368	167,204	246,139	186,009	198,974	198,974	199,021	199,021	199,023	2,387,793
CASH FLOW	-22,533	1,360	-12,568	43,097	33,261	-45,674	14,456	1,623	1,623	1,576	1,576	1,574	19,377

GRANTS & SUPPORTIVE SERVICES



The Resident Services and Permanent Supportive Housing teams manage all of our supportive service focused grants and is overseen by the Supportive Housing Division Director and is staffed by a Resident Services Manager, a PSH Manager, eight (8) Resident Services Specialists, three (3) Family Self Sufficiency Program Coordinators, five (6) 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 Lane Community Health Council funding of services at Bridges on Broadway. 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 and 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													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	20,758	20,758	20,758	20,758	20,758	20,758	20,758	20,758	20,758	20,758	20,758	20,758	249,102
Total Other Income	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	142,080
TOTAL INCOME	32,598	32,598	32,598	32,598	32,598	32,598	32,598	32,598	32,598	32,598	32,598	32,598	391,182
EXPENSES													
Total Administrative Expenses	4,285	4,285	4,285	4,285	4,285	4,285	4,285	4,286	4,286	4,286	4,286	4,286	51,448
Total Administrative Salaries	701	701	701	701	701	701	701	701	701	701	701	701	8,414
Administrative Salaries	372	372	372	372	372	372	372	372	372	372	372	372	4,468
Administrative Fringe & Tax	329	329	329	329	329	329	329	329	329	329	329	329	3,946
Total Tenant Services Expenses	28,168	28,168	28,168	28,168	28,168	28,168	28,168	28,168	28,168	28,168	28,168	28,168	338,017
Total Maintenance & Operational Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total General Expenses	142	142	142	142	142	142	142	142	142	148	148	148	1,717
TOTAL EXPENSES	32,595	32,595	32,595	32,595	32,595	32,595	32,595	32,596	32,596	32,602	32,602	32,602	391,182
CASH FLOW													
	3	3	3	3	3	3	3	2	2	-4	-4	-4	0

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. Homes for Good now provides intensive case management in addition to facilitating the rent assistance.

Laurel Hill
C E N T E R



ShelterCare
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	SHELTERPLUS CARE												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	964,393
TOTAL INCOME	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	80,366	964,393
EXPENSES													
Total Administrative Expenses	12,616	12,616	12,618	12,618	12,617	13,882	12,618	12,798	12,798	12,798	12,798	12,798	153,576
Total Administrative Salaries	11,654	11,654	11,654	11,654	11,654	11,654	11,654	11,654	11,654	11,654	11,654	11,654	139,842
Administrative Salaries	6,944	6,944	6,944	6,944	6,944	6,944	6,944	6,944	6,944	6,944	6,944	6,944	83,326
Administrative Fringe & Tax	4,710	4,710	4,710	4,710	4,710	4,710	4,710	4,710	4,710	4,710	4,710	4,710	56,516
Total Tenant Services Expenses	7,990	7,990	7,990	7,990	7,990	7,990	7,990	7,990	7,990	7,990	7,990	7,990	95,885
Total Maintenance & Operational Expenses	375	375	375	375	375	375	375	375	375	375	375	375	4,500
Total Housing Assistance Payments	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Operating Items	59,201	59,201	59,201	59,201	59,201	59,201	59,201	59,201	59,201	59,201	59,201	59,201	710,413
TOTAL EXPENSES	80,304	80,304	80,306	80,306	80,305	81,570	80,306	80,486	80,486	80,492	80,492	80,492	965,854
CASH FLOW	62	62	60	60	61	-1,204	60	-120	-120	-126	-126	-126	-1,461

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.



RESIDENT SERVICES													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	7,354	88,250
Total Other Income	36,073	36,073	36,073	36,073	36,073	36,073	36,073	36,073	36,073	36,073	36,073	36,073	432,875
TOTAL INCOME	43,427	43,427	43,427	43,427	43,427	43,427	43,427	43,427	43,427	43,427	43,427	43,427	521,125
EXPENSES													
Total Administrative Expenses	27,693	27,583	27,629	27,745	27,683	27,598	27,562	27,642	27,642	27,642	27,642	27,642	331,691
Total Administrative Salaries	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	173,403
Administrative Salaries	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	9,216	10,592
Administrative Fringe & Tax	5,234	5,234	5,234	5,234	5,234	5,234	5,234	5,234	5,234	5,234	5,234	5,234	62,811
Total Tenant Services Expenses	13,857	13,857	13,857	13,857	13,857	13,857	13,857	13,857	13,857	13,857	13,857	13,857	166,296
Total Maintenance & Operational Expenses	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Total General Expenses	190	190	190	190	190	190	190	190	190	193	193	193	2,290
TOTAL EXPENSES	43,407	43,297	43,343	43,459	43,397	43,312	43,276	43,356	43,356	43,359	43,359	43,359	520,277
CASH FLOW	20	130	84	-32	30	115	151	71	71	68	68	68	848

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.



	THE KEYSTONE												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	234,120
TOTAL INCOME	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	19,510	234,120
EXPENSES													
Total Administrative Expenses	4,574	3,565	4,892	4,745	4,608	3,579	3,550	4,216	4,216	4,216	4,216	4,216	50,580
Total Administrative Salaries	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	2,216	26,587
Administrative Salaries	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	17,818
Administrative Fringe & Tax	731	731	731	731	731	731	731	731	731	731	731	731	8,769
Total Tenant Services Expenses	13,188	13,188	13,188	13,188	13,188	13,238	13,138	13,188	13,188	13,188	13,188	13,188	158,253
Total General Expenses	88	88	88	88	88	88	88	88	88	92	92	92	1,073
TOTAL EXPENSES	17,850	16,841	18,168	18,021	17,884	16,905	16,776	17,492	17,492	17,496	17,496	17,496	209,906
CASH FLOW	1,660	2,669	1,342	1,489	1,626	2,605	2,734	2,018	2,018	2,014	2,014	2,014	24,214

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.



THE COMMONS ON MLK													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	1,377,608
TOTAL INCOME	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	114,800	1,377,608
EXPENSES													
Total Administrative Expenses	39,785	39,785	39,785	39,785	39,938	39,787	39,785	39,812	39,812	39,812	39,812	39,812	477,696
Total Administrative Salaries	18,276	18,276	18,276	18,276	18,276	18,276	18,276	18,276	18,276	18,276	18,276	18,276	219,317
Administrative Salaries	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	11,930	143,162
Administrative Fringe & Tax	6,346	6,346	6,346	6,346	6,346	6,346	6,346	6,346	6,346	6,346	6,346	6,346	76,155
Total Tenant Services Expenses	63,281	63,281	63,281	63,281	63,281	63,281	63,281	63,281	63,281	63,281	63,281	63,281	759,379
Total General Expenses	7,991	7,991	7,991	7,991	7,991	7,991	7,991	7,991	7,991	8,001	8,001	8,001	95,918
TOTAL EXPENSES	111,057	111,057	111,057	111,057	111,210	111,059	111,057	111,084	111,084	111,094	111,094	111,094	1,332,993
CASH FLOW	3,743	3,743	3,743	3,743	3,590	3,741	3,743	3,716	3,716	3,706	3,706	3,706	44,615

The Nel Supportive Services

The Nel is a permanent supportive housing project located on 11th and Charnelton which was developed through a community collaboration with the primary goal of providing supportive housing, through a housing first and harm reduction model, to chronically homeless members of the community. The building includes 45 studio apartments, community room, laundry room, computer access, outdoor courtyard and a services area for case management and peer support offices and meeting rooms. Homes for Good received increased funding from Oregon Housing and Community Services this year, providing funding to support Resident Services staff and agency overhead.

[illegible]

Pacific Source CCBF

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.



	PACIFIC SOURCE CCBF												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Grant Income	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	300,000
TOTAL INCOME	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	300,000
EXPENSES													
Total Administrative Expenses	1,653	1,653	1,653	1,653	1,653	1,688	1,697	1,664	1,664	1,664	1,664	1,664	19,956
Total Administrative Salaries	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109	13,302
Administrative Salaries	759	759	759	759	759	759	759	759	759	759	759	759	9,108
Administrative Fringe & Tax	350	350	350	350	350	350	350	350	350	350	350	350	4,194
Total Tenant Services Expenses	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,219	2,219	26,638
Total General Expenses	4	4	4	4	4	4	4	4	4	4	4	4	48
TOTAL EXPENSES	3,876	3,876	3,876	3,876	3,876	3,911	3,920	3,887	3,887	3,887	3,887	3,887	46,642
CASH FLOW	21,124	21,124	21,124	21,124	21,124	21,089	21,080	21,113	21,113	21,113	21,113	21,113	253,358

In FY25 this budget was names "Community Capacity Buildings Funds – Medicaid HRSN"

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 at Bridges on Broadway. The Supportive Housing operating budgets have a projected combined positive cashflow of \$323,541 for the fiscal year 2026.

The Public Housing Asset Managed Properties (AMPs) are budgeted for a combined net operating income of \$29,078. The Public Housing AMPs are budgeted to receive slightly less revenue than was received in FY25 due to decreased proration from HUD. Revenue includes approximately \$2.8 million in operating subsidy and \$2.6 million in tenant rents. We will not know what our exact operating subsidy for 2026 is until later in the year and therefore estimating the operating subsidy presents a challenge, however we are expecting an overall decrease of around 9% based on the Senate and Congressional appropriations bills. Proration for the remainder of 2025 will be 95% and the expected decrease would begin in 2026.

The Multifamily and affordable properties are expected to receive around \$1.6 in Housing Assistance Payments (HAP) and \$2.5million 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 \$1,121,355 for fiscal year 2026.

The Supportive Housing Division includes 70 FTE including Property Management, Maintenance, Resident Services and Permanent Supportive Housing staff. Salaries and fringe are budgeted to be \$7m in FY26.

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 FY26.

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 ROLL-UP										
	RIVERVIEW	CRESVIEW	LAURELWOOD	MCKENZIE VILLAGE	PENGRA	MAPLEWOOD	PARKVIEW	VENETA VILLA	VENETA SCATTERED	LINDBORG	TOTAL
INCOME											
Total Tenant Income	155,500.00	139,704.00	147,000.00	857,000.00	112,000.00	274,000.00	645,000.00	117,000.00	65,278.00	146,100.00	2,658,582.00
Total Grant Income	30,252.00	17,142.00	12,184.00	86,722.00	11,092.00	19,159.00	75,630.00	13,000.00	10,084.00	20,162.00	295,427.00
Total Other Income	204,494.00	135,000.00	160,137.00	750,000.00	112,000.00	130,000.00	617,160.00	166,152.00	110,000.00	280,000.00	2,664,943.00
TOTAL INCOME	390,246.00	291,846.00	319,321.00	1,693,722.00	235,092.00	423,159.00	1,337,790.00	296,152.00	185,362.00	446,262.00	5,618,952.00
EXPENSES											
Total Administrative Expenses	198,834.16	119,725.71	103,123.60	534,893.61	88,063.59	224,653.87	443,830.31	92,308.73	56,855.29	160,631.00	2,022,919.87
Total Administrative Salaries	112,546.28	68,837.48	56,702.96	294,204.16	56,181.84	164,393.44	236,263.12	47,623.68	28,798.08	101,810.84	1,167,361.88
Administrative Salaries	74,358	45,273	37,624	190,231	15,543	111,402	61,244	30,210	19,034	65,873	770,370
Administrative Fringe & Tax	38,188	23,564	19,078	103,972	20,052	52,990	76,031	17,413	9,763	35,937	396,991
Total Tenant Services Expenses	21,023.12	24,252.04	14,561.20	79,289.16	9,633.60	43,190.84	65,210.64	19,122.56	12,094.88	6,300.00	294,678.04
Total Utility Expenses	59,000.00	48,800.00	44,500.00	215,500.00	32,500.00	54,175.00	186,850.00	50,000.00	32,500.00	41,500.00	765,325.00
Total Maintenance & Operational Expenses	175,958.84	97,234.28	109,367.48	430,329.40	76,932.04	101,541.16	419,669.28	93,401.40	60,720.56	158,119.20	1,723,273.64
Total General Expenses	33,294.35	23,298.23	24,568.24	131,586.97	20,366.74	44,888.63	100,730.14	15,596.91	13,410.23	25,593.36	433,333.80
Total Housing Assistance Payment Expenses	10,000.00	0.00	1,460.55	23,000.00	2,500.00	4,000.00	0.00	0.00	3,800.00	1,000.00	45,760.55
Total Financing Expenses	12,255.12	6,942.60	5,922.36	35,146.92	4,491.60	7,763.52	30,444.24	6,133.44	0.00	8,174.04	117,273.84
TOTAL EXPENSES	510,365.59	320,252.86	303,503.43	1,449,746.06	234,487.57	480,213.02	1,246,734.61	276,563.04	179,380.96	401,317.60	5,402,564.74
DEBT SERVICE	22,281.96	12,622.92	10,767.84	63,903.36	8,166.48	14,115.48	55,353.00	11,151.60	0.00	14,861.76	213,224.40
CASH FLOW	-142,401.55	-41,029.78	5,049.73	180,072.58	-7,562.05	-71,169.50	35,702.39	8,437.36	5,981.04	30,082.64	3,162.86

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													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	71,417	71,417	71,417	71,417	71,417	71,417	71,417	71,417	71,417	71,417	71,417	71,417	857,000
Total Grant Income	7,227	7,227	7,227	7,227	7,227	7,227	7,227	7,227	7,227	7,227	7,227	7,227	86,722
Total Other Income	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	750,000
TOTAL INCOME	141,144	141,144	141,144	141,144	141,144	141,144	141,144	141,144	141,144	141,144	141,144	141,144	1,693,722
EXPENSES													
Total Administrative Expenses	44,567	44,567	44,567	44,567	44,567	44,567	44,567	44,587	44,587	44,587	44,587	44,587	534,892
Total Administrative Salaries	24,518	24,518	24,518	24,518	24,518	24,518	24,518	24,518	24,518	24,518	24,518	24,518	294,203
Administrative Salaries	15,853	15,853	15,853	15,853	15,853	15,853	15,853	15,853	15,853	15,853	15,853	15,853	190,231
Administrative Fringe & Tax	8,665	8,665	8,665	8,665	8,665	8,665	8,665	8,665	8,665	8,665	8,665	8,665	103,972
Total Tenant Services Expenses	6,606	6,606	6,606	6,606	6,606	6,606	6,606	6,606	6,606	6,606	6,606	6,606	79,290
Total Utility Expenses	17,959	17,959	17,959	17,959	17,959	17,959	17,959	17,959	17,959	17,959	17,959	17,959	215,500
Total Maintenance & Operational Expenses	35,863	35,863	35,863	35,863	35,863	35,863	35,863	35,863	35,863	35,863	35,863	35,863	430,329
Total General Expenses	10,869	10,869	10,869	10,869	10,869	10,869	10,869	10,869	10,869	11,256	11,256	11,256	131,587
Total Housing Assistance Payment Expenses	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916	23,000
Total Financing Expenses	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	35,147
TOTAL EXPENSES	120,709	120,709	120,709	120,709	120,709	120,709	120,709	120,729	120,729	121,116	121,116	121,116	1,449,745
DEBT SERVICE	5,325	5,325	5,325	5,325	5,325	5,325	5,325	5,325	5,325	5,325	5,325	5,325	63,903
CASH FLOW	15,110	15,110	15,110	15,110	15,110	15,110	15,110	15,090	15,090	14,703	14,703	14,703	180,074

Parkview Terrace

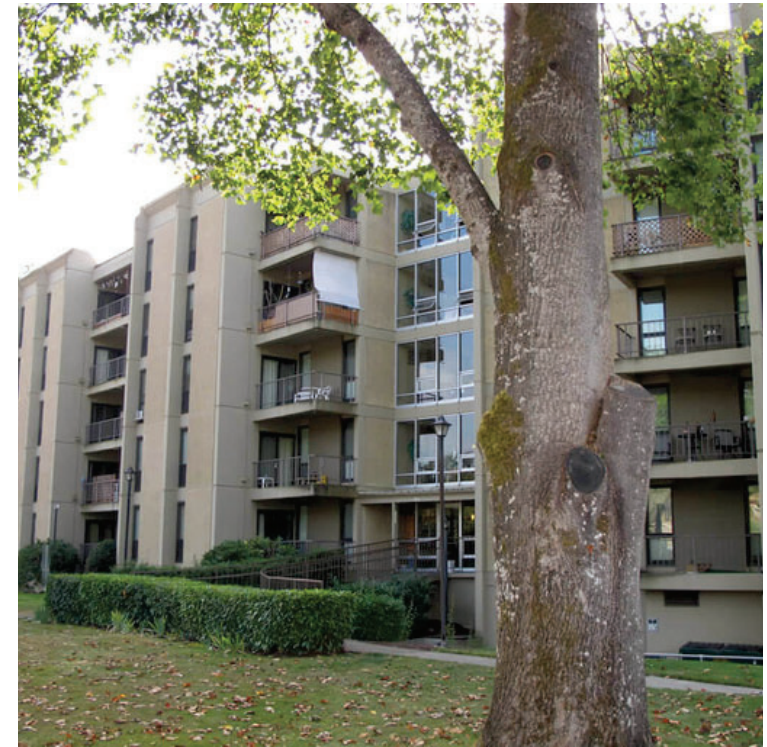
Parkview Terrace is located in the heart of Eugene, OR and conveniently positioned within a close proximity to the downtown shopping district. Parkview is comprised of one hundred and fifty (150) units encompassing one and two-bedroom units on four (4) levels serving households with elderly or disabled 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 TERRACE													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	53,750	53,750	53,750	53,750	53,750	53,750	53,750	53,750	53,750	53,750	53,750	53,750	645,000
Total Grant Income	6,302	6,302	6,302	6,302	6,302	6,302	6,302	6,302	6,302	6,302	6,302	6,302	75,630
Total Other Income	51,430	51,430	51,430	51,430	51,430	51,430	51,430	51,430	51,430	51,430	51,430	51,430	617,160
TOTAL INCOME	111,482	111,482	111,482	111,482	111,482	111,482	111,482	111,482	111,482	111,482	111,482	111,482	1,337,790
EXPENSES													
Total Administrative Expenses	36,984	36,984	36,984	36,984	36,984	36,984	36,984	36,984	36,984	36,984	36,984	36,984	443,831
Total Administrative Salaries	19,689	19,689	19,689	19,689	19,689	19,689	19,689	19,689	19,689	19,689	19,689	19,689	236,263
Administrative Salaries	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	13,353	160,232
Administrative Fringe & Tax	5,067	5,067	5,067	5,067	5,067	5,067	5,067	5,067	5,067	5,067	5,067	5,067	60,804
Total Tenant Services Expenses	5,435	5,435	5,435	5,435	5,435	5,435	5,435	5,435	5,435	5,435	5,435	5,435	65,211
Total Utility Expenses	15,570	15,570	15,570	15,570	15,570	15,570	15,570	15,570	15,570	15,570	15,570	15,570	186,850
Total Maintenance & Operational Expenses	34,973	34,973	34,973	34,973	34,973	34,973	34,973	34,973	34,973	34,973	34,973	34,973	419,670
Total General Expenses	8,318	8,318	8,318	8,318	8,318	8,318	8,318	8,318	8,318	8,620	8,620	8,620	100,730
Total Finances Expenses	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	30,444
TOTAL EXPENSES	103,817	103,817	103,817	103,817	103,817	103,817	103,817	103,817	103,817	104,119	104,119	104,119	1,246,736
DEBT SERVICE	4,613	4,613	4,613	4,613	4,613	4,613	4,613	4,613	4,613	4,613	4,613	4,613	55,353
CASH FLOW	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052	2,750	2,750	2,750	35,701

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 TERRACE													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	12,958	12,958	12,958	12,958	12,958	12,958	12,958	12,958	12,958	12,958	12,958	12,958	155,500
Total Grant Income	2,521	2,521	2,521	2,521	2,521	2,521	2,521	2,521	2,521	2,521	2,521	2,521	30,252
Total Other Income	17,041	17,041	17,041	17,041	17,041	17,041	17,041	17,041	17,041	17,041	17,041	17,041	204,494
TOTAL INCOME	32,520	32,520	32,520	32,520	32,520	32,520	32,520	32,520	32,520	32,520	32,520	32,520	390,246
EXPENSES													
Total Administrative Expenses	16,568	16,568	16,568	16,568	16,568	16,568	16,568	16,575	16,575	16,575	16,575	16,575	198,835
Total Administrative Salaries	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	9,379	112,548
Administrative Salaries	6,196	6,196	6,196	6,196	6,196	6,196	6,196	6,196	6,196	6,196	6,196	6,196	74,359
Administrative Fringe & Tax	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,183	3,183	38,189
Total Tenant Services Expenses	1,753	1,753	1,753	1,753	1,753	1,753	1,753	1,753	1,753	1,753	1,753	1,753	21,024
Total Utility Expenses	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,917	4,917	59,000
Total Maintenance & Operational Expenses	14,665	14,665	14,665	14,665	14,665	14,665	14,665	14,665	14,665	14,665	14,665	14,665	175,961
Total General Expenses	3,134	3,134	3,134	3,134	3,134	3,134	3,134	3,134	3,134	1,695	1,695	1,695	33,294
Total Housing Assistance Payments	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Total Financing Expenses	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	12,255
TOTAL EXPENSES	42,891	42,891	42,891	42,891	42,891	42,891	42,891	42,898	42,898	41,459	41,459	41,459	510,369
DEBT SERVICE	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	22,282
CASH FLOW	-12,228	-12,228	-12,228	-12,228	-12,228	-12,228	-12,228	-12,235	-12,235	-10,796	-10,796	-10,796	-142,405

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 PLACE													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	12,175	12,175	12,175	12,175	12,175	12,175	12,175	12,175	12,175	12,175	12,175	12,175	146,100
Total Grant Income	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	20,162
Total Other Income	23,333	23,333	23,333	23,333	23,333	23,333	23,333	23,333	23,333	23,333	23,333	23,333	280,000
TOTAL INCOME	37,188	37,188	37,188	37,188	37,188	37,188	37,188	37,188	37,188	37,188	37,188	37,188	446,262
EXPENSES													
Total Administrative Expenses	13,382	13,382	13,382	13,382	13,382	13,382	13,382	13,382	13,382	13,382	13,382	13,382	160,631
Total Administrative Salaries	8,478	8,478	8,478	8,478	8,478	8,478	8,478	8,478	8,478	8,478	8,478	8,478	101,737
Administrative Salaries	5,489	5,489	5,489	5,489	5,489	5,489	5,489	5,489	5,489	5,489	5,489	5,489	65,873
Administrative Fringe & Tax	2,994	2,994	2,994	2,994	2,994	2,994	2,995	2,995	2,995	2,995	2,995	2,995	35,938
Total Tenant Services Expenses	525	525	525	525	525	525	525	525	525	525	525	525	6,300
Total Utility Expenses	3,459	3,459	3,459	3,459	3,459	3,459	3,459	3,459	3,459	3,459	3,459	3,459	41,500
Total Maintenance & Operational Expenses	13,177	13,177	13,177	13,177	13,177	13,177	13,177	13,177	13,177	13,177	13,177	13,177	158,119
Total General Expenses	2,194	2,112	2,112	2,112	2,112	2,112	2,112	2,112	2,112	2,112	2,112	2,112	25,594
Total Housing Assistance Payment Expenses	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Total Financing Expenses	681	681	681	681	681	681	681	681	681	681	681	681	8,174
TOTAL EXPENSES	33,277	33,277	33,277	33,277	33,277	33,277	33,277	33,282	33,282	33,364	33,364	33,364	399,615
DEBT SERVICE	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	14,862
CASH FLOW	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,526	2,526	2,444	2,444	2,444	30,082

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. 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 MEADOWS													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	22,833	22,833	22,833	22,833	22,833	22,833	22,833	22,833	22,833	22,833	22,833	22,833	274,000
Total Grant Income	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	19,159
Total Other Income	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	130,000
TOTAL INCOME	35,263	35,263	35,263	35,263	35,263	35,263	35,263	35,263	35,263	35,263	35,263	35,263	423,159
EXPENSES													
Total Administrative Expenses	18,720	18,720	18,720	18,720	18,720	18,720	18,720	18,725	18,725	18,725	18,725	18,725	224,653
Total Administrative Salaries	13,701	13,701	13,701	13,701	13,701	13,701	13,701	13,701	13,701	13,701	13,701	13,701	164,394
Administrative Salaries	10,160	10,160	10,160	10,160	10,160	10,160	10,160	10,160	10,160	10,160	10,160	10,160	121,914
Administrative Fringe & Tax	3,541	3,541	3,541	3,541	3,541	3,541	3,541	3,541	3,541	3,541	3,541	3,541	42,480
Total Tenant Services Expenses	3,598	3,598	3,598	3,598	3,598	3,598	3,598	3,598	3,598	3,598	3,598	3,598	43,191
Total Utility Expenses	4,514	4,514	4,514	4,514	4,514	4,514	4,514	4,514	4,514	4,514	4,514	4,514	54,175
Total Maintenance & Operational Expenses	8,315	8,315	8,315	8,315	8,315	8,315	8,315	8,315	8,315	8,315	8,315	8,315	101,541
Total General Expenses	3,712	3,712	3,712	3,712	3,712	3,712	3,712	3,712	3,712	3,827	3,827	3,827	44,888
Total Housing Assistance Payment Expenses	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Total Financing Expenses	647	647	647	647	647	647	647	647	647	647	647	647	7,764
TOTAL EXPENSES	39,986	39,986	39,986	39,986	39,986	39,986	39,986	39,991	39,991	40,106	40,106	40,107	480,212
DEBT SERVICE	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	14,115
CASH FLOW	-5,899	-5,899	-5,899	-5,899	-5,899	-5,899	-5,899	-5,904	-5,904	-6,019	-6,019	-6,020	-71,168

Cresview Villa

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.



CRESVIEW VILLA													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	11,642	11,642	11,642	11,642	11,642	11,642	11,642	11,642	11,642	11,642	11,642	11,642	139,704
Total Grant Income	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	17,142
Total Other Income	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	135,000
TOTAL INCOME	24,320	24,320	24,320	24,320	24,320	24,320	24,320	24,320	24,320	24,320	24,320	24,320	291,846
EXPENSES													
Total Administrative Expenses	9,879	9,879	9,879	9,879	9,983	10,253	10,066	9,978	9,978	9,978	9,978	9,978	119,726
Total Administrative Salaries	5,735	5,735	5,735	5,735	5,735	5,735	5,735	5,735	5,735	5,735	5,735	5,735	68,763
Administrative Salaries	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	45,213
Administrative Fringe & Tax	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	23,550
Total Tenant Services Expenses	2,021	2,021	2,021	2,021	2,021	2,021	2,021	2,021	2,021	2,021	2,021	2,021	24,252
Total Utility Expenses	4,067	4,067	4,067	4,067	4,067	4,067	4,067	4,067	4,067	4,067	4,067	4,067	48,800
Total Maintenance & Operational Expenss	8,104	8,104	8,104	8,104	8,104	8,104	8,104	8,104	8,104	8,104	8,104	8,104	96,217
Total General Expenses	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,998	1,998	1,998	23,298
Total Financing Expenses	579	579	579	579	579	579	579	579	579	579	579	579	6,943
TOTAL EXPENSES	26,573	26,573	26,573	26,573	26,677	26,947	26,760	26,672	26,672	26,747	26,747	26,747	320,253
DEBT SERVICES	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	12,623
CASH FLOW	-3,305	-3,305	-3,305	-3,305	-3,409	-3,679	-3,492	-3,404	-3,404	-3,479	-3,479	-3,479	41,030

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													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	9,749	9,749	9,749	9,749	9,749	9,749	9,749	9,749	9,749	9,749	9,749	9,749	117,000
Total Grant Income	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000
Total Other Income	13,846	13,846	13,846	13,846	13,846	13,846	13,846	13,846	13,846	13,846	13,846	13,846	166,152
TOTAL INCOME	24,678	24,678	24,678	24,678	24,678	24,678	24,678	24,678	24,678	24,678	24,678	24,678	296,152
EXPENSES													
Total Administrative Expenses	7,689	7,689	7,689	7,689	7,689	7,689	7,689	7,693	7,693	7,693	7,693	7,693	92,309
Total Administrative Salaries	3,968	3,968	3,968	3,968	3,968	3,968	3,968	3,968	3,968	3,968	3,968	3,968	47,624
Administrative Salaries	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	33,108
Administrative Fringe & Tax	1,209	1,209	1,209	1,209	1,209	1,209	1,209	1,209	1,209	1,209	1,209	1,209	14,508
Total Tenant Services Expenses	1,595	1,595	1,595	1,595	1,595	1,595	1,595	1,595	1,595	1,595	1,595	1,595	19,122
Total Utility Expenses	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Total Maintenance & Operational Expenses	7,711	7,711	7,711	7,711	8,211	7,711	7,711	7,782	7,782	7,782	7,782	7,782	93,403
Total General Expenses	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,287	1,339	1,339	1,339	15,597
Total Financing Expenses	511	511	511	511	511	511	511	511	511	511	511	511	6,133
TOTAL EXPENSES	22,960	22,960	22,960	22,960	23,460	22,960	22,960	23,035	23,035	23,087	23,087	23,087	276,564
DEBT SERVICE	929	929	929	929	929	929	929	929	929	929	929	929	11,152
CASHFLOW	789	789	789	289	789	789	714	714	662	662	662	775	8,436

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 HOMES													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	12,250	12,250	12,250	12,250	12,250	12,250	12,250	12,250	12,250	12,250	12,250	12,250	147,000
Total Grant Income	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	12,184
Total Other Income	13,345	13,345	13,345	13,345	13,345	13,345	13,345	13,345	13,345	13,345	13,345	13,345	160,137
TOTAL INCOME	26,610	26,610	26,610	26,610	26,610	26,610	26,610	26,610	26,610	26,610	26,610	26,610	319,321
EXPENSES													
Total Administrative Expenses	8,592	8,592	8,592	8,592	8,592	8,592	8,592	8,596	8,596	8,596	8,596	8,596	103,126
Total Administrative Salaries	4,725	4,725	4,725	4,725	4,725	4,725	4,725	4,725	4,725	4,725	4,725	4,725	56,704
Administrative Salaries	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	37,625
Administrative Fringe & Tax	1,589	1,589	1,589	1,589	1,589	1,589	1,589	1,589	1,589	1,589	1,589	1,589	19,066
Total Tenant Services Expenses	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	14,561
Total Utility Expenses	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	44,500
Total Maintenance & Operational Expenses	8,956	8,956	8,956	8,956	8,956	8,956	9,589	9,047	9,047	9,047	9,047	9,047	109,366
Total General Expenses	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,115	2,115	2,115	24,568
Total Housing Assistance Payment Expenses	101	101	101	101	191	191	66	122	122	122	122	122	1,461
Total Financing Expenses	494	494	494	494	494	494	494	494	494	494	494	494	5,922
TOTAL EXPENSES	25,157	25,157	25,157	25,157	25,247	25,247	25,755	25,273	25,273	25,364	25,364	25,365	303,504
DEBT SERVICE	897	897	897	897	897	897	897	897	897	897	897	897	10,768
CASH FLOW	556	556	556	556	466	466	-42	440	440	349	349	348	5,049

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 Court												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	9,334	112,000
Total Grant Income	924	924	924	924	924	924	924	924	924	924	924	924	11,092
Total Other Income	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	112,000
TOTAL INCOME	19,591	19,591	19,591	19,591	19,591	19,591	19,591	19,591	19,591	19,591	19,591	19,591	235,092
EXPENSES													
Total Administrative Expenses	7,338	7,338	7,338	7,338	7,338	7,338	7,338	7,340	7,340	7,340	7,340	7,340	88,062
Total Administrative Salaries	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	56,181
Administrative Salaries	3,301	3,301	3,301	3,301	3,301	3,301	3,301	3,301	3,301	3,301	3,301	3,301	36,129
Administrative Fringe & Tax	1,381	1,381	1,381	1,381	1,381	1,381	1,381	1,381	1,381	1,381	1,381	1,381	16,577
Total Tenant Services Expenses	801	801	801	801	801	801	801	801	801	801	801	801	9,635
Total Utility Expenses	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	32,500
Total Maintenance & Operational Expenses	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	6,413	76,933
Total General Expenses	1,744	1,682	1,682	1,682	1,682	1,682	1,682	1,682	1,682	1,682	1,744	1,744	20,366
Total Housing Assistance Payments	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Total Financing Expenses	374	374	374	374	374	374	374	374	374	374	374	374	4,492
TOTAL EXPENSES	19,524	19,524	19,524	19,524	19,524	19,524	19,524	19,526	19,526	19,588	19,588	19,588	234,488
DEBT SERVICE	681	681	681	681	681	681	681	681	681	681	681	681	8,166
CASH FLOW	-614	-614	-614	-614	-614	-614	-614	-616	-616	-678	-678	-678	-7,562

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													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	5,439	5,439	5,439	5,439	5,439	5,439	5,439	5,439	5,439	5,439	5,439	5,439	65,278
Total Grant Income	840	840	840	840	840	840	840	840	840	840	840	840	10,084
Total Other Income	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	110,000
TOTAL INCOME	15,446	15,446	15,446	15,446	15,446	15,446	15,446	15,446	15,446	15,446	15,446	15,446	185,362
EXPENSES													
Total Administrative Expenses	4,736	4,736	4,736	4,736	4,736	4,736	4,736	4,739	4,739	4,739	4,739	4,739	56,854
Total Administrative Salaries	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	28,797
Administrative Salaries	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	20,850
Administrative Fringe & Tax	662	662	662	662	662	662	662	662	662	662	662	662	7,947
Total Tenant Services Expenses	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	12,095
Total Utility Expenses	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	2,708	32,500
Total Maintenance & Operational Expenses	5,061	5,061	5,061	5,061	5,061	5,061	5,061	5,061	5,061	5,061	5,061	5,061	60,720
Total General Expenses	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,154	1,154	1,154	13,410
Total Housing Assistance Payments	317	317	317	317	317	317	317	317	317	317	317	317	3,800
TOTAL EXPENSES	14,936	14,936	14,936	14,936	14,936	14,936	14,936	14,939	14,939	14,987	14,987	14,987	179,379
CASH FLOW	510	510	510	510	510	510	510	507	507	459	459	459	5,983

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												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	763,177
TOTAL INCOME	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	63,598	763,177
EXPENSES													
Total Administrative Expenses	28,002	28,002	28,002	28,002	28,002	28,002	28,002	28,002	28,002	28,002	28,002	28,001	336,025
Total Administrative Salaries	20,062	20,062	20,062	20,062	20,062	20,062	20,062	20,062	20,062	20,062	20,062	20,062	240,750
Administrative Salaries	12,403	12,403	12,403	12,403	12,403	12,403	12,403	12,403	12,403	12,403	12,403	12,403	148,850
Administrative Fringe & Tax	7,659	7,659	7,659	7,659	7,659	7,659	7,659	7,659	7,659	7,659	7,659	7,659	91,900
Total Tenant Services Expenses	2,564	2,564	2,564	2,564	2,564	2,564	2,564	2,564	2,564	2,564	2,564	2,564	30,764
Total Utility Expenses	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	6,450	77,400
Total Maintenance & Operational Expenses	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	133,480
Total General Expenses	2,399	2,399	2,399	2,399	2,399	2,399	2,399	2,399	2,399	2,552	2,552	2,552	29,245
Total Financing Expenses	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	14,256
TOTAL EXPENSES	51,723	51,723	51,723	51,723	51,723	51,723	51,723	51,723	51,723	51,876	51,876	51,875	621,170
DEBT SERVICES	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
CASH FLOW	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,722	6,722	6,723	82,007

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												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
TOTAL TENANT INCOME	53,377	53,377	53,377	53,377	53,377	53,377	53,377	53,377	53,377	53,947	53,947	53,947	642,241
TOTAL OTHER INCOME	533	533	533	533	533	533	533	533	533	533	533	533	6,392
TOTAL INCOME	53,910	53,910	53,910	53,910	53,910	53,910	53,910	53,910	53,910	54,480	54,480	54,480	648,633
EXPENSES													
Total Administrative Expenses	20,217	20,217	20,217	20,217	20,217	20,217	20,217	20,218	20,218	20,218	20,218	20,218	242,603
Total Administrative Salaries	11,820	11,820	11,820	11,820	11,820	11,820	11,820	11,820	11,820	11,820	11,820	11,820	141,820
Administrative Salaries	7,817	7,817	7,817	7,817	7,817	7,817	7,817	7,817	7,817	7,817	7,817	7,817	93,794
Administrative Fringe & Tax	3,268	3,268	3,268	3,268	3,268	3,268	3,268	3,268	3,268	3,268	3,268	3,268	48,026
TOTAL TENANT SERVICES EXPENSES	1,801	1,801	1,801	1,812	1,801	1,822	1,806	1,806	1,806	1,806	1,806	1,856	21,730
TOTAL UTILITY EXPENSES	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	106,495
TOTAL MAINTENANCE AND OPERATION	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	111,115
TOTAL GENERAL EXPENSES	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,418	2,418	2,418	27,716
TOTAL EXPENSES	42,424	42,424	42,424	42,435	42,424	42,445	42,429	42,430	42,430	42,574	42,574	42,624	509,659
REPLACEMENT RESERVES	8,998	8,998	8,998	8,998	8,998	8,998	8,998	8,998	8,998	8,998	8,998	8,998	107,976
CASH FLOW	2,488	2,488	2,488	2,477	2,488	2,467	2,483	2,482	2,482	2,908	2,908	2,858	30,998

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												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	54,046	54,046	54,046	54,046	54,046	54,046	54,046	54,046	54,046	54,046	54,046	54,046	648,557
Total Other Income	253	253	253	253	253	253	253	253	253	253	253	253	3,037
TOTAL INCOME	54,299	54,299	54,299	54,299	54,299	54,299	54,299	54,299	54,299	54,299	54,299	54,299	651,594
EXPENSES													
Total Administrative Expenses	18,938	18,938	18,938	18,938	18,938	18,938	18,938	18,940	18,940	18,940	18,940	18,940	227,261
Total Administrative Salaries	11,586	11,586	11,586	11,586	11,586	11,586	11,586	11,586	11,586	11,586	11,586	11,586	139,031
Administrative Salaries	2,555	2,555	2,555	2,555	2,555	2,555	2,555	2,555	2,555	2,555	2,555	2,555	91,988
Administrative Fringe & Tax	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	47,043
Total Tenant Services Expenses	293	293	293	293	293	293	293	293	293	293	293	293	3,517
Total Utility Expenses	7,302	7,302	7,302	7,302	7,302	7,302	7,302	7,302	7,302	7,302	7,302	7,302	87,630
Total Maintenance & Operational Expenses	16,108	16,108	16,108	16,108	16,108	16,108	16,108	16,108	16,108	16,108	16,108	16,108	193,314
Total General Expenses	2,186	2,186	2,186	2,186	2,186	2,186	2,186	2,186	2,186	2,325	2,325	2,325	26,650
TOTAL EXPENSES	44,827	44,827	44,827	44,827	44,827	44,827	44,827	44,829	44,829	44,968	44,968	44,968	538,372
REPLACEMENT RESERVES	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	85,000
CASH FLOW	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,387	2,387	2,248	2,248	2,248	28,222

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												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	33,036	33,036	41,370	41,370	41,370	41,370	41,370	41,370	41,370	41,370	41,370	41,370	479,771
Total Other Income	36	36	36	36	36	36	36	36	36	36	36	36	432
TOTAL INCOME	33,072	33,072	41,406	41,406	41,406	41,406	41,406	41,406	41,406	41,406	41,406	41,406	480,203
EXPENSES													
Total Administrative Expenses	8,617	8,617	9,059	9,059	9,059	9,059	9,059	9,060	9,060	9,060	9,060	9,060	107,836
Total Administrative Salaries	5,338	5,338	5,338	5,338	5,338	5,338	5,338	5,338	5,338	5,338	5,338	5,338	64,075
Administrative Salaries	3,414	3,414	3,414	3,414	3,414	3,414	3,414	3,414	3,414	3,414	3,414	3,414	40,984
Administrative Fringe & Tax	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	1,924	23,091
Total Tenant Services Expenses	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	17,382
Total Utility Expenses	2,809	2,809	2,809	2,809	2,809	2,809	2,809	2,809	2,809	2,809	2,809	2,809	33,700
Total Maintenance & Operational Expenses	11,086	11,086	11,086	11,086	11,086	11,086	11,086	11,086	11,086	11,086	11,086	11,087	133,029
Total General Expenses	981	981	981	981	981	981	981	981	981	1,043	1,043	1,043	11,953
Total Financing Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Operating Items	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
TOTAL EXPENSES	28,273	28,273	28,715	28,715	28,715	28,715	28,715	28,716	28,716	28,778	28,778	28,779	343,900
DEBT SERVICE	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000
REPLACEMENT RESERVES	938	938	938	938	938	938	938	938	938	938	938	938	11,262
CASH FLOW	2,444	2,444	10,336	10,336	10,336	10,336	10,336	10,335	10,335	10,273	10,273	10,272	108,041

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													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
TOTAL TENANT INCOME	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
TOTAL INCOME	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
EXPENSES													
Total Administrative Expenses	906	906	906	906	906	906	906	906	906	906	906	906	10,890
Total Administrative Salaries	525	525	525	525	525	525	525	525	525	525	525	525	6,320
Administrative Salaries	351	351	351	351	351	351	351	351	351	351	351	351	4,214
Administrative Fringe & Tax	174	174	174	174	174	174	174	174	174	174	174	174	2,106
Total Tenant Services Expense	99	99	99	99	99	99	99	99	99	99	99	99	1,171
Total Utility Expenses	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	18,750
Total Maintenance & Operational Expenses	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	13,450
Total General Expenses	106	106	106	106	106	106	106	106	106	113	113	113	1,294
TOTAL EXPENSES	3,795	3,795	3,795	3,795	3,795	3,795	3,795	3,795	3,795	3,802	3,802	3,802	45,555
CASH FLOW	205	205	205	205	205	205	205	205	205	198	198	198	2,445

Lazy Days

The Lazy Days RV and Mobile Home Park is located on the north side of the McKenzie River Highway, in Blue River. The park consists of 20 manufactured 2-bedroom homes and 10, 1-bedroom park model RVs. The property will have a mix of both renters and homeowners onsite. Homes for Good has worked closely with OCHS, Lane County and assigned case managers to work with individuals and families that were displaced by the 2020 Holiday Farm Fire to connect them with this housing opportunity. The community is staffed by a part-time Property Manager and an on-site Site Maintenance Specialist in addition to support from our Fee for Service maintenance and Resident Services teams.



	LAZY DAYS												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	17,752	17,752	20,915	20,915	22,812	22,812	24,077	24,077	24,077	24,077	24,077	24,077	267,416
TOTAL INCOME	17,752	17,752	20,915	20,915	22,812	22,812	24,077	24,077	24,077	24,077	24,077	24,077	267,416
EXPENSES													
Total Administrative Expenses	3,934	3,934	3,934	3,934	3,934	3,934	3,934	3,934	3,937	3,934	3,934	3,934	47,202
Total Administrative Salaries	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	1,171	14,047
Administrative Salaries	788	788	788	788	788	788	788	788	788	788	788	788	9,462
Administrative Fringe & Tax	383	383	383	383	383	383	383	383	383	383	383	383	4,585
Total Tenant Services Expenses	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Total Utility Expenses	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	41,800
Total Maintenance & Operational Expenses	9,049	9,049	9,049	9,049	9,049	9,049	9,049	9,049	9,049	9,049	9,049	9,049	108,577
Total General Expenses	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,901	4,901	4,901	56,122
TOTAL EXPENSES	21,485	21,485	21,485	21,485	21,485	21,485	21,485	21,485	21,488	21,784	21,784	21,784	258,701
REPLACEMENT RESERVES	500	500	500	500	500	500	500	500	500	500	500	500	6,000
CASH FLOW	-4,233	-4,233	-1,070	-1,070	827	827	2,092	2,092	2,089	1,793	1,793	1,793	2,715

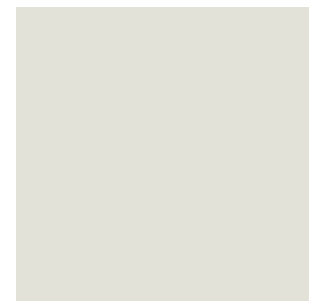
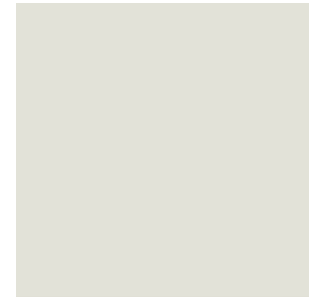
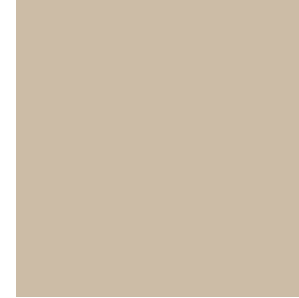
Bridges on Broadway

Bridges on Broadway is a permanent supportive housing project located at 599 E Broadway in downtown Eugene and was developed through a community collaboration to convert previous Turnkey projects into permanent housing with the primary goal of providing supportive housing, through a housing first and harm reduction model, to chronically homeless members of the community. The building will include 56 studio apartments, community room, laundry room, computer access, outdoor courtyard and a services area for case management and peer support offices and meeting rooms. Homes for Good has received funding from OHCS and HUD Continuum of Care to provide case management and supportive services at Bridges on Broadway. Staff for this project includes 1 PSH supervisor, 1 APM, 1 Resident Services Specialist, 3 PSH Case Managers and 3 Resident Services Assistants.



BRIDGES ON BROADWAY													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Tenant Income	42,442	47,013	51,584	56,154	60,725	60,725	60,725	60,725	60,725	60,725	60,725	60,725	682,994
TOTAL INCOME	42,442	47,013	51,584	56,154	60,725	60,725	60,725	60,725	60,725	60,725	60,725	60,725	682,994
EXPENSES													
Total Administrative Expenses	18,815	18,815	18,815	18,815	18,815	18,845	18,815	18,815	18,815	18,815	18,815	18,815	225,795
Total Administrative Salaries	11,366	11,366	11,366	11,366	11,366	11,366	11,366	11,366	11,366	11,366	11,366	11,366	136,380
Administrative Salaries	4560	4560	4560	4560	4560	4560	4560	4560	4560	4560	4560	4560	54710
Administrative Fringe & Tax	4560	4560	4560	4560	4560	4560	4560	4560	4560	4560	4560	4560	54710
Total Tenant Services Expenses	264	264	264	264	264	264	264	264	264	264	264	264	3,157
Total Utility Expenses	5,126	5,126	5,126	5,126	5,126	5,126	5,126	5,126	5,126	5,126	5,126	5,126	61,500
Total Maintenance & Operational Expenses	28,755	28,755	28,755	28,755	28,755	28,755	28,755	28,755	28,755	28,755	28,755	28,755	345,022
Total General Expenses	22,432	22,432	22,432	22,432	22,432	22,432	22,432	22,432	22,432	22,530	22,530	22,530	269,482
Total Non-Operating Items	-128,750	-128,750	-3,750	-3,750	-3,750	-3,750	-3,750	-3,750	-3,750	-3,750	-3,750	-3,750	-295,000
TOTAL EXPENSES	-53,358	-53,358	71,642	71,642	71,642	71,672	71,642	71,642	71,642	71,740	71,740	71,740	609,956
REPLACEMENT RESERVES	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
CASH FLOW	91,633	96,204	-24,225	-19,655	-15,084	-15,114	-15,084	-15,084	-15,084	-15,182	-15,182	-15,182	23,038

CAPITAL PROJECTS FUND



Capital Projects Fund (CAP)

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.



	CAP ADMIN												
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Other Income	14,000	14,089	14,000	14,000	14,000	14,000	14,000	14,013	14,013	14,013	14,013	14,013	168,153
TOTAL INCOME	14,000	14,089	14,000	14,000	14,000	14,000	14,000	14,013	14,013	14,013	14,013	14,013	168,153
EXPENSES													
Total Administrative Expenses	37,433	37,356	37,347	37,450	37,376	37,331	37,464	37,393	37,393	37,393	37,393	37,393	448,690
Total Administrative Salaries	36,045	36,045	36,045	36,045	36,045	36,045	36,045	36,045	36,045	36,045	36,045	36,045	432,512
Administrative Salaries	25,605	25,605	25,605	25,605	25,605	25,605	25,605	25,605	25,605	25,605	25,605	25,605	307,256
Administrative Fringe & Tax	10,440	10,440	10,440	10,440	10,440	10,440	10,440	10,440	10,440	10,440	10,440	10,440	125,256
Total Maintenance & Operational Expenses	143	0	0	0	375	0	0	74	74	74	74	74	888
Total General Expenses	84	84	84	84	84	84	84	84	84	86	86	86	1,015
Total Non-Operating Expenses	-7,057	-7,057	-7,057	-7,057	-7,057	-7,057	-7,057	-7,057	-7,057	-7,057	-7,057	-7,057	-84,684
TOTAL EXPENSES	30,603	30,383	30,374	30,477	30,778	30,358	30,491	30,494	30,494	30,496	30,496	30,496	365,909
CASH FLOW	-16,603	-16,294	-16,374	-16,477	-16,778	-16,358	-16,491	-16,481	-16,481	-16,483	-16,483	-16,483	-197,756

CENTRAL OFFICE COST CENTER (COCC)



The total budgeted COCC revenue for FY2026 is approximately \$5.4 million. The COCC has budgeted expenses of \$5.5 million for fiscal year 2026 of which \$3.1 million is comprised of salaries and benefits. The COCC has 22 FTE in the FY26 budget. The revenue includes Administrative Building charges at \$442,643.21 with rent charges at \$694,000.04 totaling \$1.1 million. We have also maximized the management fees that the COCC collects from Public Housing and Rent Assistance Voucher programs. The COCC budget also includes a scheduled debt service of \$401,018.52. 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 cashflow of \$85,849.16

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 ROLL-UP												
	EXECUTIVE	FINANCE	BOARD	IT	HR	FAIRVIEW	SUPPORTIVE HOUSING ADMIN	FLEET	ADMIN BUILDING	FEE FOR SERVICE	CAP ADMIN	TOTAL
INCOME												
Total Tenant Income	0.00	0.00	0.00	0.00	0.00	50,000.00	0.00	0.00	1,086,643.25	0.00	0.00	1,136,643.25
Total Grant Income	0.00	0.00	0.00	0.00	1,285.70	0.00	0.00	0.00	0.00	0.00	0.00	1,285.70
Total Other Income	1,653,737.00	876,419.55	10,950.72	166,511.52	328,837.65	34,288.08	275,107.24	57,922.55	71.49	800,000.00	168,152.55	4,371,998.35
TOTAL INCOME	1,653,737.00	876,419.55	10,950.72	166,511.52	330,123.35	84,288.08	275,107.24	57,922.55	1,086,714.74	800,000.00	168,152.55	5,509,927.30
EXPENSES												
Total Administrative Expenses	892,891.61	778,159.05	12,998.85	315,660.48	546,931.38	5,000.00	534,139.39	33,931.15	125,632.60	130,339.62	448,691.03	3,824,375.16
Total Administrative Salaries	778,787.08	652,918.96	0.00	268,439.80	451,657.12	0.00	454,151.92	21,838.44	74,152.72	0.00	432,512.64	3,134,458.68
Administrative Salaries	565,488	448,484	0	199,263	321,468	0	320,130	15,823	53,119	0	307,255	2,231,033
Administrative Fringe & Tax	213,299	204,434	0	69,176	130,188	0	134,021	60,114	21,033	0	125,256	903,425
Total Utility Expenses	0.00	0.00	0.00	0.00	0.00	21,000.00	0.00	0.00	56,000.00	0.00	0.00	77,000.00
Total Maintenance & Operational Expenses	0.00	0.00	0.00	0.00	0.00	39,150.00	0.00	0.00	204,822.42	630,416.24	888.00	875,276.66
Total General Expenses	2,038.47	3,044.69	2,784.75	966.08	1,850.65	6,415.92	1,547.09	245.41	21,634.24	11,941.86	1,014.88	53,484.04
Total Financing Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	242,607.76	0.00	0.00	242,607.76
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-84,684.00	-84,684.00
TOTAL EXPENSES	894,930.08	781,203.74	15,783.60	316,626.56	548,782.03	71,565.92	535,686.48	34,176.56	650,697.02	772,697.72	365,909.91	4,988,059.62
DEBT SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	401,018.52	0.00	0.00	401,018.52
REPLACEMENT RESERVES	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	758,806.92	95,215.81	-4,832.88	-150,115.04	-218,658.68	12,722.16	-260,579.24	23,745.99	-0.80	27,302.28	-197,757.36	85,849.16

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 ROLL-UP						
	EXECUTIVE	FINANCE	BOARD	IT	HR	TOTAL
INCOME						
Total Grant Income	0.00	0.00	0.00	0.00	1,285.70	1,285.70
Total Other Income	1,653,737.00	876,419.55	10,950.72	166,511.52	328,837.65	3,036,456.44
TOTAL INCOME	1,653,737.00	876,419.55	10,950.72	166,511.52	330,123.35	3,037,742.14
EXPENSES						
Total Administrative Expenses	892,891.61	778,159.05	12,998.85	315,660.48	546,931.38	2,546,641.37
Total Administrative Salaries	778,787.08	652,918.96	0.00	268,439.80	451,657.12	2,151,802.96
Administrative Salaries	565,487	448,484	0	199,263	321,468	1,534,704
Administrative Fringe & Tax	213,299	204,434	0	69,176	130,188	617,098
Total General Expenses	2,038.47	3,044.69	2,784.75	966.08	1,850.65	10,684.64
TOTAL EXPENSES	894,930.08	781,203.74	15,783.60	316,626.56	548,782.03	2,557,326.01
CASH FLOW	758,806.92	95,215.81	-4,832.88	-150,115.04	-218,658.68	480,416.13

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

Xavier

“The Homes for Good Scholarship has been instrumental in helping me return to school to earn my principal's license.

In December, I was invited to apply to the University of Oregon's Educational Leadership Doctorate program, and I was accepted in January. I began classes this summer.”

HOMES FOR GOOD FOUNDATION

UNIVERSITY OF OREGON

HOMES FOR GOOD FOUNDATION													
	10.2025	11.2025	12.2025	01.2026	02.2026	03.2026	04.2026	05.2026	06.2026	07.2026	08.2026	09.2026	TOTAL
INCOME													
Total Other Income	558	569	469	5,558	469	733	1,120	355	476	565	476	476	11,823
TOTAL INCOME	558	569	469	5,558	469	733	1,120	355	476	565	476	476	11,823
EXPENSES													
Total Administrative Expenses	336	2	122	182	252	2	137	2	2	702	2	2	1,749
Total Tenant Services Expenses	3,000	2,000	0	0	0	0	0	0	4,000	0	0	0	9,000
Total General Expenses	0	0	0	0	0	0	0	0	0	1,000	0	0	1,000
TOTAL EXPENSES	3,336	2,002	122	182	252	2	137	2	4,002	1,702	2	2	11,749
CASH FLOW	-2,778	-1,433	347	5,376	217	731	983	353	-3,526	-1,137	474	474	74

FINANCIAL CONTEXT AND CONSIDERATIONS



RENT ASSISTANCE

The Rent Assistance Division comprises 29 employees and oversees 55 waitlists, facilitating access to 4,495 housing units. In Fiscal Year 2025, our Intake Team processed a total of 597 applications, including 346 for tenant-based vouchers (HCV, EHV, MS, FYI, and VASH) and 251 for site-based housing (PBV, PH, MFH, and AH), resulting in the successful housing of 480 families. The processing of applications in FY25 was lower in previous years due to shortfall in the HCV program. While in shortfall Homes for Good was directed by HUD to stop the issuance of new vouchers.

The Division also includes a dedicated Housing Specialist Team responsible for processing all necessary income transactions for the families we serve. In FY25, this team completed approximately 5,387 actions and reviewed 86,660 documents to finalize these transactions.

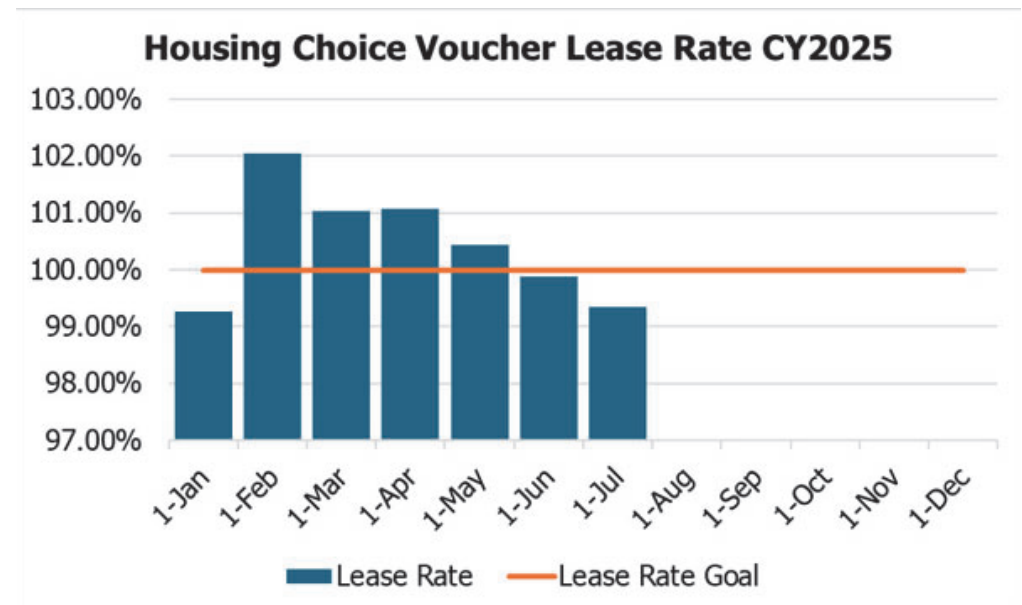
Additionally, the Rent Assistance Division manages an Inspection Team that conducted 1,397 inspections from October 1, 2023, to September 30, 2024. The Division further supports our Service Center, where staff handled 25,536 incoming phone calls.

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 2025 is currently set at 100%.

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.



RENT ASSISTANCE

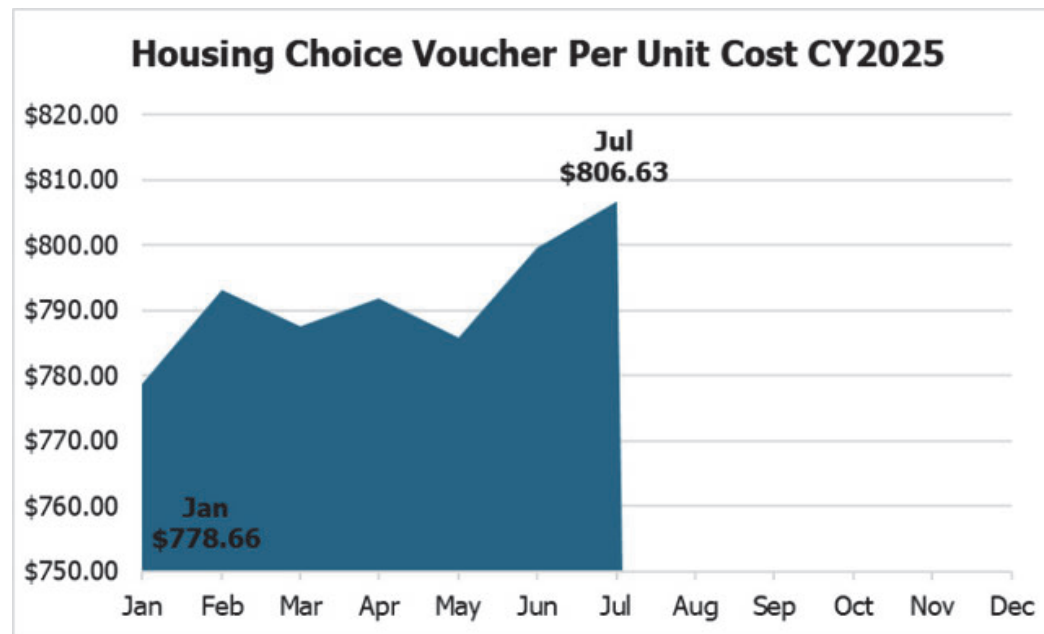
Housing Authority Payments (HAP)

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

Moving to Work (MTW)

HUD has informed PHA's of the sunset of the EHV program for the end of CY26. No new EHV vouchers are being issued, and Homes for Good will work to convert all EHV vouchers into HCV vouchers before the close of CY26. This will take strategic planning to control lease rate, trying to convert all the vouchers so that no subsidy is lost, while keeping in mind financial implications of the timing. When a EHV voucher is converted into a HCV voucher, the PHA no longer receives separate funding for the voucher, so Homes for Good would like to convert vouchers as late as possible to optimize funding, while monitoring the other factors.

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. CY25 has a current pro-ration of 100%. 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.

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.

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 was recommended for funding through OHCS in August 2025 and is currently in the financial eligibility review phase with construction projected to begin in Spring/Summer of 2026.

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 Homeownership funding in the March 2025 application cycle. Staff is preparing to revise and improve the application and re-submit for funding for developing both homeownership and rental units in Spring of 2026.

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 –

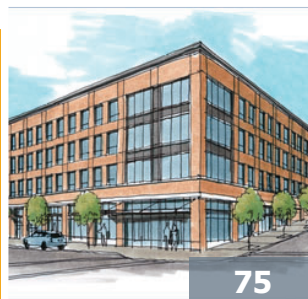
The parking lot at our 100 W 13th Ave Service Center is land owned by Homes for Good with a potential for development. Homes for Good will be actively assessing and exploring options in the 2024-2025 fiscal year to develop this into more affordable housing units for the community.

Parcel –

Homes for Good formed a partnership with Atkins Dame in Spring of 2025 to develop Parcel 2 in the Urban Renewal District of the City of Eugene. 75 units consisting of studios and one-bedroom units will be developed at 60% AMI. Atkins Dame is the primary developer with support and guidance from Homes for Good staff. Homes for Good will own and operate the project upon completion.

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.

IN DEVELOPMENT & PRE-DEVELOPMENT



REAL ESTATE DEVELOPMENT & ASSET MANAGEMENT

Developer Fees

Developer fees for Ollie Court are estimated at \$2,422,762 for 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, Homes for Good has continued to work toward stabilization to obtain those additional developer fees. The Nel has recently reached stabilization and the deferred developer fee of \$525,000 will be received toward the end of FY 24 or beginning of FY 25.

Developer fees for Bridges on Broadway in the amount of approximately \$550,000 will be received at the end of Fiscal Year 2024 and will be utilized to balance the budget for Fiscal year 2025.

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. The state is now implementing an application process called the Oregon Centralized Application (ORCA), 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.

In July 2025, with the federal government signing HR1 into law, Low-Income Housing Tax Credits (LIHTC) are now expected to be positively impacted, with an anticipated increased opportunity to apply for 4% LIHTC funding in FY 25.

Asset Management

The Asset Management Team is working on reviewing the Agency portfolio and positioning for the future. There are 24 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.

Because the Weatherization Assistance Program (WAP) is funded by the U.S. Department of Energy (USDOE), we are required to comply with all applicable USDOE regulations and restrictions. In addition to WAP, Energy Services administers several other initiatives, including the Healthy Homes Program, the Climate Crisis Program, and various special projects such as a pilot program to install ground source heat pumps in Lane County and the rehabilitation of the Eugene Mission. .

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, Energy Services has been awarded a \$750,000 Healthy Homes Grant from the Oregon Health Authority to support the repair and rehabilitation of residences in Lane County. The grant will be distributed over three years, providing \$250,000 annually, and will operate alongside the existing Weatherization Assistance Program. 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.

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

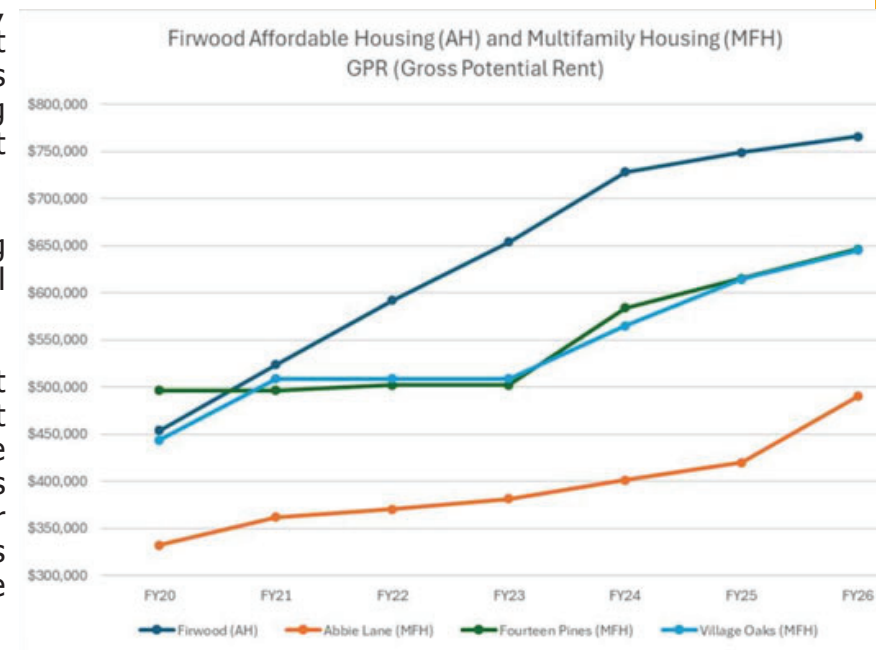
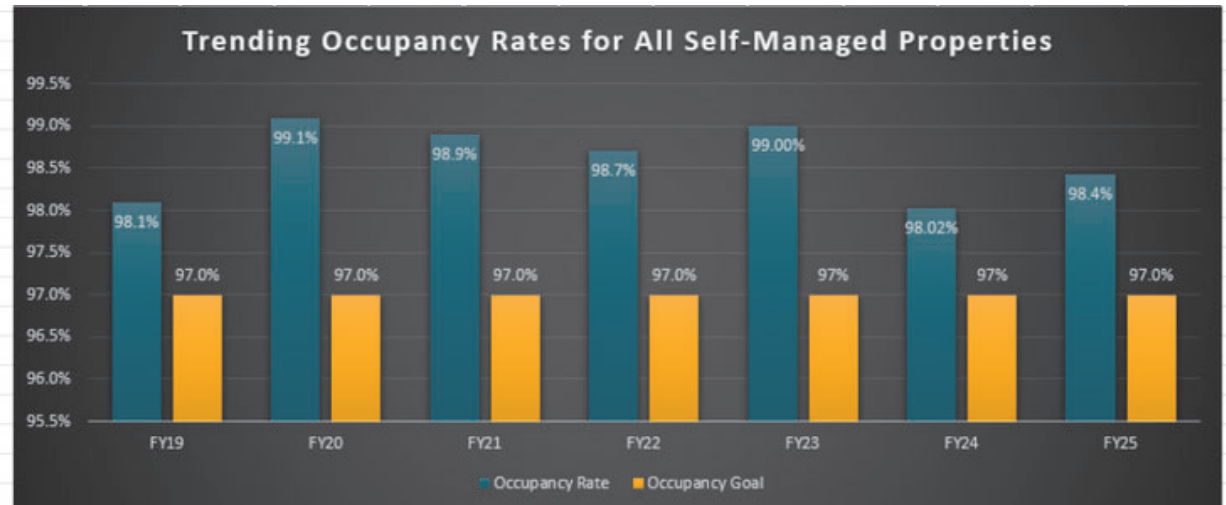
Public Housing agencies are eligible for operating subsidy from HUD for Public Housing

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, we continue to maximize eligible rent increases with OHCS to support property revenue and have seen substantial increases over the past few years. 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 \$1,694,684 in capital funding to complete capital improvement projects across the portfolio including adding emergency generators, 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 engaged in, included the following tactics we will focus for FY26:

- Leasing vacant clinic space at the Homes for Good administrative building
- Engage community partners to assist with return on investments for housing development to financially forecast
- Engage community partners to assist with affordable housing economic impact reporting to conduct financial forecasting based on historical trends
- Continued cashflow analysis to assess revenue versus expenditure and create stronger financial controls such as:
 - Reduced number of bank accounts
 - Consistent allocation methodologies
 - Staying current on bank account reconciliations

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