BUDGET DOCUMENT

FOR FISCAL YEAR 2027

HOMES FOR GOOD HOUSING AGENCY

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.

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ACCESS & OPPORTUNITY PLAN

Homes for Good's Access & Opportunity Plan for July 2026 - June 2028 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: Housing Production & Preservation emphasizes community collaboration to produce more housing and quality maintenance of existing properties; Financial Sustainability focuses on strengthening financial systems and continuing sound stewardship of public funds; Amplify Voice & Influence supports Agency engagement with both residents and the community; and System & Process Effectiveness promotes responsible operations and staff development.

Through 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.

Housing Production & Preservation

Financial Sustainability

Amplify Voice & Influence

System & Process Effectiveness

Read the Plan

BOARD OF COMMISSIONERS

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Aleksa Bruns
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Director

Audrey Banks
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Curtis Wyant
Information
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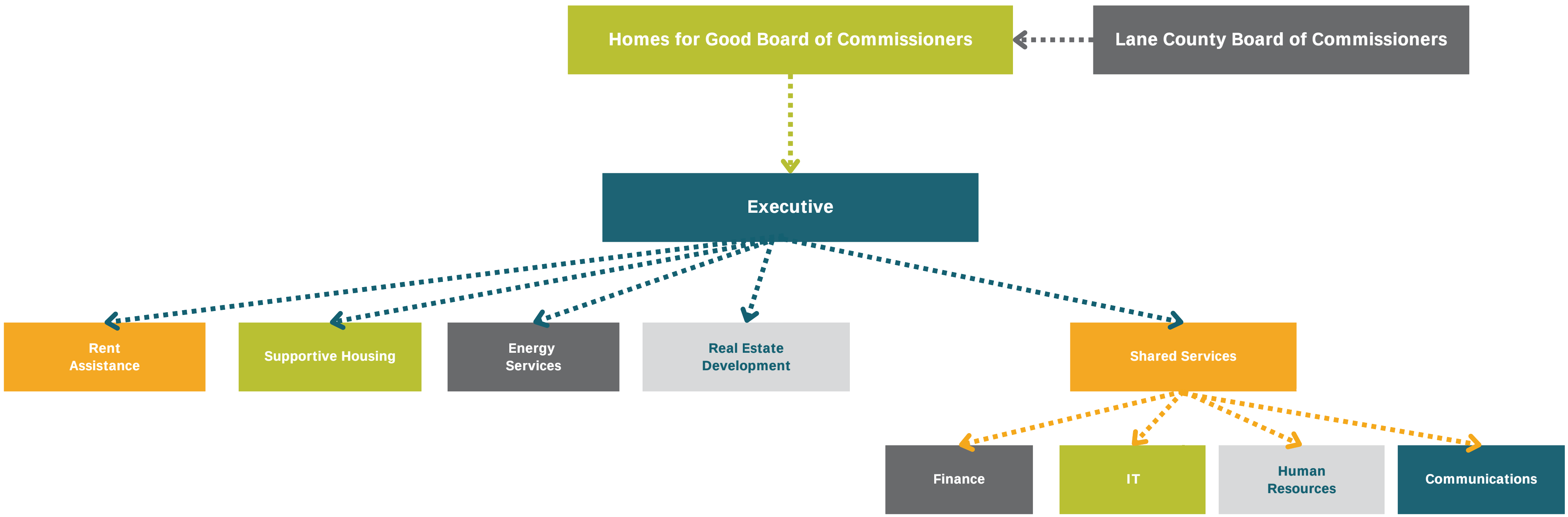
Housing
Director

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 teams 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 2027, Homes for Good remains committed to expanding the supply of safe, stable, and affordable housing for the people of Lane County. Our work this year is guided by the Financial Sustainability pillar of our Access & Opportunity Plan. Financial sustainability isn't a side conversation for us — it is a named goal, and following our dollars through the lens of that plan continues to be one of the most important tools we have for furthering our mission.

I want to be clear that we are facing some daunting financial challenges. Like all Public Housing Agencies across the country, we are absorbing rising operating costs while, at the same time, our funding from the Department of Housing and Urban Development (HUD) is flat or decreasing. Our federal funding remains prorated below full need, even as the cost of operating an aging portfolio keeps climbing, and Housing Choice Voucher prorations have not kept up with the rising cost to administer the program. Persistent inflation — more than 22% cumulatively over the past five years — reaches every expense category, from fuel for the vehicles that get our staff to sites and community meetings, to office supplies and postage. We are also planning for a 14% increase in medical insurance costs, well above the 5–7% range we typically experience, and we are seeing a slowdown in developer fees as projects spend more time in Oregon's new centralized application waiting list process. At the same time, our third-party managed properties now require agency support rather than generating the unrestricted revenue they once did.

Employment cost — salary and fringe for the roughly 140 employees who deliver our programs and services — continues to be the largest expense in our budgets. In the coming cycle, we expect to spend nearly $16 million on payroll and related expenses. That figure has grown over 20% from $12.7 million in FY24 to $15.92 million in this FY27, driven by tax and benefit changes, cost-of-living adjustments, labor studies, regular merit increases, and the expansion of our services and staffing in FY25. As a public agency, we don't generate a profit — every dollar we receive goes back into serving our community — so we take our responsibility as stewards of public funds seriously and operate with a deliberately lean budget. We don't offer bonuses or extensive travel; we prioritize local and low-cost training, and we work to stretch every dollar as far as it will go.

We are not standing still. Our leadership team is strengthening the agency's financial foundation through thoughtful reduction of staffing levels, careful review of discretionary spending, and continued work to streamline workflows and improve efficiency across departments. The full implementation of our Yardi software continues to sharpen our ability to monitor budget-to-actuals in real time and make data-driven decisions, and we are building multi-year financial forecasts and labor cost analyses to inform planning. Our team is also strengthening cash flow management, updating overhead allocation methods, and improving grant compliance.

Alongside those steps, we are pursuing longer-term strategies to stabilize and grow our resources: repositioning our third-party asset-managed portfolio to reduce ongoing losses, exploring what a federal subsidy conversion of our public housing portfolio could look like, and creating new sources of income — including finalizing the lease on our clinic space and leasing other vacant commercial space — while divesting of assets that aren't core to expanding housing opportunity. We continue to pursue new funding, engage legal and land use experts, and explore innovative approaches such as affordable homeownership and public-private partnerships. And we remain proud to sustain programs like our state-funded long-term rent assistance initiative, expanding our ability to serve people experiencing homelessness while providing additional supportive services to our existing clients.

This budget is more than a financial plan — it is a blueprint for resilience, sustainability, and community impact. Getting there will take all of us, working together, year over year. Thank you for your commitment to our mission and for supporting our thoughtful stewardship of the public resources entrusted to us.

JACOB FOX

Executive Director

RENT ASSISTANCE

The Rent Assistance Department administers our Rent Assistance Voucher programs including: the Housing Choice Voucher (HCV), Emergency Housing Voucher (EHV), Mainstream (MS), Foster Youth to Independence (FYI), Veterans Affairs Supportive Housing (VASH), and Long-Term Rent Assistance (LTRA) programs. Collectively, these represent approximately $34 million in annual housing assistance payments and approximately $5 million in administrative fee funding. The LTRA program currently serves 156 families with an annual budget of approximately $3.1 million.

To expand housing opportunities for veterans in Lane County, 21 additional VASH vouchers were awarded effective August 1, 2026, increasing capacity to provide stable housing and supportive services to veterans experiencing or at risk of homelessness.

With 31 employees, the Department manages 49 waiting lists and provides access to 4,806 housing units throughout the community. During Fiscal Year 2026, the Intake Team processed 973 eligibility packets — including tenant-based vouchers (HCV, EHV, MS, FYI, and VASH) and site-based housing (PBV, Public Housing, Multifamily Housing, and Affordable Housing) — resulting in 320 families successfully housed.

The Housing Specialist Team handles ongoing eligibility determinations, program compliance, and participant support, completing approximately 4,002 program transactions and reviewing more than 86,247 documents in FY26. The Inspection Team conducted 1,225 inspections between October 1, 2025, and July 31, 2026, and the Office Assistance Team working from our Service Center responded to 23,585 incoming phone calls, ensuring participants and community members received timely assistance and information.

Rent Assistance Roll Up

The Rent Assistance Department is responsible for managing the budgets of the Housing Choice Voucher Program, Emergency Housing Vouchers, Mainstream Vouchers, and Long Term Rental Assistance.

This roll up combines all of the Rental Assistance programs to show a larger picture of the department as a whole.

	LTRA	HCV	MAINSTREAM	TOTAL
TOTAL TENANT INCOME	0.00	20,000.00	0.00	20,000.00
TOTAL GRANT INCOME	3,160,038.16	39,919,611.14	1,738,384.00	44,818,033.30
TOTAL OTHER INCOME	0.00	425.00	253.70	678.70
TOTAL INCOME	**3,160,038.16**	**39,940,036.14**	**1,738,637.70**	**44,838,712.00**
EXPENSES				
Total Administrative Salaries	833,822.36	2,510,870.06	79,475.00	3,424,167.42
Total Other Admin Expenses	49,844.20	1,551,693.15	84,476.73	1,686,014.08
Total Miscellaneous Admin Expenses	12,881.35	494,320.00	20,682.15	527,883.50
TOTAL ADMINISTRATIVE EXPENSES	896,547.91	4,574,383.21	184,633.88	5,655,565.01
TOTAL TENANT SERVICES EXPENSES	0.00	65,000.00	1,671.45	66,671.45
TOTAL UTILITY EXPENSES	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	0.00	48,682.30	1,518.85	50,201.15
TOTAL GENERAL EXPENSES	2,306.30	110,000.00	16,500.00	128,806.30
TOTAL HOUSING ASSISTANCE PAYMENTS	2,200,000.00	35,236,751.00	1,473,335.70	38,910,086.70
TOTAL FINANCING EXPENSES	0.00	0.00	0.00	0.00
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	0.00
TOTAL EXPENSES	**3,098,854.21**	**40,034,816.51**	**1,677,659.88**	**44,811,330.61**
NET INCOME	61,183.95	-94,780.37	60,977.82	27,381.39
Shared gain from Mainstream budget	0.00	-60,977.82	0.00	-60,977.82
$1000/voucher conversion of EHV	0.00	-132,000.00	0.00	-132,000.00
NET INCOME	61,183.95	98,197.44	60,977.82	220,359.21

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), Foster Youth Initiative Voucher Program (FYI), and Veteran's Assisted Supported Housing (VASH).

Voucher Type	Number of Vouchers	Housing Assistance Payments Monthly
HCV	2,458	$849
PBV	461	$1,213
VASH	340	$866
HO	35	$907
FYI	11	$943
EHV	181	$1,207

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL TENANT INCOME	24,929.16	123,829.88	0.00	20,000.00
TOTAL GRANT INCOME	38,392,073.15	35,923,252.02	5,305,940.15 *	39,919,611.14
TOTAL OTHER INCOME	9,766.91	435.45	1,502,525.15	425.00
TOTAL INCOME	**38,426,769.22**	**36,047,517.35**	**6,808,465.30** *	**39,940,036.14**
EXPENSES				
Total Administrative Salaries	2,251,200.93	2,274,142.32	2,595,323.58	2,510,870.06
Total Other Admin Expenses	1,533,350.88	1,434,848.67	1,507,269.12	1,551,693.15
Total Miscellaneous Admin Expenses	461,697.60	540,733.13	515,061.29	494,320.00
TOTAL ADMINISTRATIVE EXPENSES	4,252,734.41	4,264,386.90	4,632,416.84	4,574,383.21
TOTAL TENANT SERVICES EXPENSES	91,506.17	69,006.42	90,000.00	65,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	45,044.45	-9,280.23	48,682.30	48,682.30
TOTAL GENERAL EXPENSES	117,332.25	118,301.21	25,332.17	110,000.00
TOTAL HOUSING ASSISTANCE PAYMENTS	29,737,279.59	31,983,000.41	2,591,700.00 *	35,236,751.00
TOTAL NON-OPERATING ITEMS	4,994,540.73	170,349.59	29,550.85	0.00
TOTAL EXPENSES	**39,238,437.60**	**36,595,764.29**	**7,417,682.16**	**40,034,816.51**
NET INCOME	-811,668.38	-548,246.94	-609,216.86	-94,780.37
Shared gain from Mainstream budget	0.00	0.00	0.00	-60,977.82
$1000/voucher conversion of EHV	0.00	0.00	0.00	-132,000.00
NET INCOME	-811,668.38	-548,246.94	-609,216.86	98,197.44

***HCV HAP subsidy was inadvertently omitted in the FY26 budget**

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 - $763

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	0.00	8,082.00	0.00	0.00
TOTAL GRANT INCOME	1,700,520.00	1,590,336.00	1,526,036.15	1,738,384.00
TOTAL OTHER INCOME	180.53	89.63	253.70	253.70
TOTAL INCOME	**1,700,700.53**	**1,598,507.63**	**1,526,289.85**	**1,738,637.70**
EXPENSES				
Total Administrative Salaries	61,352.41	69,676.47	75,189.00	79,475.00
Total Other Admin Expenses	83,602.54	79,686.03	88,409.64	84,476.73
Total Miscellaneous Admin Expenses	18,082.27	22,703.87	22,767.44	20,682.15
TOTAL ADMINISTRATIVE EXPENSES	163,073.22	172,129.59	186,366.08	184,633.88
TOTAL TENANT SERVICES EXPENSES	988.11	1,209.59	1,671.45	1,671.45
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,149.90	3,861.45	1,518.85	1,518.85
TOTAL GENERAL EXPENSES	2,994.81	15,808.44	1,268.75	16,500.00
TOTAL HOUSING ASSISTANCE PAYMENTS	1,488,885.76	1,454,003.55	1,257,256.70	1,473,335.70
TOTAL NON-OPERATING ITEMS	-1,018.05	7,992.81	17.15	0.00
TOTAL EXPENSES	**1,657,073.75**	**1,655,005.43**	**1,448,098.98**	**1,677,659.88**
NET INCOME	43,626.78	-56,497.80	78,190.87	60,977.82

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 initial month, utility arrears, security deposits, and other expenses to help families stabilize.

LTRA is set to serve 156 families in Lane County in FY27. Funding for this program runs from July 1, 2026 to June 30, 2027

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	0.00	895.29	0.00	0.00
TOTAL GRANT INCOME	1,136,977.32	1,925,057.00	2,350,983.05	3,160,038.16
TOTAL OTHER INCOME	70.05	26.46	0.00	0.00
TOTAL INCOME	**1,137,047.37**	**1,925,978.75**	**2,350,983.05**	**3,160,038.16**
EXPENSES				
Total Administrative Salaries	359,913.86	604,060.02	557,461.47	833,822.36
Total Other Admin Expenses	38,171.80	33,516.27	1,869.96	49,844.20
Total Miscellaneous Admin Expenses	14,863.97	11,684.01	32,396.28	12,881.35
TOTAL ADMINISTRATIVE EXPENSES	412,949.63	649,288.89	591,727.71	896,547.91
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	0.00	1,356.57	0.00	0.00
TOTAL MAINTENANCE AND OPERATIONAL EXPEN!	110.00	384.00	0.00	0.00
TOTAL GENERAL EXPENSES	357.00	1,428.00	2,291.77	2,306.30
TOTAL HOUSING ASSISTANCE PAYMENTS	775,205.34	1,587,472.41	1,463,836.00	2,200,000.00
TOTAL FINANCING EXPENSES	0.00	0.00	0.00	0.00
TOTAL NON-OPERATING ITEMS	5,651.96	0.00	0.00	0.00
TOTAL EXPENSES	**1,194,273.93**	**2,239,929.87**	**2,057,855.48**	**3,098,854.21**
NET INCOME	-57,226.56	-313,951.13	293,127.57	61,183.95

REAL ESTATE DEVELOPMENT & ASSET MANAGEMENT




This section includes budgets for Real Estate Development operations and Asset Management programs.

Real Estate Development:

Real estate development continues to be a focus of Homes for Good in 2026, with plans in 2027 to pursue new construction, preservation work in the Asset Managed portfolio, and preliminary work to convert the public housing portfolio through Rent Assistance Demonstration (RAD).

Real Estate Development expects revenues consisting of developer fees totaling $888,988.00, with total expenses just over $1,563,558.

Approximately $1,189,598.71 is budgeted toward pre-development spending on The Field on Quince in Florence, Glenwood, preservation work at Jacob's Lane and Laurel Gardens, and public housing conversion at McKenzie Village. Pre-development funds will also be utilized to assess feasibility for a partnership with the City of Veneta to develop a parcel that will include commercial and residential space. All of these expenses are expected to be paid out of a PacificSource loan specific to pre-development expenses. Administrative salaries will be partially utilized toward the joint development of Parcel 2, and pre-development costs are reflected in the individual project budgets.

Asset Management:

The Asset Management team expects a budget shortfall of approximately $823,863, though this could fluctuate depending on cash flow amounts returned to owner from properties. Homes for Good is working closely with third-party property managers to improve property cash flow returns and shorten vacancy turn times. Operating shortfalls will be covered in part by Asset Management funds and unrestricted property reserve accounts.

Portfolio repositioning work has identified Jacobs Lane and Laurel Gardens for preservation work paired with a 4% LIHTC financial repositioning. Funding will be partially obtained through Oregon Housing and Community Services (OHCS) Oregon Centralized Application (ORCA) and tax credit investors. Developer fees will also be integrated into the preservation budgets and, as unrestricted funds, will be utilized to cover Asset Management salaries, Development salaries, and other agency operations. Timing will be determined by the State of Oregon's budget and award timelines, with an ideal target of FY27, though OHCS may award funding at a later date.

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	66,502.80	69,451.20	70,492.98	73,618.32
TOTAL GRANT INCOME	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	5.54	0.74	6.85	6.85
TOTAL INCOME	**66,508.34**	**69,451.94**	**70,499.83**	**73,625.17**
EXPENSES				
Total Administrative Salaries	1,942.90	2,222.93	2,517.72	2,845.00
Total Legal Expense	1,032.50	0.30	1,542.85	1,550.00
Total Other Admin Expenses	268.07	50.72	136.20	51.00
Total Miscellaneous Admin Expenses	0.10	0.53	0.00	583.01
TOTAL ADMINISTRATIVE EXPENSES	3,571.20	2,742.15	4,294.00	5,029.01
TOTAL UTILITY EXPENSES	33,553.22	40,590.96	37,405.70	41,200.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	17,012.11	18,902.78	115,414.30	18,365.00
TOTAL GENERAL EXPENSES	1,130.25	0.00	18,213.42	17,621.25
TOTAL FINANCING EXPENSES	23,346.64	21,471.17	24,000.00	22,140.00
TOTAL NON-OPERATING ITEMS	-73,100.90	4,500.00	0.00	0.00
TOTAL EXPENSES	**5,512.52**	**64,207.05**	**199,327.42**	**104,355.26**
NET INCOME	60,995.82	5,244.89	-128,827.59	-30,730.09
Debt Service	18,548.79	19,762.13	18,000.00	35,220.00
NET INCOME	42,447.03	-14,517.25	-146,827.59	-65,950.09

Signpost House

In Partnership with ShelterCare, Signpost House provides sixteen (16) units of supported housing off 7th Avenue in Eugene.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	16,425.00	19,162.50	21,600.01	21,000.00
TOTAL OTHER INCOME	1.33	1.71	0.00	0.00
TOTAL INCOME	**16,426.33**	**19,164.21**	**21,600.01**	**21,000.00**
EXPENSES				
Total Administrative Salaries	1,964.62	2,226.93	2,517.72	0.00
Total Other Admin Expenses	0.00	24.32	16.20	12.00
Total Miscellaneous Admin Expenses	982.78	2,241.99	826.40	2,283.61
TOTAL ADMINISTRATIVE EXPENSES	5,895.03	4,493.66	8,414.02	2,295.61
TOTAL UTILITY EXPENSES	3,906.24	7,197.27	6,771.40	8,100.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	5,126.01	275.90	2,903.55	350.00
TOTAL GENERAL EXPENSES	836.00	792.00	856.14	800.00
TOTAL NON-OPERATING ITEMS	-39.48	0.00	0.00	0.00
TOTAL EXPENSES	**15,723.80**	**12,758.82**	**18,945.11**	**11,545.61**
NET INCOME	702.53	6,405.39	2,654.90	9,454.39

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	11,000.00	13,613.42	14,428.59	12,000.00
TOTAL OTHER INCOME	8.94	0.81	27.41	27.41
TOTAL INCOME	**11,008.94**	**13,614.23**	**14,456.00**	**12,027.41**
EXPENSES				
Total Administrative Salaries	1,942.14	2,222.88	2,517.72	2,838.00
Total Other Admin Expenses	269.88	30.92	36.24	36.24
Total Miscellaneous Admin Expenses	58.13	32.60	116.37	118.98
TOTAL ADMINISTRATIVE EXPENSES	2,270.15	2,287.13	2,670.33	2,993.22
TOTAL GENERAL EXPENSES	10,252.00	9,912.00	10,733.25	10,000.00
TOTAL NON-OPERATING ITEMS	-1,574.64	0.00	0.00	0.00
TOTAL EXPENSES	**10,947.51**	**12,199.13**	**13,403.58**	**12,993.22**
NET INCOME	61.43	1,415.10	1,052.42	-965.81

Development

The Homes for Good's Real Estate Development Department builds sustainable and affordable homes throughout Lane County, encompassing new construction, acquisition, rehab, and substantial capital repairs for existing affordable properties. Developer fees received from projects help fund pre-development activities, agency operational costs, and asset managed sites through the repositioning process. Homes for Good continues to aggressively tackle the affordable housing crisis and the need for additional Permanent Supportive Housing units in the community.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL GRANT INCOME	332,182.84	0.00	0.00	0.00
TOTAL OTHER INCOME	1,945,331.26	987,082.79	2,422,801.85	1,053,988.00
TOTAL INCOME	**2,277,514.10**	**987,082.79**	**2,422,801.85**	**1,053,988.00**
EXPENSES				
Total Administrative Salaries	824,753.05	773,571.18	1,031,839.68	911,278.06
Total Other Admin Expenses	584,508.12	558,230.61	630,819.39	579,924.19
Total Miscellaneous Admin Expenses	73,685.24	68,088.39	69,303.07	63,115.44
TOTAL ADMINISTRATIVE EXPENSES	1,486,389.41	1,406,390.15	2,773,801.82	1,559,317.69
TOTAL UTILITY EXPENSES	117.25	1,680.45	1,428.00	0.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	4,759.10	7,097.66	6,282.85	0.00
TOTAL GENERAL EXPENSES	2,777.15	4,418.10	4,240.32	4,240.32
TOTAL NON-OPERATING ITEMS	6,628,104.10	1,198,065.00	834,000.00	0.00
TOTAL EXPENSES	**8,148,156.14**	**2,609,189.70**	**1,748,913.31**	**1,563,558.01**
NET INCOME	-5,870,642.04	-1,622,106.92	673,888.54	-509,570.01
Debt Service	0.00	0.00	0.00	0.00
HFG Reserves	0.00	0.00	0.00	-509,570.00
NET INCOME	-5,870,662.04	-1,622,106.92	673,888.54	-0.01

Pre-Development

This budget focuses on costs related to pre-construction phases of development including due-diligence. In prior fiscal years, the pre-development budget was combined with the Development budget.

	FY26 Annualized	FY27 Proposed Budget
Miscellaneous Other Income		
Total Income	0.00	-
Construction in Progress		
Total CIP Expenses	52,277.75	1,029,000.00
Total Expenses	7,058.42	160,598.71
Total Non-Operating and Adjustr	0.00	-
NET INCOME	(59,336.17)	(1,189,598.71)

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 fiscal years prior to FY26, Asset Management budget was combined with the Development budget.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL GRANT INCOME	3,632,761.40	3,939,336.06	585,300.00	92,125.00
TOTAL OTHER INCOME	847,369.75	98,631.65	304,896.55	204,408.00
TOTAL INCOME	**4,480,131.15**	**4,037,967.71**	**890,196.55**	**296,533.00**
EXPENSES				
Total Administrative Salaries	295,771.69	302,234.88	290,588.36	312,040.00
Total Other Admin Expenses	148,956.37	199,967.93	185,619.00	232,200.53
Total Miscellaneous Admin Expenses	10.63	34.91	10.30	22,555.66
TOTAL ADMINISTRATIVE EXPENSES	497,100.35	521,869.97	495,439.78	568,796.19
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE AND OPERATIONAL EXPEI	6,270.86	0.00	14,034.90	0.00
TOTAL GENERAL EXPENSES	2,478,446.98	867,941.42	600,538.25	1,600.00
TOTAL NON-OPERATING ITEMS	-2,219,203.54	438,399.74	834,000.00	550,000.00
TOTAL EXPENSES	**756,343.79**	**1,828,211.12**	**1,929,978.03**	**1,120,396.19**
NET INCOME	3,723,787.36	2,209,756.59	-1,039,781.48	-823,863.19
Debt Service	0.00	0.00	0.00	0.00
HFG Reserves	0.00	0.00	0.00	-823,863.00
NET INCOME	3,723,787.36	2,209,756.59	-1,039,781.48	-0.19

ENERGY SERVICES

Homes for Good's Energy Services Department 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 Department partners with Lane County's Health and Human Services, and local utilities to provide energy education as well as replacing non-working heating systems as part of our Climate Crisis program.

The Energy Services Department has seen Low Income Energy Assistance Program (LIHEAP) funding through Lane County return to pre-pandemic levels, resulting in reduced program resources. As a result, the Climate Crisis Program can no longer provide replacement of non-functioning cooling systems, a service previously offered to eligible households. The Energy Services Department secured an additional $170,000 in Climate Equity and Resilience through Action (CERTA) funding for Fiscal Year 2027, which is incorporated into the Healthy Homes grant awarded by the Oregon Health Authority.

Energy Services

Homes for Good's Energy Services Department 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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL GRANT INCOME	2,911,375.29	2,355,079.70	2,405,584.15	2,765,920.20
TOTAL OTHER INCOME	495,998.90	64.41	1,585.70	0.00
TOTAL INCOME	**3,407,374.19**	**2,355,144.11**	**2,407,169.85**	**2,765,920.20**
EXPENSES				
Total Administrative Salaries	1,087,413.86	1,003,174.88	1,011,093.48	1,120,392.00
Total Other Admin Expenses	380,136.77	381,323.84	348,022.05	301,417.07
Total Miscellaneous Admin Expenses	2,114.87	5,359.05	2,741.15	7,000.00
TOTAL ADMINISTRATIVE EXPENSES	1,622,690.66	1,576,104.41	1,539,502.30	1,557,770.58
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	1,029,710.80	1,063,789.16	837,039.40	1,053,000.00
TOTAL GENERAL EXPENSES	118,585.56	10,707.53	11,249.24	8,500.00
TOTAL FINANCING EXPENSES	1.08	0.00	1.70	0.00
TOTAL NON-OPERATING ITEMS	-6,185.22	0.00	0.00	0.00
TOTAL EXPENSES	**2,764,802.88**	**2,650,601.09**	**2,387,790.94**	**2,619,270.58**
NET INCOME	642,571.31	-295,456.98	19,378.91	146,649.61

GRANTS & SUPPORTIVE SERVICES

The Resident Services and Permanent Supportive Housing teams manage all supportive service focused grants. Both teams are overseen by the Supportive Housing Director. It is staffed by a Resident Services Manager, two (2) PSH Supervisors, seven (7) Resident Services Specialists, three (3) Family Self Sufficiency Program Coordinators, seven (7) PSH Case Managers, five (5) 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, which has added additional layers of complexity and instability with shifting funding environments.

The main areas of grant funding for supportive services include:

- Oregon Housing and Community Services (OHCS) Permanent Supportive Housing services funding provides funds for The Keystone, The Nel, Bridges on Broadway and The Commons on MLK.
- HUD Continuum of Care grants provide supplemental Permanent Supportive Housing services funding for the Shelter+Care/Madrone program, The Commons on MLK and Bridges on Broadway. HUD implemented shifts in the funding allocation process for these awards this year with both The Commons on MLK and SPC/Madrone experiencing reallocation of funding of around $250,000 each.
- HUD funded Family Self-Sufficiency grant provides limited but stable funding to support the FSS program for Public Housing and Section 8 participants.
- Lane Community Health Council has awarded Homes for Good with various grants over the past several years including $250,000 recieved to support Resident Services this year.
- Homes for Good also has previously received Community Capacity Building funds to support incorporation of HRSN services and Medicaid billing into our services programs with grant funds running through the end of the waiver in 2027.

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL GRANT INCOME	248,091.68	244,206.20	249,102.00	249,102.00
TOTAL OTHER INCOME	114,520.86	84,492.74	142,080.00	142,080.00
TOTAL INCOME	**362,612.54**	**328,698.93**	**391,182.00**	**391,182.00**
EXPENSES				
Total Administrative Salaries	88,452.35	16,130.70	8,414.64	6,467.00
Total Other Admin Expenses	15,265.91	13,558.76	14,568.72	14,718.28
TOTAL ADMINISTRATIVE EXPENSES	123,324.93	57,503.97	51,448.76	39,510.28
TOTAL TENANT SERVICES EXPENSES	264,500.18	284,007.03	338,016.96	349,954.43
TOTAL GENERAL EXPENSES	4,400.65	1,842.72	1,717.29	1,717.29
TOTAL NON-OPERATING ITEMS	83,484.74	0.00	0.00	0.00
TOTAL EXPENSES	**475,716.50**	**343,353.72**	**391,183.01**	**391,182.00**
NET INCOME	-113,103.96	-14,654.79	-1.01	0.00

Shelter+Care/ Madrone

TThe Shelter Plus Care/Madrone program provides rent assistance and supportive services to over 73 chronically homeless individuals referred though Lane County's Central Waitlist. Homes for Good now provides intensive case management in addition to facilitating the rent assistance.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL TENANT INCOME	182.00	0.00	0.00	0.00
TOTAL GRANT INCOME	874,358.73	848,023.73	964,393.00	964,393.00
TOTAL INCOME	**875,592.73**	**852,644.16**	**964,393.00**	**964,393.00**
EXPENSES				
Total Administrative Salaries	112,212.06	96,900.29	139,840.96	96,500.00
Total Other Admin Expenses	5,598.24	4,986.45	3,304.28	207,129.79
Total Miscellaneous Admin Expenses	15,852.44	19,844.87	10,430.81	12,945.00
TOTAL ADMINISTRATIVE EXPENSES	133,662.74	121,763.70	153,576.05	316,574.79
TOTAL TENANT SERVICES EXPENSES	54,656.60	56,531.42	95,884.84	140,050.16
TOTAL MAINTENANCE AND OPERATIONAL EXPEN!	6,098.04	3,356.33	4,500.00	4,500.00
TOTAL GENERAL EXPENSES	2,852.10	1,271.28	1,480.07	1,200.00
TOTAL HOUSING ASSISTANCE PAYMENTS	711,527.70	709,121.99	0.00	750,000.00
TOTAL NON-OPERATING ITEMS	-5,398.25	3,048.42	788,123.00	-252,000.00
TOTAL EXPENSES	**903,398.93**	**895,093.13**	**1,043,563.96**	**960,324.95**
NET INCOME	-27,806.20	-42,448.96	-79,170.96	4,068.05

Resident Services

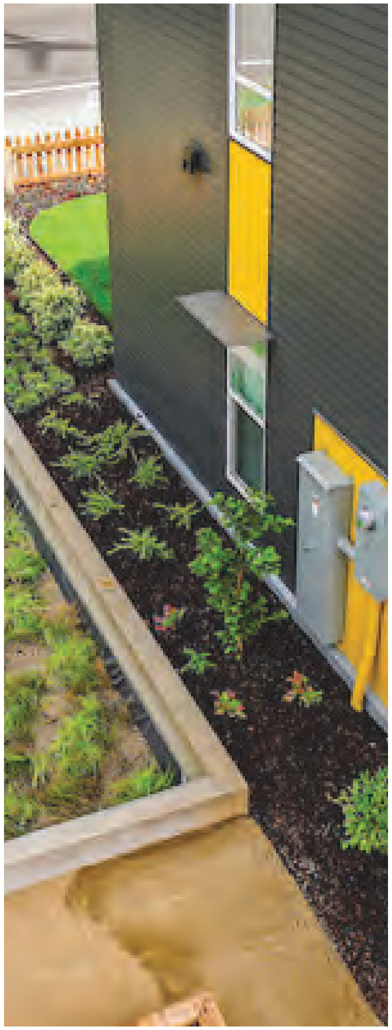
The Homes for Good Resident Services Team works to connect our residents and participants with needed resources in the community. In partnership with community providers, government entities, and resident volunteers, Homes for Good facilitates numerous programs that support residents in meeting their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

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL GRANT INCOME	285,167.57	893,737.43	88,250.00	250,000.00
TOTAL OTHER INCOME	50,936.51	199,559.33	432,875.00	250,000.00
TOTAL INCOME	**336,104.08**	**1,093,296.76**	**521,125.00**	**500,000.00**
EXPENSES				
Total Administrative Salaries	118,390.94	60,723.42	173,402.28	70,000.00
Total Other Admin Expenses	8,106.93	2,814.14	89,571.29	91,414.28
Total Miscellaneous Admin Expenses	23,947.82	17,600.45	68,716.26	75,391.00
TOTAL ADMINISTRATIVE EXPENSES	150,445.69	81,152.91	331,689.83	236,805.28
TOTAL TENANT SERVICES EXPENSES	238,180.87	197,807.96	166,296.12	241,694.72
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	7,219.13	5,620.82	20,000.00	20,000.00
TOTAL GENERAL EXPENSES	85,787.93	873.96	2,290.42	1,500.00
TOTAL NON-OPERATING ITEMS	-461,563.76	19,392.27	0.00	0.00
TOTAL EXPENSES	**20,069.86**	**304,847.91**	**520,276.37**	**500,000.00**
NET INCOME	316,034.22	788,448.85	848.63	0.00

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.

Description	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL GRANT INCOME	157,019.00	201,168.81	234,120.00	234,120.00
TOTAL OTHER INCOME	121.95	5.90	0.00	0.00
TOTAL INCOME	**157,140.95**	**201,174.71**	**234,120.00**	**234,120.00**
EXPENSES				
Total Administrative Salaries	35,097.34	19,997.46	26,588.12	34,123.24
Total Other Admin Expenses	20,604.41	25,791.44	3,633.28	34,250.00
Total Miscellaneous Admin Expenses	12,508.10	8,508.75	20,360.26	7,989.65
TOTAL ADMINISTRATIVE EXPENSES	68,211.95	54,315.02	50,581.66	76,362.89
TOTAL TENANT SERVICES EXPENSES	101,155.20	129,437.39	158,251.48	156,557.11
TOTAL GENERAL EXPENSES	427.67	1,017.36	1,072.92	1,200.00
TOTAL NON-OPERATING ITEMS	-69.03	103.55	0.00	0.00
TOTAL EXPENSES	**171,586.57**	**184,873.31**	**209,906.06**	**234,120.00**
NET INCOME	-14,445.62	16,301.40	24,213.94	0.00



Bridges on Broadway Supportive Services

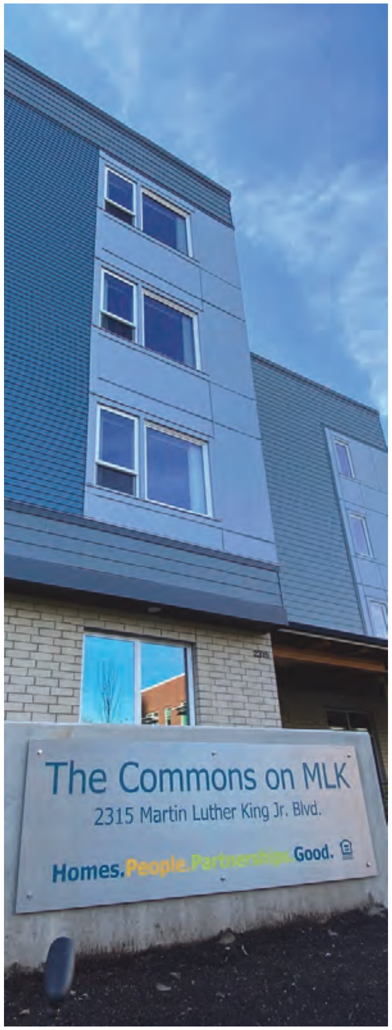
Bridges on Broadway is a fifty-six (56) unit studio apartment complex offering a community room, laundry room, computer access, outdoor courtyard and a services area for case management, peer support offices and meeting rooms. Homes for Good has received funding from OHCS and HUD Continuum of Care to provide case management and supportive services at Bridges on Broadway. The supportive services team at Bridges on Broadway includes a PSH Supervisor, a Resident Services Specialist, 3 PSH Case Managers and 3 Resident Services Assistants.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL GRANT INCOME	54,520.69	364,109.64	1,537,700.00	1,061,908.50
TOTAL INCOME	**54,520.69**	**364,109.64**	**1,537,700.00**	**1,061,908.50**
EXPENSES				
Total Administrative Salaries	25,690.49	136,953.08	187,856.70	109,317.47
Total Other Admin Expenses	0.00	139,186.35	158,000.00	148,032.26
Total Miscellaneous Admin Expenses	116.94	2,111.72	13,542.96	12,600.00
TOTAL ADMINISTRATIVE EXPENSES	25,807.43	278,251.14	359,399.66	269,949.73
TOTAL TENANT SERVICES EXPENSES	27,699.08	595,338.75	748,659.00	688,348.77
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	0.00	13,247.91	0.00	1,000.00
TOTAL GENERAL EXPENSES	0.00	17,361.02	0.00	102,610.00
TOTAL NON-OPERATING ITEMS	-39,285.52	0.00	295,000.00	0.00
TOTAL EXPENSES	**14,220.99**	**904,198.82**	**1,403,058.66**	**1,061,908.50**
NET INCOME	40,299.70	-540,089.18	134,641.34	0.00

The Commons on MLK Supportive Services

The Commons on MLK, is a fifty-one (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. The supportive services team at The Commons on MLK includes a PSH Supervisor, three (3) PSH Case Managers, two (2) Resident Services Specialist and two (2) Resident Services Assistants.

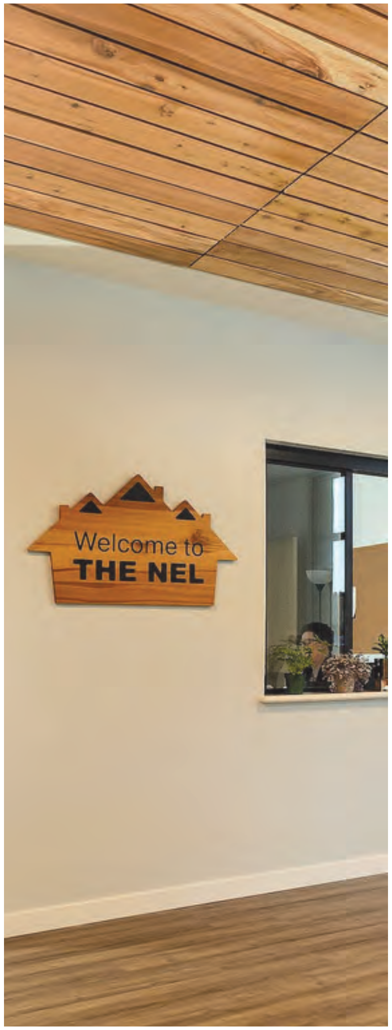
	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL GRANT INCOME	1,103,674.22	1,195,392.17	1,377,608.00	1,489,738.00
TOTAL OTHER INCOME	707.44	49.77	0.00	0.00
TOTAL INCOME	**1,104,381.66**	**1,195,441.94**	**1,377,608.00**	**1,489,738.00**
EXPENSES				
Total Administrative Salaries	223,301.16	107,569.32	219,317.28	51,121.27
Total Other Admin Expenses	245,172.90	244,101.95	134,426.80	208,232.92
Total Miscellaneous Admin Expenses	109,917.48	73,079.79	123,953.22	70,475.00
TOTAL ADMINISTRATIVE EXPENSES	578,393.79	424,928.24	477,697.30	329,829.19
TOTAL TENANT SERVICES EXPENSES	688,535.73	670,036.16	759,379.80	1,032,510.81
TOTAL MAINTENANCE AND OPERATIONAL EXPE	627.93	1,002.50	0.00	0.00
TOTAL GENERAL EXPENSES	39,325.62	6,087.60	95,918.30	127,398.00
TOTAL NON-OPERATING ITEMS	192,431.05	37,968.48	0.00	0.00
TOTAL EXPENSES	**1,499,314.12**	**1,140,022.97**	**1,332,995.40**	**1,489,738.00**
NET INCOME	-394,932.46	55,418.97	44,612.60	0.00



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 forty-five (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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL GRANT INCOME	0.00	115,447.88	702,360.00	702,360.00
TOTAL INCOME	**0.00**	**115,447.88**	**702,360.00**	**702,360.00**
EXPENSES				
Total Administrative Salaries	152.89	819.30	10,765.80	29,574.60
Total Miscellaneous Admin Expenses	0.00	144.00	0.00	0.00
TOTAL ADMINISTRATIVE EXPENSES	152.89	963.30	45,880.80	63,689.60
TOTAL TENANT SERVICES EXPENSES	850.26	9,062.91	10,647.24	16,375.40
TOTAL GENERAL EXPENSES	0.00	0.00	100,000.00	80,050.00
TOTAL NON-OPERATING ITEMS	0.00	115,090.35	542,245.00	542,245.00
TOTAL EXPENSES	**1,003.15**	**125,116.56**	**698,773.04**	**702,360.00**
NET INCOME	-1,003.15	-9,668.69	3,586.96	0.00



Pacific Source Community Capacity Building Funds (CCBF)

Homes for Good has received Community Capacity Buildings Funds (CCBF) from local Coordinated Care Organizations to assist with the roll out of the Medicaid 1115 Health-Related Social Needs (HRSN) services including climate, housing and nutrition support services. Homes for Good will continue to support the HRSN screening and referral process with our internal service programs and systems.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL TENANT INCOME	4,842.00	0.00	0.00	0.00
TOTAL GRANT INCOME	1,656,538.22	108,089.88	300,000.00	91,154.00
TOTAL INCOME	**833,198.28**	**108,160.95**	**300,000.00**	**91,225.00**
EXPENSES				
Total Administrative Salaries	48,394.88	66,028.92	13,301.64	41,335.00
Total Other Admin Expenses	1,399.46	1,216.86	5,742.76	2,410.00
TOTAL ADMINISTRATIVE EXPENSES	50,055.32	80,638.43	19,955.52	44,295.00
TOTAL TENANT SERVICES EXPENSES	123,982.14	43,580.13	26,637.36	46,880.00
TOTAL GENERAL EXPENSES	0.00	0.00	48.36	50.00
TOTAL HOUSING ASSISTANCE PAYMENTS	236,598.94	71,945.10	0.00	0.00
TOTAL NON-OPERATING ITEMS	8,822.22	0.00	0.00	0.00
TOTAL EXPENSES	**419,458.62**	**196,163.66**	**46,641.24**	**91,225.00**
NET INCOME	413,739.66	-88,002.71	253,358.76	0.00

SUPPORTIVE HOUSING

The Supportive Housing Department oversees operations of 876 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 cashflow of $92,000, with budget pressures primarily due to shortfalls in the Public Housing portfolio, which required the use of reserves and removal of the Asset Management fee to balance.

The Public Housing Asset Managed Properties (AMPs) were able to be balanced through the use of reserves and additional operating support from the CAP grant. The Public Housing AMPs are budgeted to receive very similar operating funding from HUD with expected continued low proration. Revenue includes approximately $2.1 million in operating subsidy and $2.6 million in tenant rents. We will not know what our exact operating subsidy for FY27 is until later in the year and therefore estimating the operating subsidy presents a challenge, however we are expecting an overall decrease or similar funding to FY26 based on current funding bills. Proration for the remainder of 2026 is expected to be around 90% and with potential further proration once the final budget is decided.

The Multifamily and Affordable properties are expected to receive around $2.1m in Housing Assistance Payments (HAP) and $1.6m 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 $89,000 for fiscal year 2026.

The Supportive Housing Department includes 67 FTE including Property Management, Maintenance, Resident Services and Permanent Supportive Housing staff. Salaries and fringe are budgeted to be $7.4m in FY27.

Outside of general operations, the budgets are heavily impacted by the Environmental Contracting (EPC) debt service payments of $350k, Payment in Lieu of Taxes (PILOT) payments of $200k and rapidly increasing insurance allocation of $250k. Budgeted management fees paid to support the COCC are $837k and the budgeted bookkeeping fee is $73k. The Asset Management fee, which is dependent on the properties earning income, is budgeted at $71k, but can only be collected if the properties have excess cash. The Division budgets roughly $750k 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 FY27.

Low Rent Public Housing Summary

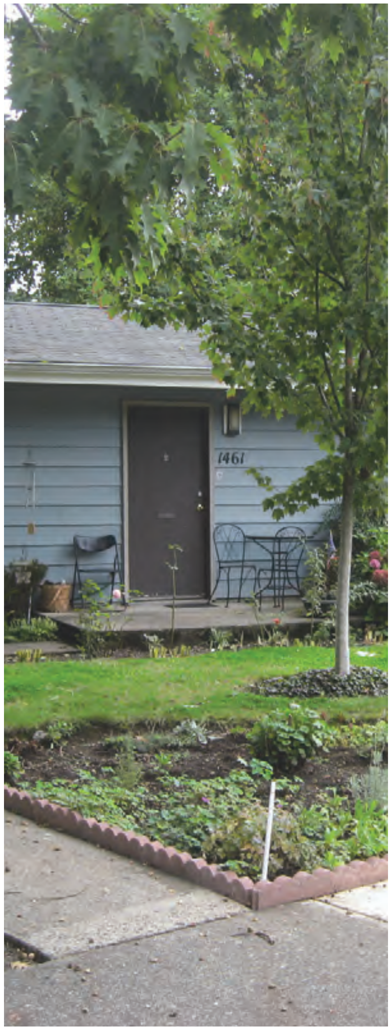
This budget summary includes all 10 Public housing Communities: Laurelwood Homes, McKenzie Village, Pengra Court, Maplewood Meadows, Parkview Terrace, Lindeborg Place, Veneta Vila, Veneta Scattered Sites, Cresview Villa, and Riverview Terrace.

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

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.

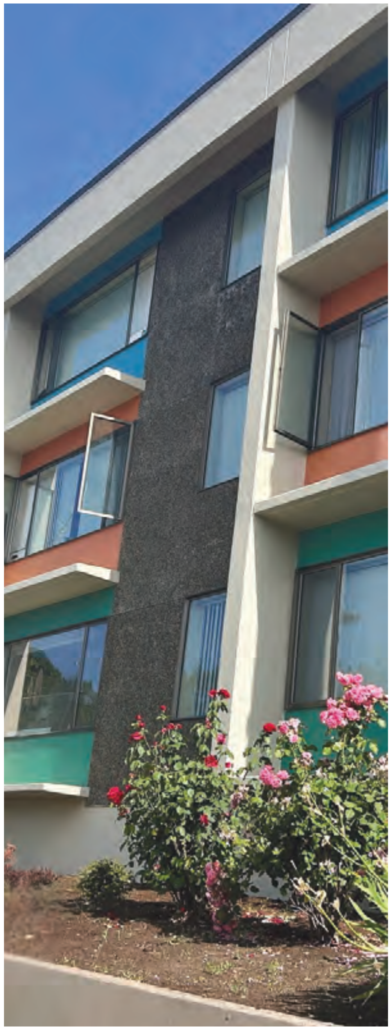
	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	861,615.33	826,610.01	857,000.00	828,244.00
TOTAL GRANT INCOME	300,265.46	0.00	86,722.00	102,967.96
TOTAL OTHER INCOME	658,067.60	597,880.83	750,000.00	703,126.65
TOTAL INCOME	**1,819,948.39**	**1,424,490.84**	**1,693,722.00**	**1,634,338.61**
EXPENSES				
Total Administrative Salaries	304,531.13	256,955.09	294,204.16	234,168.00
Total Legal Expense	1,824.94	1,552.31	2,000.00	2,000.00
Total Other Admin Expenses	168,595.55	199,043.89	189,349.24	188,316.74
Total Miscellaneous Admin Expenses	59,990.17	51,843.55	49,340.21	45,050.00
TOTAL ADMINISTRATIVE EXPENSES	534,941.79	509,394.84	534,893.61	469,534.74
TOTAL TENANT SERVICES EXPENSES	47,597.05	38,963.61	79,289.16	32,650.00
TOTAL UTILITY EXPENSES	235,778.73	176,617.87	215,500.00	183,600.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	252,733.70	415,922.09	430,329.40	435,446.00
TOTAL GENERAL EXPENSES	132,690.73	134,296.09	131,586.97	143,025.00
TOTAL HOUSING ASSISTANCE PAYMENTS	21,290.00	24,760.04	23,000.00	29,000.00
TOTAL FINANCING EXPENSES	40,287.07	47,407.44	35,146.92	55,000.00
TOTAL NON-OPERATING ITEMS	44,581.91	440,595.09	0.00	0.00
TOTAL EXPENSES	**1,309,900.98**	**1,787,957.08**	**1,449,746.06**	**1,348,255.74**
NET INCOME	510,047.41	-363,466.24	243,975.94	286,082.87
DEBT SERVICE	0.00	54,436.56	63,903.36	50,690.00
NET INCOME	510,047.41	-417,902.80	180,072.58	235,392.87



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.

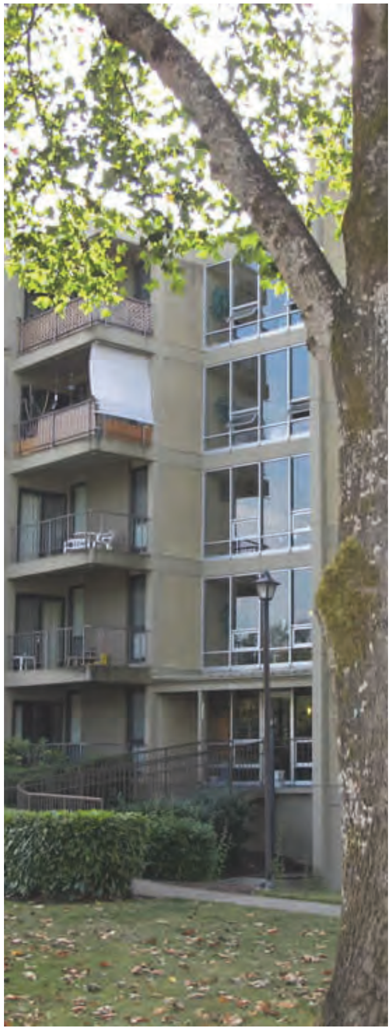
	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	659,349.02	641,446.24	645,000.00	647,750.00
TOTAL GRANT INCOME	869.03	3,333.33	75,630.00	89,198.99
TOTAL OTHER INCOME	50,330.08	444,710.03	617,160.00	505,181.32
TOTAL INCOME	**710,548.13**	**1,089,489.60**	**1,337,790.00**	**1,242,130.31**
EXPENSES				
Total Administrative Salaries	268,605.55	248,084.36	236,263.12	256,210.00
Total Legal Expense	5,385.31	1,539.48	3,000.00	550.00
Total Other Admin Expenses	145,222.19	168,565.12	163,325.04	159,543.04
Total Miscellaneous Admin Expenses	66,912.54	56,480.33	41,242.15	53,750.00
TOTAL ADMINISTRATIVE EXPENSES	486,125.59	474,669.29	443,830.31	470,053.04
TOTAL TENANT SERVICES EXPENSES	35,557.27	-0.08	65,210.64	28,175.00
TOTAL UTILITY EXPENSES	200,871.93	201,283.51	186,850.00	209,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	475,307.05	537,748.39	419,669.28	460,403.00
TOTAL GENERAL EXPENSES	117,101.07	106,128.95	100,730.14	123,347.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	-0.17	0.00	0.00
TOTAL FINANCING EXPENSES	27,796.37	39,976.33	30,444.24	50,000.00
TOTAL NON-OPERATING ITEMS	-773,200.25	-319,915.68	0.00	0.00
TOTAL EXPENSES	**569,559.03**	**1,039,890.53**	**1,246,734.61**	**1,340,978.04**
NET INCOME	140,989.10	49,599.07	91,055.39	-98,847.73
DEBT SERVICE	0.00	45,902.67	55,353.00	38,643.00
NET INCOME	140,989.10	3,696.40	35,702.39	-137,490.73



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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL TENANT INCOME	148,725.13	158,246.33	155,500.00	157,900.00
GRANT INCOME	-	-	30,252.00	35,320.40
TOTAL OTHER INCOME	25,129.40	214,843.04	204,494.00	238,440.52
TOTAL INCOME	**176,610.02**	**373,089.37**	**390,246.00**	**431,660.92**
EXPENSES				
Total Administrative Salaries	107,765.79	100,987.85	112,546.28	94,647.00
Total Legal Expense	6,375.98	2,489.45	1,000.00	1,000.00
Total Other Admin Expenses	59,347.59	67,105.63	65,175.80	61,821.77
Total Miscellaneous Admin Expenses	135,999.67	26,977.63	132,658.36	24,618.84
TOTAL ADMINISTRATIVE EXPENSES	201,723.24	197,560.56	198,834.16	182,087.61
TOTAL TENANT SERVICES EXPENSES	21,135.73	13,301.45	21,023.12	7,175.00
TOTAL UTILITY EXPENSES	61,560.14	52,966.71	59,000.00	58,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	189,936.69	240,291.63	175,958.84	168,735.00
TOTAL GENERAL EXPENSES	37,477.19	37,257.21	33,294.35	40,800.00
TOTAL HOUSING ASSISTANCE PAYMENTS		11,400.75	10,000.00	10,000.00
TOTAL FINANCING EXPENSES	9,027.30	15,982.09	12,255.12	15,255.00
TOTAL NON-OPERATING ITEMS	(300,260.43)	288,975.79	-	-
TOTAL EXPENSES	**220,599.86**	**857,736.19**	**510,365.59**	**482,052.61**
NET INCOME	(43,989.84)	(484,646.81)	(120,119.59)	(50,391.69)
DEBT SERVICE	-	18,351.91	22,281.96	18,838.40
NET INCOME	(43,989.84)	(502,998.72)	(142,401.55)	(69,230.09)



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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	145,562.07	150,106.57	146,100.00	136,276.00
TOTAL GRANT INCOME	0.00	0.00	20,162.00	23,946.04
TOTAL OTHER INCOME	1,519.07	201,026.55	280,000.00	219,481.89
TOTAL INCOME	**147,081.14**	**351,133.12**	**446,262.00**	**379,703.93**
EXPENSES				
Total Administrative Salaries	83,581.83	84,098.39	101,810.84	70,100.00
Total Legal Expense	841.18	732.12	200.00	850.00
Total Other Admin Expenses	39,436.70	46,235.36	43,929.36	43,636.67
Total Miscellaneous Admin Expenses	21,457.89	19,325.41	14,690.80	19,725.00
TOTAL ADMINISTRATIVE EXPENSES	145,328.16	150,391.28	160,631.00	134,311.67
TOTAL TENANT SERVICES EXPENSES	3,533.07	-0.01	6,300.00	12,520.00
TOTAL UTILITY EXPENSES	45,146.44	47,548.84	41,500.00	49,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	179,276.67	154,020.07	158,119.20	173,035.00
TOTAL GENERAL EXPENSES	-24,747.59	24,843.84	25,593.36	27,181.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	11,653.32	1,000.00	13,400.00
TOTAL FINANCING EXPENSES	7,794.46	10,041.21	8,174.04	12,500.00
TOTAL NON-OPERATING ITEMS	-204,896.30	268,971.72	0.00	0.00
TOTAL EXPENSES	**151,434.91**	**667,470.27**	**401,317.60**	**421,947.67**
NET INCOME	-4,353.77	-316,337.15	44,944.40	-42,243.74
DEBT SERVICE	0.00	11,529.79	14,861.76	11,365.00
NET INCOME	-4,353.77	-316,337.15	30,082.64	-53,608.74

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	273,960.09	267,788.80	274,000.00	256,482.00
TOTAL GRANT INCOME	610.67	0.00	19,159.00	22,748.74
TOTAL OTHER INCOME	1,691.15	127,297.92	130,000.00	101,507.80
TOTAL INCOME	**276,261.91**	**395,086.72**	**423,159.00**	**380,738.54**
EXPENSES				
Total Administrative Salaries	125,166.84	121,980.79	164,393.44	78,730.00
Total Legal Expense	320.41	528.89	0.00	550.00
Total Other Admin Expenses	37,426.78	45,311.11	43,200.43	41,501.01
Total Miscellaneous Admin Expenses	21,949.77	18,378.72	17,060.00	18,722.00
TOTAL ADMINISTRATIVE EXPENSES	184,863.80	186,199.51	224,653.87	139,503.01
TOTAL TENANT SERVICES EXPENSES	6,112.69	-0.07	43,190.84	12,260.00
TOTAL UTILITY EXPENSES	73,583.77	75,468.85	54,175.00	77,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	131,339.71	166,769.28	101,541.16	123,400.00
TOTAL GENERAL EXPENSES	57,577.67	41,907.36	44,888.63	45,401.00
TOTAL HOUSING ASSISTANCE PAYMENTS	3,824.97	6,214.75	4,000.00	4,000.00
TOTAL FINANCING EXPENSES	7,707.94	9,444.32	7,763.52	11,200.00
TOTAL NON-OPERATING ITEMS	32,286.70	52,813.33	0.00	0.00
TOTAL EXPENSES	**497,297.25**	**538,817.33**	**480,213.02**	**412,764.01**
NET INCOME	-221,035.34	-143,730.61	-57,054.02	-32,025.48
DEBT SERVICE	0.00	10,844.68	14,115.48	9,256.00
NET INCOME	-221,035.34	-143,730.61	-71,169.50	-41,281.48

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL TENANT INCOME	140,046.45	138,438.69	139,704.00	138,180.00
TOTAL GRANT INCOME	3,171.95	0.00	17,142.00	20,952.78
TOTAL OTHER INCOME	1,731.26	121,736.04	135,000.00	135,465.29
TOTAL INCOME	**144,949.66**	**260,174.73**	**291,846.00**	**294,598.07**
EXPENSES				
Total Administrative Salaries	58,111.50	61,648.77	68,837.48	52,125.00
Total Legal Expense	87.82	856.97	300.00	300.00
Total Other Admin Expenses	33,915.23	39,108.80	39,485.56	36,629.49
Total Miscellaneous Admin Expenses	24,807.46	21,554.80	11,102.67	21,475.00
TOTAL ADMINISTRATIVE EXPENSES	116,922.01	123,169.35	119,725.71	110,529.49
TOTAL TENANT SERVICES EXPENSES	13,747.51	10,376.03	24,252.04	6,505.00
TOTAL UTILITY EXPENSES	57,470.26	42,272.59	48,800.00	45,825.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	91,780.93	80,464.56	97,234.28	91,467.00
TOTAL GENERAL EXPENSES	22,749.30	22,160.23	23,298.23	24,174.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	0.00
TOTAL FINANCING EXPENSES	7,795.96	9,668.03	6,942.60	11,600.00
TOTAL NON-OPERATING ITEMS	-49,313.66	-250,226.29	0.00	0.00
TOTAL EXPENSES	**261,152.31**	**37,884.48**	**320,252.86**	**290,100.49**
NET INCOME	-116,202.65	222,290.25	-28,406.86	4,497.58
DEBT SERVICE	0.00	11,101.97	12,622.92	8,856.00
NET INCOME	-116,202.65	211,188.28	-41,029.78	-4,358.42

Veneta Villa

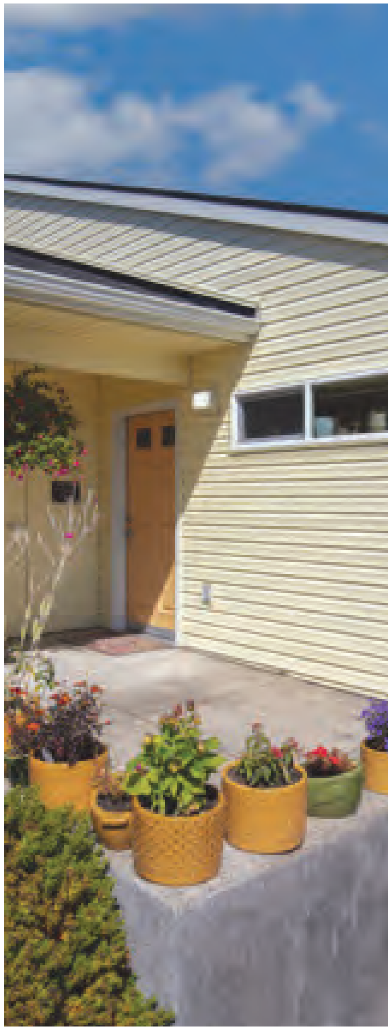
Veneta Villa is located in the unique town of Veneta, OR. Known for its charm and cottage-like setting, Veneta Villa is a single-level apartment community comprised of thirty (30) one-bedroom units serving families including households with elderly or disabled person(s). The residents of Veneta Villa 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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	117,372.75	112,887.37	117,000.00	117,280.00
TOTAL GRANT INCOME	299.11	0.00	13,000.00	17,959.53
TOTAL OTHER INCOME	1,179.20	150,635.88	166,152.00	164,636.42
TOTAL INCOME	**118,851.06**	**263,523.25**	**296,152.00**	**299,875.95**
EXPENSES				
Total Administrative Salaries	51,222.10	38,958.65	47,623.68	45,448.00
Total Legal Expense	95.54	1,613.64	0.00	1,600.00
Total Other Admin Expenses	29,834.66	34,464.75	33,435.12	31,951.78
Total Miscellaneous Admin Expenses	17,638.77	16,217.83	11,249.93	17,222.00
TOTAL ADMINISTRATIVE EXPENSES	98,791.07	91,254.87	92,308.73	96,221.78
TOTAL TENANT SERVICES EXPENSES	10,962.12	-0.04	19,122.56	12,945.00
TOTAL UTILITY EXPENSES	53,529.25	37,559.27	50,000.00	48,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	78,940.21	111,824.33	93,401.40	105,728.00
TOTAL GENERAL EXPENSES	42,412.43	15,877.92	15,596.91	16,532.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	0.00
TOTAL FINANCING EXPENSES	9,425.52	8,337.88	6,133.44	10,000.00
TOTAL NON-OPERATING ITEMS	-78,059.18	-221,824.13	0.00	0.00
TOTAL EXPENSES	**216,001.42**	**43,030.10**	**276,563.04**	**289,426.78**
NET INCOME	-97,150.36	220,493.15	19,588.96	10,449.17
DEBT SERVICE	0.00	9,574.12	11,151.60	10,456.00
NET INCOME	-97,150.36	220,493.15	8,437.36	-6.83

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	152,302.83	174,004.95	147,000.00	165,396.00
TOTAL GRANT INCOME	0.00	0.00	12,184.00	17,360.88
TOTAL OTHER INCOME	158,465.95	159,917.40	160,137.00	155,339.20
TOTAL INCOME	**310,768.78**	**333,922.35**	**319,321.00**	**338,096.08**
EXPENSES				
Total Administrative Salaries	57,843.17	51,483.36	56,702.96	38,925.00
Total Legal Expense	164.92	54.31	50.00	50.00
Total Other Admin Expenses	29,266.80	34,462.87	33,855.84	32,048.10
Total Miscellaneous Admin Expenses	18,010.32	20,680.76	12,514.80	21,880.00
TOTAL ADMINISTRATIVE EXPENSES	105,285.21	106,681.29	103,123.60	92,903.10
TOTAL TENANT SERVICES EXPENSES	13,511.07	7,542.37	14,561.20	5,710.00
TOTAL UTILITY EXPENSES	55,665.09	44,856.42	44,500.00	46,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	87,459.66	82,161.27	109,367.48	85,005.00
TOTAL GENERAL EXPENSES	24,969.86	26,667.00	24,568.24	32,829.00
TOTAL HOUSING ASSISTANCE PAYMENTS	616.00	14,553.33	1,460.55	14,860.90
TOTAL FINANCING EXPENSES	7,076.01	6,776.75	5,922.36	7,000.00
TOTAL NON-OPERATING ITEMS	144,605.62	34,080.00	0.00	0.00
TOTAL EXPENSES	**439,188.52**	**323,318.43**	**303,503.43**	**284,308.00**
NET INCOME	-128,419.74	10,603.91	15,817.57	53,788.07
DEBT SERVICE	0.00	7,781.25	10,767.84	6,638.00
NET INCOME	-128,419.74	2,822.66	5,049.73	47,150.07



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.

	FY25 Ending Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	106,169.62	105,869.79	112,000.00	116,388.00
TOTAL GRANT INCOME	2,177.62	0.00	11,092.00	13,170.32
TOTAL OTHER INCOME	82,086.65	76,461.60	112,000.00	89,934.81
TOTAL INCOME	**190,433.89**	**182,331.39**	**235,092.00**	**219,493.13**
EXPENSES				
Total Administrative Salaries	46,369.36	46,460.43	56,181.84	39,320.00
Total Legal Expense	501.86	1,269.68	0.00	1,100.00
Total Other Admin Expenses	21,864.31	25,744.15	25,056.48	24,082.22
Total Miscellaneous Admin Expenses	8,631.02	9,247.21	6,825.27	9,375.00
TOTAL ADMINISTRATIVE EXPENSES	77,366.55	82,721.47	88,063.59	73,877.22
TOTAL TENANT SERVICES EXPENSES	7,011.64	5,755.07	9,633.60	6,375.00
TOTAL UTILITY EXPENSES	40,797.03	27,590.89	32,500.00	29,500.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	116,457.48	80,627.55	76,932.04	78,448.00
TOTAL GENERAL EXPENSES	35,799.64	16,631.72	20,366.74	20,150.00
TOTAL HOUSING ASSISTANCE PAYMENTS	-48.02	4,314.67	2,500.00	3,800.00
TOTAL FINANCING EXPENSES	5,640.14	6,210.68	4,491.60	7,400.00
TOTAL NON-OPERATING ITEMS	-15,927.75	-377,623.01	0.00	0.00
TOTAL EXPENSES	**267,096.71**	**-153,770.97**	**234,487.57**	**219,550.22**
NET INCOME	-76,662.82	336,102.36	604.43	-57.09
DEBT SERVICE	0.00	7,131.32	8,166.48	6,238.00
NET INCOME	-76,662.82	328,971.04	-7,562.05	-6,295.09

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	62,583.67	70,866.77	65,278.00	92,334.00
TOTAL GRANT INCOME	0.00	0.00	10,084.00	11,374.37
TOTAL OTHER INCOME	460.37	100,413.35	110,000.00	109,490.90
TOTAL INCOME	**63,044.04**	**171,280.12**	**185,362.00**	**213,199.27**
EXPENSES				
Total Administrative Salaries	31,206.77	28,311.72	28,798.08	25,225.00
Total Legal Expense	125.45	795.92	50.00	1,100.00
Total Other Admin Expenses	19,353.57	21,660.77	21,745.48	21,315.52
Total Miscellaneous Admin Expenses	10,449.73	9,031.16	6,261.73	9,075.00
TOTAL ADMINISTRATIVE EXPENSES	61,135.52	59,865.28	56,855.29	56,715.52
TOTAL TENANT SERVICES EXPENSES	6,755.37	-0.07	12,094.88	6,720.00
TOTAL UTILITY EXPENSES	35,828.61	30,285.77	32,500.00	33,100.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	49,188.10	78,359.20	60,720.56	70,755.00
TOTAL GENERAL EXPENSES	40,337.93	11,902.51	13,410.23	13,180.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	2,821.33	3,800.00	3,000.00
TOTAL FINANCING EXPENSES	0.00	0.00	0.00	0.00
TOTAL NON-OPERATING ITEMS	-73,600.28	-41,295.64	0.00	0.00
TOTAL EXPENSES	**119,645.25**	**141,938.39**	**179,380.96**	**183,470.52**
NET INCOME	-56,601.21	-29,743.62	5,981.04	29,728.75
DEBT SERVICE	0.00	0.00	0.00	0.00
NET INCOME	-56,601.21	-29,743.62	5,981.04	29,728.75

Firwood Apartments

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL TENANT INCOME	754,334.54	740,427.75	763,177.00	693,650.00
TOTAL OTHER INCOME	193.73	1,002.51	0.00	0.00
TOTAL INCOME	**754,528.27**	**741,430.26**	**763,177.00**	**693,650.00**
EXPENSES				
Total Administrative Salaries	164,050.46	137,496.09	240,750.76	129,450.00
Total Other Admin Expenses	83,669.67	92,728.91	80,460.03	75,207.56
Total Miscellaneous Admin Expenses	24,762.47	30,878.25	12,464.61	31,950.00
TOTAL ADMINISTRATIVE EXPENSES	275,955.73	268,558.83	336,025.40	241,807.56
TOTAL TENANT SERVICES EXPENSES	22,178.13	22,423.41	30,763.48	42,900.00
TOTAL UTILITY EXPENSES	75,652.04	89,092.11	77,400.00	91,800.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	199,899.92	277,665.56	133,480.30	232,155.00
TOTAL GENERAL EXPENSES	43,867.03	35,575.50	29,245.49	38,737.00
TOTAL FINANCING EXPENSES	64,676.73	49,128.87	14,256.00	1,700.00
TOTAL NON-OPERATING ITEMS	198,627.81	0.00	0.00	0.00
TOTAL EXPENSES	**880,857.39**	**720,020.87**	**590,407.19**	**649,099.56**
NET INCOME	-126,329.12	21,409.40	172,769.81	44,550.44
Debt Service	0.00	0.00	60,000.00	13,444.00
NET INCOME	-132,026.12	21,409.40	112,769.81	31,106.44

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	431,557.52	647,336.28	648,557.00	685,455.00
TOTAL OTHER INCOME	10,759.77	16,139.66	3,037.00	9,004.00
TOTAL INCOME	**442,317.29**	**663,475.94**	**651,594.00**	**694,459.00**
EXPENSES				
Total Administrative Salaries	79,700.71	119,551.07	139,030.24	172,350.00
Total Other Admin Expenses	45,564.91	68,347.37	72,726.44	87,212.00
Total Miscellaneous Admin Expenses	19,983.99	30,095.09	14,929.00	26,690.00
TOTAL ADMINISTRATIVE EXPENSES	145,643.59	218,584.49	227,260.68	287,302.00
TOTAL TENANT SERVICES EXPENSES	13,552.73	20,329.10	3,517.41	22,275.00
TOTAL UTILITY EXPENSES	68,085.92	102,128.88	87,630.00	105,450.00
TOTAL MAINTENANCE AND OPERATIONAL EXPEI	108,714.25	163,071.38	193,314.64	187,591.18
TOTAL GENERAL EXPENSES	17,098.00	25,647.00	26,649.84	25,022.00
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	0.00
TOTAL EXPENSES	**353,094.49**	**529,760.84**	**538,372.57**	**627,640.18**
NET INCOME	89,222.80	133,715.10	113,221.43	66,818.82
Replacement Reserves	0.00	0.00	85,000.00	-113,160.00
NET INCOME	89,222.80	133,715.10	28,221.43	-46,341.18

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL TENANT INCOME	629,585.95	648,566.54	642,240.27	644,375.00
TOTAL GRANT INCOME	2,531.89	0.00	0.00	0.00
TOTAL OTHER INCOME	3,476.57	4,120.83	6,392.00	3,363.00
TOTAL INCOME	**635,594.41**	**652,687.37**	**648,632.27**	**647,738.00**
EXPENSES				
Total Administrative Salaries	134,967.59	116,181.72	141,819.52	142,405.60
Total Other Admin Expenses	62,082.03	59,894.12	78,485.91	70,437.00
Total Miscellaneous Admin Expenses	19,069.31	18,182.58	21,746.93	15,500.00
TOTAL ADMINISTRATIVE EXPENSES	217,163.47	194,531.61	242,602.36	229,342.60
TOTAL TENANT SERVICES EXPENSES	6,657.72	10,663.70	21,729.99	11,073.75
TOTAL UTILITY EXPENSES	125,707.75	90,493.74	106,495.00	102,040.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	176,857.41	253,862.75	111,114.88	190,867.62
TOTAL GENERAL EXPENSES	72,394.96	24,678.72	27,715.90	24,078.00
TOTAL NON-OPERATING ITEMS	173,738.27	0.00	0.00	0.00
TOTAL EXPENSES	**772,519.58**	**574,230.51**	**509,658.13**	**557,401.97**
NET INCOME	-136,925.17	78,456.85	138,974.14	90,336.03
Replacement Reserves	0.00	0.00	107,976.00	89,076.00
To Utilize for Projects and Improvements (For Budgeting O	0.00	0.00	0.00	0.00
NET INCOME	-136,925.17	78,456.85	30,998.14	1,260.03

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	412,116.33	462,231.83	479,770.88	485,708.13
TOTAL OTHER INCOME	157.41	353.67	431.47	70.00
TOTAL INCOME	**412,273.74**	**462,585.50**	**480,202.35**	**485,778.13**
EXPENSES				
Total Administrative Salaries	77,212.42	62,025.47	64,074.36	71,700.00
Total Other Admin Expenses	29,432.26	26,281.29	33,818.10	31,773.22
Total Miscellaneous Admin Expenses	11,938.30	11,738.42	9,077.16	13,382.80
TOTAL ADMINISTRATIVE EXPENSES	119,506.87	100,844.04	107,834.62	117,756.02
TOTAL TENANT SERVICES EXPENSES	12,705.92	10,829.45	17,380.92	13,360.00
TOTAL UTILITY EXPENSES	40,378.62	44,754.86	33,700.00	51,200.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	87,111.11	146,790.38	133,029.16	136,000.00
TOTAL GENERAL EXPENSES	17,593.45	19,185.45	11,953.13	12,769.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	-238.50	0.00	0.00
TOTAL FINANCING EXPENSES	3,420.54	2,728.35	0.00	2,500.00
TOTAL NON-OPERATING ITEMS	53,553.49	0.00	40,000.00	100,000.00
TOTAL EXPENSES	**334,270.00**	**324,894.02**	**343,897.83**	**433,585.02**
NET INCOME	78,003.74	137,691.48	136,304.52	52,193.11
Debt Service	0.00	0.00	17,000.00	19,640.00
Replacement Reserves	0.00	0.00	11,261.76	11,713.00
NET INCOME	78,003.74	137,691.48	108,042.76	20,840.11

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	30,514.45	32,599.50	48,000.00	33,175.00
TOTAL GRANT INCOME	0.00	0.00	0.00	0.00
TOTAL INCOME	**30,523.66**	**33,385.47**	**48,000.00**	**33,175.00**
EXPENSES				
Total Administrative Salaries	5,197.52	5,876.06	6,318.84	4,885.00
Total Miscellaneous Admin Expenses	1,350.99	1,671.60	1,023.09	2,025.00
TOTAL ADMINISTRATIVE EXPENSES	11,122.99	11,992.80	10,889.53	10,644.08
TOTAL TENANT SERVICES EXPENSES	837.44	858.51	1,170.24	0.00
TOTAL UTILITY EXPENSES	9,262.94	10,321.91	18,750.00	11,500.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	5,310.88	4,800.26	13,450.00	9,650.00
TOTAL GENERAL EXPENSES	1,987.01	1,203.12	1,293.99	1,351.00
TOTAL NON-OPERATING ITEMS	15,502.34	0.00	0.00	0.00
TOTAL EXPENSES	**43,048.12**	**29,176.59**	**45,553.76**	**33,145.08**
NET INCOME	-12,524.46	4,208.88	2,446.24	29.92

Lazy Days

Lazy Days is located on the north side of the McKenzie River Highway, in Blue River. The park consists of twenty (20) manufactured 2-bedroom homes and ten (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.

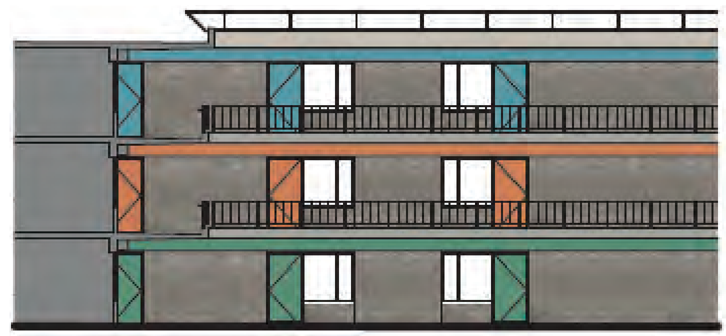
	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL TENANT INCOME	43,225.17	197,683.68	267,416.00	254,200.00
TOTAL GRANT INCOME	6,237,024.11	0.00	0.00	0.00
TOTAL OTHER INCOME	135.99	105.27	0.00	200.00
TOTAL INCOME	**6,280,385.27**	**197,788.95**	**267,416.00**	**254,400.00**
EXPENSES				
Total Administrative Salaries	6,625.55	18,004.25	14,046.72	39,650.00
Total Other Admin Expenses	5,194.12	2,750.58	21,000.00	26,628.15
Total Miscellaneous Admin Expenses	9,919.87	6,657.08	7,155.23	6,935.00
TOTAL ADMINISTRATIVE EXPENSES	21,811.54	27,696.90	47,201.95	74,313.15
TOTAL TENANT SERVICES EXPENSES	0.00	372.44	5,000.00	0.00
TOTAL UTILITY EXPENSES	12,650.11	28,619.99	41,800.00	22,800.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	36,123.59	92,074.40	108,576.88	117,900.00
TOTAL GENERAL EXPENSES	449.00	6,939.18	56,121.90	10,000.00
TOTAL NON-OPERATING ITEMS	10,307,636.59	405.00	0.00	0.00
TOTAL EXPENSES	**10,378,670.83**	**156,107.90**	**258,700.73**	**225,013.15**
NET INCOME	-4,098,285.56	41,681.06	8,715.27	29,386.85
Replacement Reserves	0.00	0.00	6,000.00	6,000.00
NET INCOME	-4,098,285.56	41,681.06	2,715.27	23,386.85

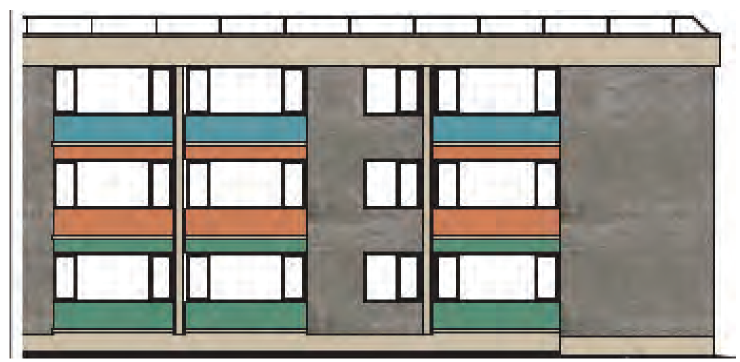
Bridges on Broadway

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 includes fifty-six (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. The Operations staffing includes a PSH Supervisor shared with services, Assistant Property Manager and a Site Maintenance Specialist.

Description	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
INCOME				
TOTAL TENANT INCOME	0.00	708,828.17	682,993.70	858,618.00
TOTAL GRANT INCOME	2,000,000.00	169,182.95	0.00	0.00
TOTAL OTHER INCOME	-499,837.52	149.12	0.00	0.00
TOTAL INCOME	**1,500,162.48**	**878,160.23**	**682,993.70**	**858,618.00**
EXPENSES				
Total Administrative Salaries	29,851.52	149,397.11	136,378.81	187,450.00
Total Other Admin Expenses	919.39	16,202.88	73,026.20	68,633.24
Total Miscellaneous Admin Expenses	11,966.46	64,969.69	16,389.43	23,175.00
TOTAL ADMINISTRATIVE EXPENSES	42,956.31	231,467.56	225,794.44	279,258.24
TOTAL TENANT SERVICES EXPENSES	8,101.87	24,048.12	3,157.00	7.00
TOTAL UTILITY EXPENSES	30.00	49,994.88	61,500.00	52,700.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	22,220.56	175,744.76	345,021.92	239,245.00
TOTAL GENERAL EXPENSES	5,010.00	141,296.55	269,481.76	171,836.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	3,787.50	0.00	3,800.00
TOTAL NON-OPERATING ITEMS	-49,656.38	0.00	-295,000.00	0.00
TOTAL EXPENSES	**28,662.36**	**626,339.37**	**609,955.12**	**746,846.24**
NET INCOME	1,471,500.12	251,820.86	73,038.58	111,771.76
Replacement Reserves	0.00	0.00	50,000.00	50,000.00
NET INCOME	1,471,500.12	251,820.86	23,038.58	61,771.76

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.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL TENANT INCOME	0.00	0.00	0.00	0.00
TOTAL OTHER INCOME	168,088.86	168,000.00	168,152.55	168,152.55
TOTAL INCOME	**168,088.86**	**168,000.00**	**168,152.55**	**168,152.55**
EXPENSES				
Total Administrative Salaries	262,370.65	188,454.30	437,712.64	175,400.00
Total Other Admin Expenses	584.39	2,942.12	2,428.56	3,700.00
Total Miscellaneous Admin Expenses	6,910.98	13,244.85	13,749.83	15,335.30
TOTAL ADMINISTRATIVE EXPENSES	270,516.02	204,797.66	453,891.03	194,435.30
TOTAL MAINTENANCE AND OPERATIONAL	-2,446.05	2,936.18	888.00	3,000.00
TOTAL GENERAL EXPENSES	593.42	657.00	1,014.88	1,000.00
TOTAL NON-OPERATING ITEMS	-9,264.33	0.00	-84,684.00	0.00
TOTAL EXPENSES	**258,731.03**	**208,390.83**	**371,109.91**	**198,435.30**
NET INCOME	-90,642.17	-40,390.83	-202,957.36	-30,282.75
Debt Service (For Budgeting Only)	0.00	0.00	0.00	0.00
Interest from High Yield Bank Account	0.00	0.00	0.00	0.00
Cost Sharing within Cost Center	0.00	0.00	0.00	0.00
Utilize Prior Period Cash (For Budgeting Oı	0.00	0.00	0.00	0.00
CASH FLOW	-90,642.17	-40,390.83	-202,957.36	-30,282.75

CENTRAL OFFICE COST CENTER (COCC)

The total budgeted Central Office Cost Center (COCC) revenue for FY2027 is approximately $5.4 million. Budgeted expenses for fiscal year 2027 are also $5.4 million, of which $3.1 million is comprised of salaries and benefits, with 25 FTE in the FY27 budget. Revenue includes Administrative Building charges at $344,027 and rent charges at $644,000, totaling $1.016 million. We have also maximized the management fees collected from Public Housing and Rent Assistance Voucher programs. The budget also includes a scheduled debt service of $401,018.52.

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 $0.00.

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.

	EXECUTIVE	FINANCE	IT	HR	ADMIN BUILDING	SUPPORTING HOUS. ADMIN	CAP ADMIN	FEE FOR SERVICE	FLEET	FAIRVIEW	BOARD	FY26 TOTAL	FY27 TOTAL
TOTAL TENANT INCOME	0.00	0.00	0.00	0.00	1,016,597.83		0.00	0.00	0.00	0.00	0.00	1,086,643.25	1,016,597.83
TOTAL OTHER INCOME	1,505,355.03	1,069,174.68	176,407.30	397,940.57	125.00	268,102.26	168,152.55	765,000.00	32,420.55	32,137.16	11,453.69	4,373,284.05	4,426,268.80
TOTAL INCOME	**1,505,355.03**	**1,069,174.68**	**176,407.30**	**397,940.57**	**1,016,722.83**	**268,102.26**	**168,152.55**	**765,000.00**	**32,420.55**	**32,137.16**	**11,453.69**	**5,509,927.30**	**5,442,866.63**
EXPENSES													
Total Administrative Salaries	838,600.00	949,089.44	265,150.00	478,105.00	20,755.00	410,150.00	175,400.00	0.00	0.00	0.00	0.00	3,139,658.68	3,137,249.44
Total Other Admin Expenses	41,339.82	46,448.56	20,204.87	22,517.64	1,851.80	50,929.50	3,700.00	600.00	225.00	0.00	1,000.00	242,989.00	188,817.19
Total Miscellaneous Admin Expenses	74,162.49	53,184.13	33,765.64	59,605.34	38,022.42	54,734.56	15,335.30	67,600.00	10,665.00	1,900.00	7,000.00	416,727.48	415,974.88
TOTAL ADMINISTRATIVE EXPENSES	963,102.31	1,048,722.14	319,120.51	585,927.98	60,629.22	515,814.06	194,435.30	68,200.00	10,890.00	1,900.00	12,998.85	3,829,575.16	3,781,740.36
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
TOTAL UTILITY EXPENSES	0.00	0.00	0.00	0.00	55,000.00	0.00	0.00	0.00	0.00	23,100.00	0.00	77,000.00	78,100.00
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	0.00	0.00	0.00	0.00	169,031.21	0.00	3,000.00	678,550.00	0.00	30,500.00	0.00	886,446.66	881,081.21
TOTAL GENERAL EXPENSES	2,800.00	4,500.00	1,400.00	1,850.65	22,150.00	2,000.00	1,000.00	11,941.86	100.00	7,129.00	2,937.00	53,484.04	57,808.51
TOTAL FINANCING EXPENSES	0.00	0.00	0.00	0.00	242,607.76	0.00	0.00	0.00	0.00	0.00	0.00	242,607.76	242,607.76
TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-84,684.00	0.00
TOTAL EXPENSES	**965,902.31**	**1,053,222.14**	**320,520.51**	**587,778.63**	**549,418.19**	**519,314.06**	**198,435.30**	**758,691.86**	**10,990.00**	**62,629.00**	**15,935.85**	**5,004,429.62**	**5,042,837.84**
NET INCOME	539,452.72	15,952.55	-144,113.21	-189,838.06	467,304.64	-251,211.80	-30,282.75	6,308.14	21,430.55	-30,491.84	-4,482.16	505,497.68	400,028.78
Debt Service	0.00	0.00	0.00	0.00	401,018.52	0.00	0.00	0.00	0.00	0.00	0.00	401,018.52	401,018.52
Replacement Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	0.00
NET INCOME	539,452.72	15,952.55	-144,113.21	-189,838.06	66,286.12	-251,211.80	-30,282.75	6,308.14	21,430.55	-30,491.84	-4,482.16	69,479.16	-989.74

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. The Foundation is a 501c3 nonprofit with a seperate Board, which is appointed by the Homes for Good Board.

	FY25 Actual	FY26 Annualized	FY26 Budget	FY27 Proposed Budget
TOTAL GRANT INCOME	0.00	6,000.00	0.00	6,000.00
TOTAL OTHER INCOME	9,767.80	8,327.74	11,822.71	8,812.00
TOTAL INCOME	**9,767.80**	**14,327.74**	**11,822.71**	**14,812.00**
EXPENSES				
Total Administrative Salaries	0.00	0.00	0.00	0.00
Total Other Admin Expenses	265.65	6.60	30.00	25.00
Total Miscellaneous Admin Expenses	1,153.57	564.26	1,494.00	810.00
TOTAL ADMINISTRATIVE EXPENSES	1,694.22	983.36	1,749.00	1,285.00
TOTAL TENANT SERVICES EXPENSES	12,000.00	1,500.00	9,000.00	9,000.00
TOTAL MAINTENANCE AND OPERATIONAL EXPEI	0.00	547.50	0.00	0.00
TOTAL GENERAL EXPENSES	953.31	991.92	1,000.00	1,000.00
TOTAL NON-OPERATING ITEMS	141.39	0.00	0.00	0.00
TOTAL EXPENSES	**14,788.92**	**4,022.78**	**11,749.00**	**11,285.00**
NET INCOME	-5,021.12	10,304.96	73.71	3,527.00

FINANCIAL CONTEXT AND CONSIDERATIONS

RENT ASSISTANCE

The Rent Assistance Department comprises 31 employees and oversees 49 waitlists, facilitating access to 4,806 housing units throughout Lane County. During Fiscal Year 2026, the Intake Team processed 973 eligibility packets for tenant-based voucher programs, including HCV, EHV, Mainstream, FYI, and VASH, as well as site-based housing programs, including PBV, Public Housing, Multifamily Housing, and Affordable Housing. As a result, 320 families were successfully housed.

The number of applications processed in FY26 exceeded the previous year due to the completion of Bridges on Broadway and Ollie Court PBV projects, and increased vacancies across several subsidized housing programs. Another contributing factor was the age of many existing waitlists. Several lists are multiple years old, and many applicants had already secured alternative housing arrangements by the time their names were selected. In addition, during prior years Homes for Good was operating under projected funding shortfalls and was directed by HUD to suspend the issuance of new vouchers. Through proactive planning, attrition, and implemented cost-saving measures, Homes for Good was no longer considered to be in a projected shortfall as of early 2026, allowing voucher issuance activities to resume.

The Department also includes a dedicated Housing Specialist Team responsible for ongoing eligibility determinations, program compliance, and participant support. In FY26, the team completed approximately 4,002 program transactions and reviewed more than 86,247 documents in support of these activities.

Additionally, the Department oversees an Inspection Team that conducted 1,225 inspections between October 1, 2025, and July 31, 2026. The Department also supports the Service Center, where staff responded to 23,585 incoming phone calls, ensuring participants and community members received timely assistance and information.

To further expand housing opportunities for veterans in Lane County, the Rent Assistance Division successfully applied for and was awarded 21 additional VASH vouchers, effective August 1, 2026. These vouchers will increase the agency's capacity to provide stable housing and supportive services to veterans experiencing, or at risk of experiencing, homelessness.

Lease Rate

The primary objective of the Rent Assistance Division is to achieve and maintain a lease rate of 100% while effectively utilizing all funding associated with its voucher programs. For example, if a housing agency is allocated funding sufficient to support 100 vouchers at an average rental assistance cost of $50 per voucher, the agency could potentially lease all 100 vouchers. However, if the average rental assistance cost increases to $100 per voucher, the same funding would only support approximately 50 vouchers. As a result, both voucher utilization and subsidy costs must be carefully monitored to maximize the number of households served.

In addition, HUD funding levels can fluctuate throughout the year. An agency may begin the year expecting a certain level of rental assistance funding and later receive less funding than originally projected. HUD refers to this adjustment as the "proration factor." For Calendar Year 2026, the proration factor is currently set at 100%.

RENT ASSISTANCE

Sunset of the Emergency Housing Voucher (EHV) Program

CY26 is also particularly challenging as Homes for Good works to preserve and expand leasing opportunities within its voucher portfolio. HUD has announced that the Emergency Housing Voucher (EHV) program will end at the close of CY2026 and has advised PHAs to utilize available Housing Choice Voucher (HCV) resources by transitioning eligible EHV participants into the HCV program whenever possible.

Homes for Good currently administers 142 active EHV vouchers in Lane County and bills for an additional 8 EHV households that have ported from other jurisdictions. As the EHV program sunsets, Homes for Good is projected to experience an overall reduction of approximately 181 vouchers within its portfolio. 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 an 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. Managing this transition while maintaining high utilization rates and housing stability for impacted households will remain a significant focus through the remainder of CY26. With the sunsetting of the EHV program, approximately $2.2 million in housing assistance funding and $240,000 in administrative fee funding will no longer be available to support rental assistance services in Lane County.

Through a proactive approach to budget management, Homes for Good will continue to closely monitor voucher utilization and expenditures using Voucher Management System (VMS) reporting data and Two-Year Tool (TYT) projections. The agency will also continue collaborating with HUD and, when necessary, proactively implement strategies to mitigate potential shortfalls, including pursuing additional funding opportunities and adjusting voucher issuance through normal program attrition. These efforts are intended to support long-term financial stability while maximizing housing opportunities for eligible households in Lane County.

Moving to Work (MTW)

Homes for Good submitted its first Moving to Work (MTW) Supplement Plan in 2023. As an MTW agency, Homes for Good has the flexibility to combine and utilize Public Housing Operating Funds, Housing Assistance Payment (HAP) Funds, and Capital Funds to better meet local housing needs. The MTW designation also allows the agency to implement approved waivers that promote administrative efficiencies, support family self-sufficiency, and improve program outcomes.

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 (PBVs), tenants are generally required to contribute 30% of their adjusted gross income toward rent for the duration of their tenancy. Depending on the property and program requirements, contract rents for project-based units may be established at levels up to 110% of the applicable Fair Market Rent (FMR).

Administrative Fee Reserves and Housing Assistance Payment (HAP) Reserves

For each voucher leased, Homes for Good receives administrative fee funding from HUD to operate its housing assistance programs. These administrative fees support staffing, supplies, technology, facilities, and other program-related operating expenses. HUD provides administrative fees based on the number of vouchers the agency is authorized to lease; however, leasing vouchers above that level does not generate additional administrative fee funding.

Administrative fees are prorated annually by HUD based on available federal appropriations. At the beginning of CY26, the administrative fee proration rate was 88%, compared to 100% in CY25. In August 2026, HUD further reduced the proration rate to 86%, creating additional budgetary challenges for housing agencies nationwide. Administrative fee reserves accumulate when program operating costs are lower than the administrative fees received. Maintaining adequate reserves is critical, as they provide financial stability during years when lease rates fall below 100% or when HUD reduces funding levels. In CY26, Homes for Good utilized a portion of its administrative fee reserves to offset expenses resulting from the reduced administrative fee proration.

HAP reserves consist of funds that were allocated by HUD but not spent on housing assistance payments. For example, if HUD provides an agency with $1,000 in HAP funding and the agency only requires $500 to support leased vouchers, the remaining $500 is retained as HAP reserves for future program needs. However, when developing national funding allocations, HUD may review reserve levels across all public housing agencies and recapture or reallocate reserve funding if it determines that an agency's reserves exceed program needs.

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 Access & Opportunity Goals forward this fiscal year.

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 Black, Indigenous, People of Color (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.
- Completing due diligence on new properties located in rural communities in Lane County.
- Work with community partners in rural communities to meet community housing needs.
- Develop low-income housing paired with services to elderly and disabled.
- Develop transitional housing for community members exiting the prison system to support reintegration and reduce recidivism.
- Work as a cross-function team to obtain funding and complete preservation work on sites in the Asset Managed portfolio.

Planned Projects:

The Coleman –
Is a partnership with Lane County and Sponsors Inc. to provide housing at 4-Corners on Highway 99 in Eugene. 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 preparing for a financial closing in October 2026, with construction projected to be completed in October 2027.

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

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 currently executing application materials to place the project on the Oregon Centralized Application (ORCA) waitlist for funding. The community partners for this site include Senior and Disability Services, Siulslaw Outreach Services and Siuslaw School District, serving populations at 60% AMI or below, paired with project based vouchers. Currently 15 of the 88 units are dedicated to provide workforce housing at 80% AMI or above.

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 is working to assess potential feasibility for developing housing in this location. Due to a new tenant occupying the commercial space in the primary building on the property, this feasibility process may happen at a later time in the future, after operational use of the parking lot with the tenant is further assessed.

Parcel 2–

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. Parcel 2 is currently on the waiting list for funding with OHCS.

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.

PLANNED PROJECTS IN PRE-DEVELOPMENT

The Coleman

Eugene River District - Parcel 2

The Field on Quince

TBD

Glenwood

100 W 13th Ave Parking Lot

REAL ESTATE DEVELOPMENT & ASSET MANAGEMENT

Developer Fees

Developer fees for Ollie Court were estimated at $2,422,762 for 2026 fiscal year. Those fees may get collected in the 2027 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 low interest loan to use for predevelopment costs.

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) were expected to be positively impacted, with an anticipated increased opportunity to apply for 4% LIHTC funding. However, the delays with the waitlist process through the ORCA are playing a role in the timing of projects being awarded the 4% LIHTC funding.

Asset Management

There are 25 properties that are asset managed in the portfolio. The Asset Management Team reviews the portfolio regularly and is actively preparing repositioning plans for the future. An analysis on half of the properties in the portfolio was conducted by the Asset Manager and a consultant in FY 26, creating a roadmap for repositioning. The first step is to apply for funding through OHCS in FY 27 to complete preservation work on two asset managed properties, paired with a financial repositioning of those properties. Additional analysis will continue to take place in FY 27 for the portfolio.

ENERGY SERVICES

Energy Services Department

Home for Good’s Energy Services Department (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, and the Climate Crisis Program.

Long Range Planning

We are currently awaiting the second half of our Bipartisan Infrastructure Law (BIL) funding. In addition, Energy Services has entered its second year of Healthy Homes funding and recently received the second installment of $250,000. This is a three-year grant, with the final $250,000 installment scheduled to be received in FY28. Another Healthy Homes funding opportunity is currently open through the Oregon Health Authority, and Energy Services plans to apply for additional funding.

GRANTS & SUPPORTIVE SERVICES

Homes for Good continues 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, while also navigating federal changes and reductions to historically funded programs.

Homes for Good was not awarded the Resident Opportunity and Self-Sufficiency (ROSS) grant, which has previously provided roughly $86,000 annually to fund Resident Services activities.

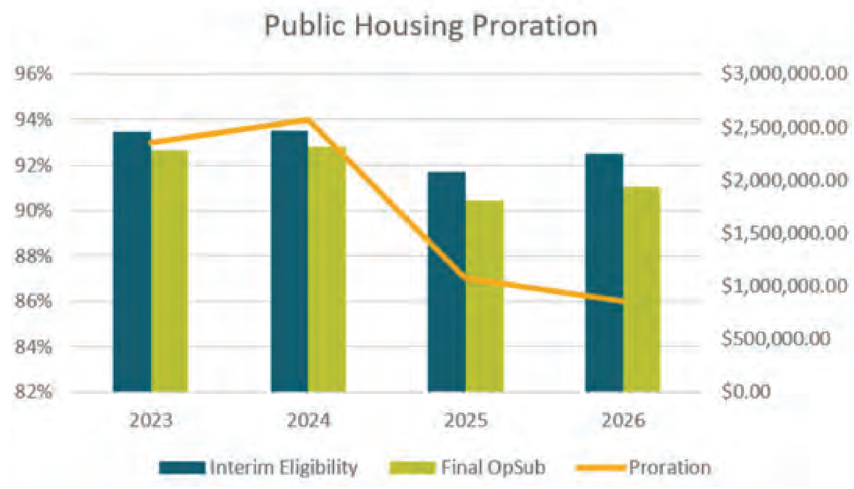
The transition of Lane County CCOs caused a Traditional Health Worker billing contract with PacificSource to end, which was providing roughly $250,000 annually for Resident Services activities. Homes for Good is exploring possible replacement pathways to billing Medicaid for this work.

Lane County completed a reallocation of Continuum of Care funded programs which resulted in a reduction of $230,677 in funding for the Shelter Plus Care/Madrone program which will result in a program reduction of roughly 15 units (down to 58 from 73 households) over the next two years.

SUPPORTIVE HOUSING

Public Housing

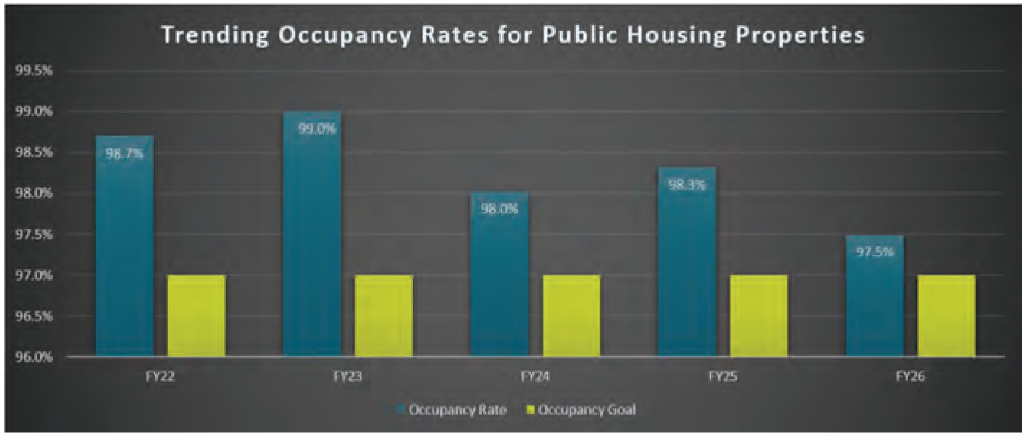
Public Housing agencies are eligible for operating subsidy from HUD for Public Housing that is based on a formula that takes into account estimated expenses, self-sufficiency activities, resident participation funds, audit fees, Payment in Lieu of Taxes (PILOT) and Energy Performance Contracting (EPC) and are subject to proration based on Congressional appropriations. This funding structure results in unstable and unpredictable funding that makes future planning challenging with expected proration for FY27 below 90%.



The operating subsidy has not kept pace with continued increases in staffing, insurance and contract costs. The Department 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 include developing strategies to convert the portfolio to alternative funding streams through additional RAD conversions.

Homes for Good earns fees and collects rents only on occupied units, with fees being reduced with occupancy falls below 96% for Public Housing properties. The portfolio is expected to maintain an occupancy of 97% 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.



SUPPORTIVE HOUSING

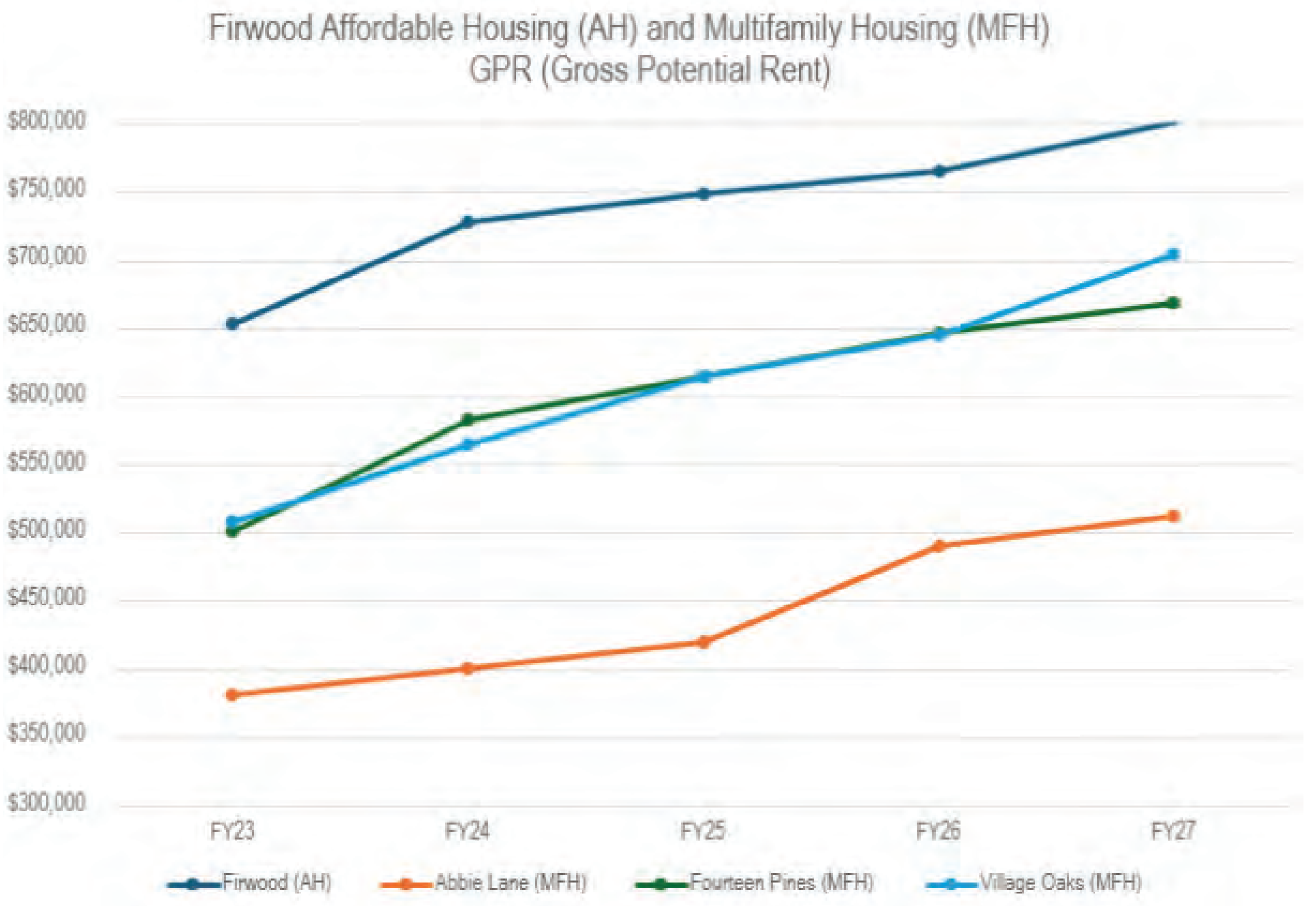
HUD Multifamily & Affordable Housing

Our HUD Multifamily complete an annual contract renewal process with OHCS for the Project Based Rental Assistance (PBRA), 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.

Similarly, staff have been diligent to ensure we are balancing affordability and potential rent in our affordable housing portfolio while processing possible annual rent increases. Some properties had fallen well below Fair Market Rent after multiple years with no increases and staff are working to slowly get them closer to a target of 80% of FMR or above.

Capital Improvements

The Capital Fund is expected to receive $1,779,587 in capital funding to complete capital improvement projects across the portfolio including replacing an aging elevator and adding an emergency generator over the next year as well as additional security improvements, emergency generators, additional DHP's and other capital projects during FY27-28. These funds will also allow us to replace aging infrastructure and prepare for future portfolio repositioning. 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

A Cost Center is a designated business unit within a PHA that is responsible for providing certain services, managing operations, or overseeing programs, and for which costs are tracked and charged to other parts of the organization.

For PHAs, the most common type of cost center is the Central Office Cost Center (COCC). This is a business unit that:

- Earns income from fees charged to other PHA units or programs.
- Provides administrative and operational services such as property management, asset management, bookkeeping, program management, and fee-for-service activities.
- Separates front-line operating expenses from overhead costs, making budgeting and financial reporting clearer.

Large PHAs (250+ units) are required under HUD rules to establish a COCC. It operates like a property management company but is part of the PHA's internal structure. It simplifies administrative requirements and gives the PHA more flexibility to support its mission. It replaces traditional overhead allocations with market-based or HUD-approved fee structures.

A COCC can charge:

- Property Management Fee – for oversight of property management activities.
- Asset Management Fee – for managing and maintaining properties.
- Bookkeeping Fee – for project accounting.
- Program Management Fees – for managing specific programs.
- Fee-for-Service – for centralized services like painting or extermination.

These fees are typically based on:

- Occupied units.
- HUD-approved vacancy rates.
- Market data or HUD fee schedules.

A COCC is beneficial because of:

- Revenue generation from services provided internally.
- Clear cost accountability between different PHA programs.
- Improved budgeting and financial control.
- Support for mission-critical activities without relying solely on federal subsidies.

In short, for PHAs, a cost center is a self-contained service provider within the agency that charges other parts of the PHA for its work, helping to manage costs, generate income, and maintain operational efficiency.

GLOSSARY

ABA	Annual Housing Assistance Payment Budget
ADA	Americans with Disabilities Act
AMI	Area Median Income
AMP	Asset Management Project
BIL	Bipartisan Infrastructure Law
BIPOC	Black, Indigenous, People of Color
CARES	The Coronavirus Aid, Relief, and Economic Security Act
CAP	Capital Projects
CCBF	Community Capacity Building Funds
CCO	Coordinated Care Organization
CERTA	Climate Equity and Resilience through Action
COCC	Central Office Cost Center
COVID	Coronavirus
CY	Calendar Year
DHP	Ductless Heat Pump
EHA	Emergency Housing Assistance
EHV	Emergency Housing Voucher
e-LOCCs	Electronic Line of Credit Control System
EPC	Energy Performance Contracting
ESD	Energy Services Department
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
HRSN	Health-Related Social Needs
HUD	U.S. Department of Housing and Urban Development
IT	Information Technologies
LED	Light Emitting Diode
LIHEAP	Low Income Energy Assistance P
LIHTC	Low-Income Housing Tax Credits
LIFT	Local Innovation and Fast Track
LLCF	Landlord Compensation Fund
LTD	Lane Transit District
LTRA	Long Term Rent Assistance
OERA	Oregon Emergency Rental Assistance
OHCS	Oregon Housing and Community Services
ORCA	Oregon Centralized Application
PBRA	Project Based Rent Assistance
PBV	Project Based Voucher
PH	Public Housing
PHA	Public Housing Authority
PILOT	Payment in Lieu of Taxes
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
TYT	Two-Year Tool
UPCS	Uniform Physical Condition Standard
VASH	Veterans Assistance for Supportive Housing
VMS	Voucher Management System