

**HOUSING AUTHORITY
AND COMMUNITY
SERVICES
AGENCY OF LANE
COUNTY
(A Component Unit of
Lane County, Oregon)
(HOMES FOR GOOD
HOUSING AGENCY)**

**Financial Statements
and Supplementary
Information**

September 30, 2023

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**HOMES FOR GOOD HOUSING AGENCY
(A Component Unit of Lane County, Oregon)**

BOARD OF COMMISSIONERS AND ADMINISTRATION

September 30, 2023

BOARD OF COMMISSIONERS

Heather Buch	100 W. 13 th Avenue Eugene, OR 97401
Larissa Ennis	100 W. 13 th Avenue Eugene, OR 97401
Pat Farr	100 W. 13 th Avenue Eugene, OR 97401
Joel Iboa	100 W. 13 th Avenue Eugene, OR 97401
Justin Sandoval	100 W. 13 th Avenue Eugene, OR 97401
Kirk Strohman	100 W. 13 th Avenue Eugene, OR 97401
Destinee Thompson	100 W. 13 th Avenue Eugene, OR 97401
Michelle Thurston	100 W. 13 th Avenue Eugene, OR 97401
Chloe Chapman	100 W. 13 th Avenue Eugene, OR 97401

ADMINISTRATION

Jacob Fox	Executive Director
Ela Kubok	Deputy Director
Eileen Lahey	Finance Director
Wakan Alferes	Supportive Housing Director
Bailey McEuen	Human Resources Director
Audrey Banks	Real Estate Development Director
Beth Ochs	Rent Assistance Director
Esteban Montero Chacon	Energy Services Director



INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Homes for Good Housing Agency
Eugene, Oregon

Report on the Financial Statements ***Opinion***

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Homes for Good Housing Agency (the "Agency"), as of and for the year ended September 30, 2023, and the financial statements of Hawthorn-At-29th LLC, New Winds Apartments Limited Partnership, Roosevelt Crossing Limited Partnership, The Oaks-At-14th LLC, Turtle Creek Apartments Limited Partnership, Bascom Village II LLC, Richardson Bridge LLC, Commons on MLK LLC, MD Commons LLC, and RAD 2 LLC, the aggregate discretely presented component units, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency's business-type activities and the aggregate discretely presented component units as of September 30, 2023, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Change in Accounting Principle

As described in Note A-11 to the financial statements, in 2023, the Agency adopted new accounting guidance, GASB Statement No. 96, Subscription-Based Information Technology Arrangements. Our opinion is not modified with respect to this matter.

Emphasis of a Matter

We did not audit the financial statements of the aggregate discretely presented component units, which represent 100 percent of the assets, net position, and revenues of the aggregate discretely presented component units. Those statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the aggregate discretely presented component units, are based solely on the reports of other auditors.

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The financial statements of The Oaks-At-14th LLC, Bascom Village II LLC, Richardson Bridge LLC, Commons on MLK, LLC, MD Commons LLC, and RAD 2 LLC were not audited in accordance with *Government Auditing Standards*.

As described in Note B-14 to the financial statements, a prior period adjustment was made to adjust the Authority's net position at the beginning of the year. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern within 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require the schedules of changes in total OPEB liability and related ratios, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements as a whole. The accompanying financial data schedule, combining schedules for business activities, and combining schedules for blended component units are presented for purposes of additional analysis as required by U.S. Department of Housing and Urban Development, and are not a required part of the basic financial statements of the Agency.

The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedule, combining schedules for business activities, combining schedules for blended component units and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the listing of board of commissioners and administration but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2024 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Other Reporting Required by Minimum Standards for Audits of Oregon Municipal Corporations

In accordance with the *Minimum Standards for Audits of Oregon Municipal Corporations*, we have issued our report dated June 29, 2024 on our consideration of the Agency's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

June 29, 2024
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

STATEMENTS OF NET POSITION

September 30, 2023

	Primary Government	Discrete Component Units
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents - unrestricted	\$ 9,524,220	\$ 1,150,692
Cash and cash equivalents - restricted	5,165,013	2,465,618
Investments - unrestricted	896,273	-
Receivables, net	5,095,184	366,956
Prepaid expenses	799,062	188,768
Inventory, net	114,097	-
Total current assets	21,593,849	4,172,034
NONCURRENT ASSETS		
Cash and cash equivalents - restricted	262,211	-
Notes receivable and accrued interest	28,602,057	-
Capital assets, net	69,970,357	96,442,389
Investment in affiliated limited partnerships	785,984	-
Prepaid ground lease	563,339	-
Intangible assets, net	2,249,496	500,678
Total noncurrent assets	102,433,444	96,943,067
Total assets	124,027,293	101,115,101
DEFERRED OUTFLOWS OF RESOURCES		
Other post employment benefits (OPEB) related	11,247	-
LIABILITIES		
CURRENT LIABILITIES		
Current portion of long-term debt	951,718	-
Accounts payable	1,863,688	1,028,290
Accrued liabilities	1,294,885	-
Due to other governments	111,013	-
Unearned revenue	340,068	67,490
Tenant security deposits	511,447	173,331
Current portion of leases payable	9,040	-
Current portion of subscription agreement	145,904	-
Other current liabilities	1,822,737	4,548,634
Accrued interest payable	1,882,495	1,901,942
Total current liabilities	8,932,995	7,719,687
NONCURRENT LIABILITIES		
Long-term debt, net	24,938,093	53,681,398
Leases payable	741,143	-
Subscription agreement	519,260	-
Other post employment benefits liability	161,528	-
Accrued compensated absences	4,372	-
Family self-sufficiency escrow	262,211	-
Other noncurrent liabilities	20,900	-
Total noncurrent liabilities	26,647,507	53,681,398
Total liabilities	35,580,502	61,401,085
DEFERRED INFLOWS OF RESOURCES		
Other post employment benefits (OPEB) related	5,035	-
Total deferred inflows of resources	5,035	-
NET POSITION		
Net investment in capital assets	42,665,199	42,760,991
Restricted	4,650,963	2,292,287
Unrestricted	41,136,841	(5,339,262)
Total net position	\$ 88,453,003	\$ 39,714,016

The accompanying notes are an integral part of this financial statement.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the year ended September 30, 2023

	Primary Government	Discrete Component Units
OPERATING REVENUES		
HUD operating revenues	\$ 38,276,056	\$ -
Tenant revenue, net	7,212,823	3,592,393
Grant revenue	7,008,821	195,725
Other operating revenue	6,926,056	8,433,518
Total operating revenues	59,423,756	12,221,636
OPERATING EXPENSES		
Administrative	11,645,963	1,386,222
Tenant services	2,000,952	-
Utilities	1,439,279	461,095
Maintenance	6,898,911	1,303,971
Protective services	16,094	-
General	1,606,000	591,869
Depreciation and amortization	2,797,305	2,999,475
Housing assistance payments	29,717,343	-
Total operating expenses	56,121,847	6,742,632
OPERATING INCOME	3,301,909	5,479,004
NON-OPERATING REVENUES (EXPENSES)		
Gain on disposal of fixed assets	4,610,009	-
Interest income	32,799	3,035
Mortgage note interest income	719,275	-
Notes receivable and accrued interest write off	(719,275)	-
Interest expense	(1,055,530)	(1,531,807)
Total non-operating revenues (expenses)	3,587,278	(1,528,772)
Change in net position before capital contributions	6,889,187	3,950,232
CAPITAL CONTRIBUTIONS		
HUD capital grants	1,380,294	-
Change in net position	8,269,481	3,950,232
Total net position - beginning, as previously presented	80,281,443	35,544,877
Prior period adjustment and equity transfer	(97,921)	218,907
Total net position - beginning, restated	80,183,522	35,763,784
Total net position - ending	\$ 88,453,003	\$ 39,714,016

The accompanying notes are an integral part of this financial statement.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

STATEMENT OF CASH FLOWS

For the year ended September 30, 2023

	<u>Primary Government</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
HUD operating grants received	\$ 38,400,663
Collections from tenants	6,642,019
Collections from other sources	14,009,076
Payments to employees	(12,763,335)
Payments to suppliers	(11,071,306)
Housing assistance payments	(29,709,591)
Net cash provided by operating activities	<u>5,507,526</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
HUD capital grants received	1,380,294
Proceeds from long-term debt	123,590
Proceeds from disposal of capital assets	4,865,471
Interest paid	(446,364)
Payments on long-term debt	(1,561,698)
Issuance of notes receivable	(421,848)
Collections from notes receivable	2,537,479
Purchase of property and equipment	(10,431,801)
Net cash used in capital and related financing activities	<u>(3,954,877)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	<u>33,066</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	1,585,715
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	14,262,002
Reclassification to investments	<u>(896,273)</u>
Cash and cash equivalents at beginning of year, restated	<u>13,365,729</u>
CASH AND CASH EQUIVALENTS AT END OF THE YEAR	<u>\$ 14,951,444</u>
AS PRESENTED IN THE STATEMENT OF NET POSITION	
Cash and cash equivalents - unrestricted	\$ 9,524,220
Cash and cash equivalents - restricted	5,165,013
Cash and cash equivalents - restricted noncurrent	262,211
	<u>\$ 14,951,444</u>

The accompanying notes are an integral part of this financial statement.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

STATEMENT OF CASH FLOWS (continued)

For the year ended September 30, 2023

	<u>Primary Government</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating income	\$ 3,301,909
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation and amortization	2,797,305
Provision for bad debt, net of recoveries	18,779
(Increase) decrease in assets and deferred outflows:	
Receivables, net	(57,342)
Prepaid expenses	(264,717)
Inventory, net	(14,067)
Intangible assets, net	(2,069,410)
Increase (decrease) in liabilities and deferred inflows:	
Accounts payable	1,076,075
Accrued liabilities	282,315
Due to other governments	32,814
Unearned revenue	(416,012)
Tenant security deposits	82,577
Other current liabilities	847,465
Accrued compensated absences	(34,977)
Family self-sufficiency escrow	7,752
Other noncurrent liabilities	(82,940)
Net cash provided by operating activities	<u>\$ 5,507,526</u>

The accompanying notes are an integral part of this financial statement.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

The Housing and Community Services Agency of Lane County, d.b.a. Homes for Good Housing Agency (“Homes for Good” or the “Agency”) is the public housing authority of Lane County, Oregon (the “County”). The Agency was created by resolution of the County Board of Commissioners, pursuant to Oregon Revised Statutes, Housing, Public Health and Safety section 456.075, with a mission to provide affordable, decent, safe and sanitary housing to low and moderate income families and households. A nine-member Board of Commissioners provides oversight and high-level direction for Homes for Good. Two seats are held by elected Lane County Commissioners and two are held by residents who have been appointed to the Board. Board meetings are open to the public. The primary purpose of the Agency is to develop, acquire, and operate safe, decent, sanitary, and affordable housing for low-income families in Lane County (the “County”) in accordance with federal legislation and regulations.

Component units are legally separate organizations for which the Board is financially accountable, or other organizations whose nature and significant relationship with the agency are such that exclusion would cause Home for Good’s financial statements to be misleading or incomplete.

The Agency is a discrete component unit of the County, as defined in Governmental Accounting Standards Board (“GASB”) *Codification of Governmental Accounting and Financial Reporting Standards*, Section 2100, *Defining the Financial Reporting Entity*, as the Board independently oversees the Agency’s operations.

The definition of the reporting entity as defined by GASB Codification Section 2100 is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government.

The Agency’s basic financial statements include both discretely and blended component units.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Blended component units

Some component units, despite being legally separate from the primary government, are so integrated with the primary government that they are in substance part of the primary government. These component units are blended with the primary government. The Agency's operations include nine blended component units, which are all included in the basic financial statements of the Agency. The blended component units have a September 30 fiscal year end, except for the Homes for Good Foundation and HACSA Partner LLC, which have December 31 fiscal year ends. The blended component units are as follows:

HACSA Partner LLC

A single member limited liability company for which the Agency is the sole member. Homes for Good is the general partner and HACSA Partner LLC is the limited partner in each of the limited partnerships listed below which are blended component units.

Walnut Park Limited Partnership

The Walnut Park Limited Partnership was formed on June 8, 1995. Under the terms of the Limited Partnership Agreement, dated June 9, 1995, the general partner is the Agency. The entity owns and maintains 32 multi-family residential units located in Eugene, Oregon.

Munsel Park Limited Partnership

Munsel Park Limited Partnership (the "Partnership") is an Oregon limited partnership formed to purchase, rehabilitate, maintain, and operate Munsel Park (the "Project"), a 44-unit affordable housing project located in Florence, Oregon. The Project was developed in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. Pursuant to Section 42, the Partnership is subject to an extended use agreement that requires the Partnership to comply with the tenant eligibility and rent restrictions through December 31, 2033. The Partnership was formed November 14, 2000 and shall continue until December 31, 2055, unless sooner terminated in accordance with the terms of the Partnership Agreement. Homes for Good is the General Partner. Effective January 1, 2020, Enterprise Housing Partners X LP, the Withdrawing Limited Partner, transferred its 99.99% partnership interest to HACSA Partner LLC, an Oregon limited liability company in which Homes for Good is the sole member. Concurrently, Enterprise Housing Partners X, LP withdrew from the Partnership, and the Partnership admitted HACSA Partner LLC as the Substitute Limited Partner.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Blended component units (continued)

Sheldon Village Apartments Limited Partnership

Sheldon Village Apartments Limited Partnership was formed in 2015 to consolidate the operations of Sheldon Village I Limited Partnership and Sheldon Village II Limited Partnership. Sheldon Village I Limited Partnership was an Oregon limited partnership formed to develop, own, and operate Sheldon Village Apartments I, a 43-unit affordable housing project located in Eugene, Oregon in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. Sheldon Village II Limited Partnership was an Oregon limited partnership formed to develop, own, and operate Sheldon Village Apartments II, a 35-unit affordable housing project located in Eugene, Oregon in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions.

Homes for Good Communities Limited Partnership (“HFG Communities”)

Homes for Good Communities Limited Partnership was formed for the purposes of combining Laurel Gardens, Jacob’s Lane and Orchards limited partnerships. HFG Communities was formed on April 14, 2020. These entities were combined for purposes of refinancing the long-term debt of the partnerships for a new bank loan with Banner Bank in fiscal year 2021. Laurel Gardens is a 41-unit affordable housing project located in Eugene, Oregon. The Orchards limited partnership is a 25-unit affordable housing project located in Eugene, Oregon. Jacob’s Lane Limited partnership is a 63-unit affordable housing project located in Eugene, Oregon.

HFG Keystone LLC

Homes for Good and Lane County led the effort to develop The Keystone, a permanent supportive housing apartment community for families experiencing homelessness on 13th and Tyler Streets in Eugene, Oregon. This partnership identifies, engages, houses, and supports families with children from Lane County’s Central Wait List. The Central Wait List is a prioritized by-name list of households needing housing, ranked by those most in need based on various criteria. Lane County currently prioritizes chronically homeless households for all permanent supportive housing. The Keystone consists of 15 apartments, which include 12 two-bedroom units and 3 three-bedroom units. Construction of the project was completed in August 2021.

Homes for Good Foundation

Homes for Good Foundation is an Oregon nonprofit entity formed to provide support services and scholarships to residents of Homes for Good.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Blended component units (continued)

New Winds Apartments Limited Partnership

New Winds Apartments Limited Partnership is an Oregon limited partnership formed to develop, own, and operate New Winds Apartments (the "Project"), an 18-unit affordable housing project located in Florence, Oregon in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. The Partnership was formed December 21, 2005 and shall continue until December 31, 2065, unless sooner terminated in accordance with the terms of the Partnership Agreement. During 2023, the Agency acquired sole ownership of this entity.

Turtle Creek Apartments Limited Partnership

Turtle Creek Apartments Limited Partnership is an Oregon limited partnership formed February 13, 2007, to develop, own, and operate Turtle Creek Apartments, a 27-unit affordable housing project located in Eugene, Oregon in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. During 2023, the Agency acquired sole ownership of this entity.

Discretely Presented Component Units

For consolidation purposes, the discrete information identified in these accompanying financial statements is presented as of and for the year ended December 31, 2022. The discrete component units are not considered governmental entities. Therefore they follow all applicable Financial Accounting Standards Board ("FASB") standards and do not follow government accounting standards similar to the Agency. However, for presentation purposes in order to conform to the presentation of the Agency, certain transactions may be reflected differently in these financial statements than in separately issued information. Separately issued financial information for the discrete component units can be obtained from the Agency. The discretely presented component units include low-income housing tax credit limited partnerships/limited liability corporations (collectively referred to as "limited partnerships") whose limited partners have limited rights regarding the operations of the partnerships and Homes for Good, as general partner, controls the day-to-day operations of the limited partnerships.

Discretely presented component units are reported in a separate column in the financial statements to emphasize they are legally separate entities and are significant to Homes for Good. Discretely presented component units have separate partnership governing structures that distinguish them as separate entities that are majority owned by outside third-party limited partner's investors.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1. Reporting entity (continued)

Discretely Presented Component Units (continued)

Refer to Note C for detailed debt and other information about the Agency's discretely presented component units.

2. Government-wide and fund financial statements

The government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities rely to a significant extent on fees and charges for support.

Governments use fund accounting, whereby funds are organized into three major categories: governmental, proprietary and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues and expenditures/expenses.

For financial reporting purposes, the Agency reports all of its operations as a single business activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same. Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from nonoperating items.

Operating activity generally arises from providing services in connection with a proprietary fund's principal activity. The operating revenues of the Agency consists primarily of rental charges to tenants, county operating grants and operating grants from the Department of Housing and Urban Development ("HUD"), and include, to a lesser extent, certain operating amounts of capital grants that offset operating expenses.

Operating expenses for the Agency include the cost of tenant services, general, administrative, utilities, maintenance, protective services, depreciation and housing assistance payments. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses, except for capital contributions, which are presented separately.

When restricted resources meet the criteria to be available for use and unrestricted resources are also available for use, it is the Agency's policy to use restricted resources first, and then unrestricted resources, as needed.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3. Measurement focus and basis of accounting

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector; thus, these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded in the period incurred or economic asset used.

For financial reporting purposes, the Agency considers its HUD grants associated with operations as operating revenue because these funds more closely represent revenues generated from operating activities rather than nonoperating activities. HUD grants associated with capital acquisition and improvements are considered capital contributions and are presented after nonoperating activity on the accompanying statement of revenues, expenses and changes in net position. As provided by GASB Codification Section P80.115, *Proprietary Fund Accounting and Financial Reporting: Defining Operating Expenses*, and related guidance, tenant revenue is reported net of \$18,779 in accounts written-off.

4. Summary of programs

The accompanying basic financial statements include the activities of several housing programs subsidized by HUD at the Agency. A summary of each significant program is provided below.

Housing Assistance Payments Programs - The Veterans Affairs Supportive Housing ("VASH"), Emergency Housing Vouchers ("EHV"), Mainstream Vouchers Program and Section 8 New Construction programs utilize existing privately owned family rental housing units to provide decent and affordable housing to low-income families. Funding of the programs is provided by federal housing assistance contributions from HUD for the difference between the approved landlord contract rent and the rent paid by the tenant. In addition, the Agency receives an administrative fee to cover operating expenses.

The VASH program combines HUD HCV rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs at its medical centers and in the community.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4. Summary of programs (continued)

The Emergency Housing Voucher (EHV) program is a tenant-based rental assistance program funded by the American Rescue Plan Act (ARPA). Emergency Housing Vouchers are to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, or having high risk of housing instability. HUD will provide additional guidance regarding the continuation of this program.

The Mainstream Voucher program is a tenant-based rental assistance program funded by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). These vouchers will serve non-elderly person(s) with disabilities impacted by the COVID-19 pandemic. HUD provided the Agency with additional vouchers to help prevent, prepare for, and respond to the coronavirus.

Low Rent Public Housing Programs - The Low Rent Public Housing Programs include asset management projects ("AMPs"), which collect both operating and capital fund subsidy and various other related HUD grants. The purpose of these programs is to provide decent and affordable housing to low-income families at reduced rents. The properties are owned, maintained and managed by the Agency. The properties are acquired, developed, and modernized under HUD's Development and Capital Fund programs. Funding of operations and development is provided by federal annual contributions, operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition and other allowances).

Affordable and special needs housing - In addition to units of public housing, Homes for Good owns an additional 418 affordable housing units in 10 different multifamily properties. The Agency has 100% control over 4 properties, with a total of 161 units. Homes for Good is either general partner or managing member in another 5 limited partnerships/limited liability corporations, with a total of 303 units.

Real estate development services - Homes for Good pursues development projects that augment the supply of low-cost housing, provide essential services to residents, and revitalize overall communities. These projects include renovation of older/existing housing and new construction. A development fee is money earned by the Agency for managing the development process for another principal for projects such as those described in the bulleted points above. Developer fees represent a significant revenue source of the Agency. Developer fee revenue is recognized upon completion of development and operational project milestones that are established with each principal. These milestones vary for each project.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4. Summary of programs (continued)

Weatherization services - This program provides weatherization services to low-income homeowners including replacement windows, insulation, heating, cooling, etc. Funding is received through federal grants, distributed by the Oregon Housing and Community Services agency (OHCS), from the County and directly from private utility companies.

Moving to Work Demonstration Program - Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds.

Other business-type services

Homes for Good began management operations of Bridges on Broadway under an agreement with Lane County, Oregon. Located at 599 East Broadway in Eugene OR, Bridges on Broadway is a hotel being operated by Homes for Good to provide 50 rooms that temporarily lodge individuals and families that lost their homes to the Holiday Farm Fire in 2020. The former Hotel was purchased by Lane County with a grant from Oregon Community Foundation. Once the hotel is no longer used to lodge people and families displaced by the wildfires, Homes for Good plans to convert the Hotel into Permanent Supportive Housing (“PSH”) units that would house individuals struggling with homelessness.

Other rent assistance programs - Homes for Good assisted the State of Oregon with disbursements of funding for Oregon's Landlord Compensation Program. The Landlord Compensation Program is designed to provide relief to residential landlords who have been unable to collect rent due to tenant hardships. During the Third Special Session of 2020, the Oregon Legislature enacted an eviction moratorium and established the Landlord Compensation Fund (HB 4401). The Legislature allocated \$200 million in rent assistance to support tenants and landlords, which includes \$150 million for the Landlord Compensation Fund. This program was designed to provide relief to landlords who have tenants living in their homes who have been unable to pay rent at any point since April 2020 due to a financial hardship. The program will also eliminate the rent owed for those tenants experiencing a hardship.

Homes for Good also assisted the County with disbursements of funding under the Oregon Emergency Rental Assistance Program. The Oregon Emergency Rental Assistance Program provides eligible low-income households with their past due rents.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows, liabilities, deferred inflows, and net position

a. *Cash and cash equivalents*

For financial statement purposes cash and cash equivalents are considered to be cash in banks, bond fund reserves in U.S. treasuries, certificates of deposits and money market funds with original maturities of three months or less.

b. *Receivables*

Receivables consist of all revenues earned at year-end and not yet received. The majority of receivables consist of tenant receivables and other grant receivables. The allowance for uncollectible amounts is based on periodic aging of tenant accounts receivables and fraud recovery receivables. Management estimates the collectability of the Agency's receivables based on consideration of maturity dates, property performance and payment history. An allowance equal to the reported balance for accrued interest receivable on related party notes has been established, see Note B-2. HUD receivables represents amounts expended by Homes for Good that are reimbursable by HUD grants. Tenant receivables represent charges to tenants for damages, rent and other miscellaneous items. Tenant receivables are reported net of an allowance for doubtful accounts consisting of \$7,353.

Other accounts receivables are comprised of amounts due from other government agencies and utility companies for amounts expended in the Weatherization and various other grant programs. Other accounts receivables also include accounts receivable from tenants for retroactive rent billings due to the failure of tenants to properly report income or other demographic information.

c. *Inventory, net*

Inventory, net, consists principally of materials held for use or consumption and is recorded on the first-in, first-out ("FIFO") method. If inventory falls below cost due to damage, deterioration or obsolescence, the Agency establishes an allowance for obsolete inventory. Based on management's experience with the types of items in inventory and related usage plans, there was no allowance for obsolescence as of September 30, 2023.

Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows, liabilities, deferred inflows, and net position (continued)

d. *Capital assets, net*

Capital assets are assets with an initial, individual cost of more than \$5,000 and an estimated useful life more than one year. Purchased or constructed capital assets are recorded at cost or estimated historical cost. The cost of normal maintenance and repairs that do not add to the value of asset or materially extend assets' lives are not capitalized. Capital assets are depreciated using the straight-line method over the following estimated useful lives.

Buildings and improvements	40 years
Equipment	3 - 7 years

e. *Impairment of long-lived assets*

The Agency evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Agency determines that a capital asset is impaired, and that impairment is other-than-temporary, then an impairment loss will be recorded in the Agency's financial statements. Management has determined that there were no impairments as of September 30, 2023.

f. *Investment in affiliated limited partnerships*

The Agency's blended component units generally have a 0.01% investment in their related party partnerships. Due to the nature of these agreements, the Agency does not consider the ownership an active investment. The Agency's contributions are solely to assist in the creation of additional affordable housing, not to earn a return on investment.

g. *Deferred outflows of resources*

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future periods and thus, will not be recognized as an outflow of resources until then. The Agency's balance of deferred outflows of resources relates to funding of the OPEB liability (see Note B-9).

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows, liabilities, deferred inflows, and net position (continued)

h. Unearned revenues

Unearned revenues include amounts collected before revenue recognition criteria are met. As of September 30, 2023, unearned revenues consist of \$340,068 of prepaid rents.

i. Accrued compensated absences

Employees of Homes for Good are entitled to paid leave of absence from work, depending on job classification, length of service and other factors. All absences from work, including vacation, sick leave, family emergency or bereavement are charged against accrued earned leave. The estimated liability for vested leave benefits is recorded when it is earned as an expense and the cumulative unpaid amount is reported as a liability. Management estimates the classification between short-term and long-term compensated absences based on the Agency's experience. Short-term compensated absences represent the amount expected to be paid in the next year.

j. Deferred inflows of resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and thus, will not be recognized as an inflow of resources until then. The Agency's balance of deferred inflows of resources relates to funding of the OPEB liability (see Note B-9).

k. Other post-employment benefit obligation

Homes for Good administers a single-employer defined benefit healthcare plan per the requirements of the collective bargaining agreement. Per Oregon State law, the plan provides the opportunity for post-retirement healthcare insurance for eligible retirees and their spouses through the Agency's group health insurance plans which cover both active and retired participants. Homes for Good does not pay any portion of the retiree's health insurance; however, the retired employee receives an implicit benefit of a lower healthcare premium which is spread among the cost of active employee premiums. The Agency pays none of the premium of health insurance coverage for eligible retirees who are not yet eligible for Medicare. Homes for Good regular health care benefit providers underwrite the retirees' policies and retirees may not convert the benefit into an in-lieu payment to secure coverage under independent plans.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows, liabilities, deferred inflows, and net position (continued)

I. Eliminations

For financial reporting purposes, the Agency eliminates amounts that are internally generated from and among various programs within the Agency as well as certain activity with blended component units. The following have been eliminated from the financial statements.

i). Interprogram due to/from

In the normal course of operations, certain programs pay for common costs that create interprogram receivables or payables. These interprogram receivables and payables normally offset and are eliminated for the presentation of the Agency as a whole. In addition, certain programs pay for operating deficits in other programs that may be paid back over time. As of September 30, 2023, \$1,610,495 of interprogram borrowings has been eliminated.

ii). Internal loans

In the normal course of operations, certain programs may loan other entities funds. These internal loans normally offset and are eliminated for the presentation of the Agency as a whole. As of September 30, 2023, \$770,726 of internal loans has been eliminated.

iii). Fee for service

The Agency's Central Office Cost Center internally charges fees for services rendered to the AMPs and other programs of the Agency. In addition, the Agency charges fees to other programs. These charges include management fees, bookkeeping fees, asset management fees and other fees for service. For financial reporting purposes \$4,078,951 of fees has been eliminated for the year ended September 30, 2023.

m. Net position

In accordance with GASB Codification Section 1800.155, *Reporting Net Position in Government-Wide Financial Statements*, total equity as of September 30, 2023, is classified into three components of net position:

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Assets, deferred outflows, liabilities, deferred inflows, and net position (continued)

m. Net position (continued)

i). Net investment in capital assets

This category consists of capital assets, net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, and improvements of those assets.

ii). Restricted component of net position

This category consists of net position restricted in its use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The statement of net position of the Agency reports \$4,650,963 of the restricted component of net position which consists of restricted escrows and grant fund reserves (see Note B-1).

iii). Unrestricted component of net position

This category includes all of the remaining net position that does not meet the definition of the other two categories.

6. Budgets

An annual budget is prepared by the administrative and fiscal staff for each of the separate programs within each division and for the total operation of Homes for Good after coordination, consultation, and receipt of approvals of service levels from the various grantors' agencies. A consolidated budget is submitted to the Board of Commissioners for approval, modification, and adoption. The Agency is not required to and does not adopt a legally appropriate budget as defined by GASB and therefore budgetary comparisons are not reported in these financial statements.

7. Fair value measurements

The Agency categorizes fair value measures with the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of assets or liabilities when applicable. Level 1 inputs are quoted market prices in active markets for identical assets; Level 2 inputs are significant other observable inputs and Level 3 inputs are significant unobservable inputs. Management of Homes for Good uses Level 2 inputs to measure the fair value of investments on a recurring basis.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

8. Income taxes

The Agency is a governmental entity and is exempt from federal and state income taxes. Accordingly, no provision for income taxes has been made in the financial statements. The Agency's blended and discrete component units are subject to the income tax provisions of Oregon Statutes and the Internal Revenue Code.

The Agency's blended and discrete component units account for income taxes in accordance with Financial Accounting Standards Board Accounting Standards Codification Topic 740, *Income Taxes*, which clarifies the accounting and disclosure requirements for any uncertainty in a tax position. It requires a two-step approach to evaluate tax positions and determine if they should be recognized in the financial statements. The two-step approach involves recognizing any tax positions that are "more likely than not" to occur and then measuring those positions to determine if they are recognizable in the financial statements. Management regularly reviews and analyzes all tax positions and has determined no aggressive tax positions have been taken.

For the fiscal year ended September 30, 2023, the accompanying financial statements do not reflect income taxes paid or due for the blended component units. The limited partnerships which are shown as discretely presented are taxable entities, however, each of the entities have elected to be treated as a passthrough entity for income tax purposes and, as such, are not subject to income taxes. Rather, all items of taxable income, deductions and tax credits are passed through to and are reported by its partners on their respective income tax returns. The income tax filings of the Agency's blended component units are subject to audit by various taxing authorities. The open audit periods for these entities are 2020 through 2023.

9. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, as well as certain deferred items, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

10. Leasing activities

The Agency is the lessor of dwelling units to low-income and market rate residents. The low-income rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time or renewed every year. The Agency may cancel the leases only for cause. A significant majority of the capital assets are used in these leasing activities. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within tenant revenue.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

10. Leasing activities (continued)

Under GASB Statement No. 87, *Leases*, the determination of whether an arrangement is a lease is made at the lease's inception and a contract is, or contains, a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is defined under the standard as having the right to direct the use of the asset. Management only reevaluates its determination if the terms and conditions of the contract are changed. The Agency's right-of-use asset is a ground lease (see Note B-4).

11. Subscription-based information technology arrangements ("GASB 96")

In May 2020, GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements* ("SBITA"), which establishes that a government should recognize a subscription liability at the commencement of the subscription term, which is when the subscription is placed into service. The subscription liability should be initially measured at the present value of the subscription payments expected to be made during the subscription term. A SBITA results in a right-of-use ("ROU") subscription asset (an intangible asset) and a corresponding subscription liability. Implementation costs are also recorded. This statement is effective for the Authority's September 30, 2023 fiscal year. The implementation of this standard did not have an impact on beginning net position.

12. Impact of recently issued accounting policies

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. This statement is effective for the Agency's September 30, 2025 fiscal year end.

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures*. This statement is effective for the Agency's September 30, 2025 fiscal year end.

In April 2024, the GASB issued Statement No. 103, *Financial Reporting Model Improvements*. This statement is effective for the Agency's September 30, 2026 fiscal year end.

Management is currently evaluating the impact of the adoption of these statements on the Agency's financial statements.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES

1. Cash and cash equivalents

Total cash and cash equivalents at September 30, 2023 were \$14,951,444 of which \$5,427,224 was restricted.

Restricted cash and cash equivalents. As of September 30, 2023, restricted cash and cash equivalents consist of:

<i>Current</i>	
Reserves	\$ 1,969,359
Unearned program and grant advances	2,618,995
Tenant security deposits	511,447
Miscellaneous restricted escrows	<u>65,212</u>
Subtotal current	5,165,013
<i>Noncurrent</i>	
Family self sufficiency escrow	<u>262,211</u>
Total restricted cash and cash equivalents	<u><u>\$ 5,427,224</u></u>

Reserves - Reserves consist of funds held in trust for properties owned and operated by the Agency. Deposits are required by certain loan and regulatory agreements of properties. These reserves can be used for the replacement or repair of capital assets and to pay annual property taxes and insurance when due.

Family self-sufficiency program - The FSS escrow account is an interest-bearing account reported as part of restricted cash and investments and established by the Agency for each participating family in the Housing Choice Voucher FSS Program. As escrow account reported as a liability is based on increases in earned income of the family. A monthly deposit is made to each escrow account by the Agency during the term of the FSS contract. The Agency may make a portion of this escrow account available to the family during the term of the contract to enable the family to complete an interim goal such as education. If the family completes the contract and no member of the family is receiving subsidy, the amount of the FSS escrow account is paid to the head of the family. If the Agency terminates the contract or if the family fails to complete the contract before its expiration, the family's FSS escrow account is forfeited.

The Agency maintains cash balances at several financial institutions, some more than the federally insured amount of \$250,000 per type of account. As required by Oregon Revised Statutes ("ORS") Chapter 295, deposits more than federal depository insurance were held at financial institutions that participate in the Oregon State Treasurer's Public Fund Collateralization Program ("PFCP") and therefore there are no funds exposed to custodial credit risk.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

1. Cash and cash equivalents (continued)

In addition, the Agency's investment policy for non-federal funds follows Oregon state law, specifically ORS Chapter 294, that authorizes all local funds to be invested in U.S. treasury obligations, U.S. agency obligations, Oregon Short Term Fund, commercial paper, corporate bonds, repurchase agreements, municipal debt, bankers' acceptances, and qualified time deposits/savings accounts/certificates of deposit.

Investments at September 30, 2023 consist of cash accounts held with RBC Wealth Management.

Interest rate risk - is the risk that changes in market interest rates will adversely affect the fair value of an investment. In general, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Agency limits investment maturities to three years as a means of managing its exposure to fair value losses arising from increasing interest rates.

Custodial credit risk - Custodial credit risk is the risk that, in the event of failure of the counterparty, Homes for Good will not be able to recover the value of its investments that are in the possession of an outside party. As of September 30, 2023, none of the Agency's investments are exposed to custodial credit risk.

2. Receivables, net

As of September 30, 2023, receivables consist of:

Receivables for development	\$ 3,132,165
Tenant receivables	589,885
HUD grants receivable	210,196
Accrued interest receivable	211,670
Other	<u>942,650</u>
Subtotal receivables	5,102,537
Allowance for doubtful accounts - tenants	<u>(7,353)</u>
Total receivables, net	<u><u>\$ 5,095,184</u></u>

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

3. Notes receivable

Related parties of Homes for Good consist of its blended component units, discretely presented component units and the County. The Agency has certain notes receivable with related parties which consisted of the following items as of September 30, 2023:

Discretely presented component unit	Long-term receivables			Total
	Notes receivables	Interest on receivables	Allowance for doubtful accounts	
Bascom Village II	\$ 838,974	\$ 108,568	\$ (108,568)	\$ 867,214
Commons on MLK	6,790,000	-	-	6,790,000
Hawthorn-at-29th	416,606	782,973	(782,973)	397,144
Market District Commons	2,400,000	77,000	(77,000)	2,400,000
The Nel	954,570	20,619	(20,619)	954,570
RAD 2 LLC	16,071,848	1,642,282	(1,642,282)	16,071,848
Richardson Bridge	832,963	165,553	(165,553)	832,963
The Oaks-at-14th	297,096	54,755	(54,755)	297,096
	<u>\$ 28,602,057</u>	<u>\$ 2,851,750</u>	<u>\$ (2,851,750)</u>	<u>\$ 28,610,835</u>

Notes receivable are with the Agency's discretely presented component units, blended component units and an outside third- party, Sponsors. Notes receivable with the Agency's blended component units are eliminated for financial reporting purposes. The Agency accrues interest on these notes and records an allowance against all accrued interest such that the accrued interest nets to zero. The collectability of interest is based on the operating results of the property, subject to other priority liens.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

3. Notes receivable (continued)

Notes and interest receivable as of September 30, 2023, from related parties and others are as follows:

Related Party	Maturity	Interest Rate	Outstanding balance September 30, 2022, restated	Advances	Repayments	Outstanding balance September 30, 2023	Accrued interest
Bascom Village II	8/30/2045	1.00%	\$ 152,112	\$ -	\$ -	\$ 152,112	\$ 66,442
Bascom Village II	8/30/2045	2.82%	395,329	-	-	395,329	33,396
Bascom Village II	8/30/2045	1.00%	291,533	-	-	291,533	8,730
Commons on MLK	12/31/2069	0.00%	500,000	-	-	500,000	-
Commons on MLK	12/31/2069	0.00%	1,500,000	-	-	1,500,000	-
Commons on MLK	12/31/2069	0.00%	3,000,000	-	-	3,000,000	-
Commons on MLK	12/31/2069	0.00%	750,000	-	-	750,000	-
Commons on MLK	12/31/2069	0.00%	540,000	-	-	540,000	-
Commons on MLK	12/31/2069	0.00%	500,000	-	-	500,000	-
Hawthorn-at-29th	3/31/2062	6.00%	160,682	-	-	160,682	152,482
Hawthorn-at-29th	3/31/2062	6.00%	318,932	-	(63,008)	255,924	630,491
Market District Commons	12/31/2049	1.00%	2,000,000	-	-	2,000,000	65,000
Market District Commons	12/31/2049	1.00%	302,650	-	(302,650)	-	-
Market District Commons	12/31/2049	1.00%	400,000	-	-	400,000	12,000
The Nel	5/31/2062	0.00%	102,472	-	(102,472)	-	-
The Nel	5/31/2061	2.16%	954,570	-	-	954,570	20,619
New Winds	8/1/2047	3.25%	701,611	-	(701,611)	-	-
New Winds	8/15/2037	0.00%	100,000	-	(100,000)	-	-
New Winds	8/1/2047	5.15%	75,000	-	(75,000)	-	-
RAD 2 LLC	4/30/2052	3.70%	2,650,000	-	-	2,650,000	311,900
RAD 2 LLC	4/30/2052	3.70%	13,000,000	421,848	-	13,421,848	1,307,608
RAD 2 LLC	4/30/2052	3.70%	607,309	-	(607,309)	-	22,774
Richardson Bridge	8/30/2047	2.58%	580,000	-	-	580,000	70,964
Richardson Bridge	8/30/2057	3.00%	252,963	-	-	252,963	94,589
The Oaks-at-14th	8/30/2046	3.00%	117,988	-	(50,361)	67,627	24,569
The Oaks-at-14th	8/30/2046	3.00%	200,000	-	-	200,000	29,300
The Oaks-at-14th	8/30/2046	3.00%	29,469	-	-	29,469	886
Turtle Creek	11/1/2047	5.01%	867,000	-	(867,000)	-	-
Total notes receivable with related parties			31,049,620	421,848	(2,869,411)	28,602,057	2,851,750
Allowance for doubtful accounts			-	-	-	-	(2,851,750)
Total			\$ 31,049,620	\$ 421,848	\$ (2,869,411)	\$ 28,602,057	\$ -

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

3. Notes receivable (continued)

a. *Bascom Village II*

Note receivable due to Homes for Good (GHAP) - A note receivable to Homes for Good in the amount of \$200,000. The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2017, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 1.00% and is compounded annually. The note has a maturity date of August 30, 2045. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens. Funding for the loan was provided by a grant from the State of Oregon's General Housing Account Program (GHAP).

Note receivable due to Homes for Good (HOME) - A note receivable to Homes for Good in the amount of \$580,000. The note payable to Homes for Good is payable in annual principal and interest installments beginning 2019, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 1.00% and is compounded annually. The note has a maturity date of August 30, 2045. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens.

Note receivable due to Homes for Good - A note receivable to Homes for Good in the amount of \$395,329. The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2017, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 2.82% and is compounded annually. The note has a maturity date of August 30, 2045. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens.

b. *Commons on MLK*

Note receivable payable to Homes for Good - A \$500,000 promissory note dated October 19, 2019. The note has zero percent interest and matures on December 31, 2069. The note is payable in annual installments beginning April 15, 2021, payable from cash flow in the priority set forth in the operating agreement between Homes for Good and the limited liability company.

Note receivable payable to Homes for Good - A \$1,500,000 promissory note dated October 19, 2019. The note has zero percent interest and matures on December 31, 2069. The note is payable in annual installments of \$30,000 beginning April 15, 2021, payable from cash flow in the priority set forth in the operating agreement between Homes for Good and the limited liability company.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

3. Notes receivable (continued)

b. *Commons on MLK (continued)*

Note receivable payable to Homes for Good - \$3,000,000 promissory note dated October 19, 2019. The note has zero percent interest and matures on December 31, 2069. The note is payable in annual installments of \$116,244 beginning April 15, 2021, payable from cash flow in the priority set forth in the operating agreement between Homes for Good and the limited liability company.

Note receivable payable to Homes for Good - \$540,000 promissory note dated October 19, 2019. The note has zero percent interest and matures on December 31, 2069. The note is payable in annual installments of \$10,800 beginning April 15, 2021, payable from cash flow in the priority set forth in the operating agreement between Homes for Good and the limited liability company.

Note receivable payable to Homes for Good - \$500,000 promissory note dated October 19, 2019. The note has zero percent interest and matures on December 31, 2069. The note is payable in annual installments of \$10,000 beginning April 15, 2021, payable from cash flow in the priority set forth in the operating agreement between Homes for Good and the limited liability company.

Note receivable payable to Homes for Good - \$750,000 promissory note dated October 19, 2019. The note has zero percent interest and matures on December 31, 2069. The note is payable in annual installments of \$10,000 beginning April 15, 2021, payable from cash flow in the priority set forth in the operating agreement between Homes for Good and the limited liability company.

c. *Hawthorn-at-29th*

Promissory note due from Hawthorn (Sponsor) - A promissory note dated December 19, 2011 in the amount of \$160,682. The note has a maturity date of March 31, 2062. Interest on the note is 6.00% annually. The note is to be repaid from available cash flow of the property as outlined in an operating agreement and is subject to prior liens. Payments are to be first applied to accrued interest and then principal.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

3. Notes receivable (continued)

c. *Hawthorn-at-29th (continued)*

Note funded from the proceeds of a HOME grant (Sponsor) - A note dated December 19, 2011 in the amount of \$318,932. The note has a maturity date of March 31, 2062. Interest on the note is 6.00% annually. The note is to be repaid from available cash flow of the property as outlined in an operating agreement and is subject to prior liens. Payments are to be first applied to accrued interest and then principal.

d. *Market District Commons*

Note receivable due to Homes for Good (GHAP) - A \$400,000 note payable to Homes for Good dated June 28, 2019. The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2021, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 1.00%, compounded annually. The note has a maturity date of December 31, 2049. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens. Funding for the loan was provided by a grant from the State of Oregon's General Housing Account Program (GHAP).

Note receivable due to Homes for Good (HTF) - A \$2,000,000 note payable to Homes for Good dated June 28, 2019. The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2021, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 1.00%, compounded annually. The note has a maturity date of December 31, 2049. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens. Funding for the loan was provided by a grant from the State of Oregon's Housing Trust Fund Program (HTF). Under the terms of the grant agreement the funds are to be used for a total of ten HTF assisted units for the project. In addition, the project must maintain the 10 units with certain rent restrictions for a period of 30 years.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

3. Notes receivable (continued)

e. *The Nel*

A term loan provides for total borrowings of up to \$1,032,856 and matures on May 31, 2061. The note provides for interest at 2.16% per annum with principal and accrued interest payable annually from available Cash Flow in the order of priority set forth in the Partnership Agreement. Fixed assets, subject to prior liens are pledged as collateral. The source of funds for the term loan includes a grant of \$250,000 from Pacific Source and a General Housing Account Program ("GHAP") grant of \$782,856 from the State of Oregon.

f. *New Winds*

Promissory note (HELP) - A promissory note in the original amount of \$75,000 dated July 23, 2007. The note has an interest rate of 5.15% and matures on August 1, 2047. The Agency loaned grant funds provided by the State of Oregon's HELP program. Homes for Good was obligated to be in conformity with certain terms described with the award agreement for a period of 10 years. The 10-year compliance period has expired.

Promissory note (AMH) - A promissory note in the amount \$100,000 payable to Homes for Good by New Winds Limited Partnership. The Agency loaned grant funds provided by the State of Oregon's Addiction and Mental Health Division (AMH). The note carries no interest rate and matures on August 1, 2047. The Agency, as grantee, is obligated to operate the property for persons with mental illness in conformity with a Service and Management Plan. The loan agreement calls for the note to be repaid upon sale or transfer of the partnership.

Promissory note (Various) - A promissory note in the original amount of \$701,611 payable to the Agency by New Winds Limited Partnership dated July 23, 2007. The note has an interest rate of 3.25% and matures on August 1, 2047. The note is secured by a deed of trust on the property. The loan agreement calls for the note to be repaid upon sale or transfer of the partnership. New Winds Limited Partnership may prepay the principal and interest in whole or in part without penalty.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

3. Notes receivable (continued)

g. RAD 2 LLC

Note receivable due to Homes for Good - Note receivable that is due on April 30, 2052 with interest at 3.7% per annum compounded annually. The note is payable in annual principal and interest installments of \$504,303 from available net cash flow in the order of priority set forth in in the operating agreement between Homes for Good and the limited liability company beginning April 15, 2022. Substantially all assets of the company are pledged as collateral, subject to prior liens.

Notes receivable due to Homes for Good - Note receivable that is due on April 30, 2052, provides for borrowings of \$2,650,000 with interest at 3.7% per annum compounded annually. The note is payable in annual principal and interest installments of \$102,682 from available net cash of the limited liability company in the order of priority set forth in the operating agreements beginning April 15, 2022. Substantially all of the assets of the company are pledged as collateral subject to prior liens.

h. Richardson Bridge LLC

Note receivable due to Homes for Good - A note receivable to Homes for Good in the amount of \$580,000. The note payable to Homes for Good is payable in annual principal and interest installments beginning 2019, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 2.58% and is compounded annually. The note has a maturity date of August 30, 2047. All assets of the project are pledged as collateral for the borrowing subject to prior liens.

Note receivable due to Homes for Good - A note receivable to Homes for Good in the amount of \$252,965. The note payable to Homes for Good is payable in annual principal and interest installments beginning 2019, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 3% and is compounded annually. The note has a maturity date of August 30, 2047. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

3. Notes receivable (continued)

i. The Oaks-at-14th

Note receivable due to Homes for Good (GHAP) - The note to Homes for Good is payable in annual principal and interest installments beginning April 15, 2018, based on available cash flow in the order of priority set forth in the operating agreement. Interest on each of the notes is compounded annually. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens. Funding for the loan was provided by a grant from the State of Oregon's General Housing Account Program (GHAP).

Note receivable due to Homes for Good - The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2018, based on available cash flow in the order of priority set forth in the operating agreement. Interest on each of the notes is compounded annually. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

4. Capital assets

A summary of changes in capital assets for the year ended September 30, 2023 is as follows:

	Balance at September 30, 2022, restated	Transfers in/ Additions	Transfers out/ Deletions	Balance at September 30, 2023
Non-depreciable:				
Land	\$ 11,908,652	\$ 1,737,440	\$ (159,722)	\$ 13,486,370
Construction in progress	2,672,305	2,459,286	(828,180)	4,303,411
Total non-depreciable	<u>14,580,957</u>	<u>4,196,726</u>	<u>(987,902)</u>	<u>17,789,781</u>
Depreciated:				
Buildings and improvements	102,910,906	7,438,945	(941,168)	109,408,683
Equipment	3,706,231	150,012	(45,559)	3,810,684
Right-of-use ground lease	751,307	-	-	751,307
Right-of-use software	861,026	-	-	861,026
Total depreciated	<u>108,229,470</u>	<u>7,588,957</u>	<u>(986,727)</u>	<u>114,831,700</u>
Total capital assets	<u>122,810,427</u>	<u>11,785,683</u>	<u>(1,974,629)</u>	<u>132,621,481</u>
Less accumulated depreciation:	<u>(56,329,931)</u>	<u>(6,611,347)</u>	<u>365,285</u>	<u>(62,575,993)</u>
Buildings and improvements	(53,116,324)	(6,252,060)	319,726	(59,048,658)
Equipment	(3,213,607)	(258,834)	45,559	(3,426,882)
Right-of-use ground lease	-	(75,131)	-	(75,131)
Right-of-use software	-	(100,453)	-	(100,453)
Total accumulated depreciation	<u>(56,329,931)</u>	<u>(6,686,478)</u>	<u>365,285</u>	<u>(62,651,124)</u>
Capital assets, net	<u>\$ 66,480,496</u>	<u>\$ 5,099,205</u>	<u>\$ (1,609,344)</u>	<u>\$ 69,970,357</u>

The Agency acquired the partnerships interest in Turtle Creek and New Winds which are presented as blended component units at year end and accounts for a net total of approximately \$2,700,000 of capital asset and accumulated depreciation additions. In addition, the Agency continued to sell single-family homes based on its participation in HUD's RAD program. RAD allows public housing agencies to leverage public and private debt and equity to reinvest in the public housing stock. The Agency recognized the following gains on the disposal of single-family homes for the period ending September 30, 2023.

Gross proceeds from RAD sales	\$ 5,160,538
Less sale expenses	(295,068)
Unrecovered book cost	<u>(255,461)</u>
Gain on RAD disposals	<u>\$ 4,610,009</u>

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

5. Equity interest in affiliated limited partnerships

Investments in affiliated limited partnerships as of September 30, 2023 totaled \$785,984 for the limited partner discrete component units as listed in Note A-1.

6. Long-term liabilities

The Agency's long-term debt consisted of the following as of September 30, 2023:

Type of Indebtedness (purpose)	Interest Rate	Maturity	Original Issue Amount	September 30, 2023
Low Rent Public Housing				
Note payable to PNC Bank				
Energy Performance	3.5%	11/15/35	\$ 4,300,000	\$ 3,779,462
Rural Rental Housing Loans Program				
Notes payable to USDA				
Camas	6.9%	09/01/35	345,000	227,867
Camas	6.9%	11/01/32	191,000	91,540
Norsemen	4.1%	05/11/44	168,000	144,298
Norsemen	4.0%	05/11/44	334,000	313,880
Norsemen	4.0%	05/11/44	265,000	231,699
Norsemen	4.0%	05/11/44	1,257,000	936,363
Total rural rental housing loans program				<u>1,945,647</u>
N/C/R Section 8 Loan Program				
Note payable to City of Eugene				
Abbie Lane	2.0%	04/01/34	500,000	198,145
Business-Type Activities				
Note payable to State of Oregon				
Heeran Center	0.0%	09/15/28	993,000	339,544
Notes payable City of Eugene				
Firwood	3.3%	08/01/21	206,000	29,445
Firwood	2.0%	01/01/29	200,000	121,039
Note payable to Charitable Trust				
Firwood	5.0%	03/01/25	388,800	33,881
Note payable to State of Oregon				
Commons on MLK	0.0%	10/21/49	540,000	540,000
Note payable to Banner Bank				
Bus Barn	3.4%	09/01/30	750,000	662,303
Total business-type activities				<u>1,726,212</u>
Homes for Good Housing Agency				
Branch Banking & Trust				
100 W. 13th Ave - Tax Exempt	3.4%	06/01/39	8,632,000	7,328,514
100 W. 13th Ave - Taxable	4.1%	06/01/39	567,000	487,928
Total Homes for Good Housing Agency				<u>7,816,442</u>
Blended Component Units				
Total primary government				
				<u>\$ 25,889,811</u>

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

6. Long term liabilities (continued)

Changes in the Agency's long-term obligations are as follows:

	September 30, 2022, restated	Proceeds	Repayments / Refinancing	September 30, 2023	Current portion
Low Rent Public Housing					
Note payable PNC Bank	\$ 3,939,001	\$ -	\$ 159,539	\$ 3,779,462	\$ 179,527
Rural Rental Housing Loan Program					
Camas	227,867	-	-	227,867	11,888
Camas	100,720	-	9,180	91,540	8,194
Norsemen	149,604	-	5,306	144,298	2,030
Norsemen	315,886	-	2,006	313,880	2,927
Norsemen	233,288	-	1,589	231,699	3,050
Norsemen	959,071	-	22,708	936,363	20,872
Total rural rental housing loan program	1,986,436	-	40,789	1,945,647	48,961
N/C/R Section 8 Loan Program					
Note payable City of Eugene	206,618	2,825	11,298	198,145	18,327
Business-type activities					
Note payable to State of Oregon - Heeran	400,246	-	60,702	339,544	62,996
Note payable City of Eugene - Firwood	29,445	-	-	29,445	29,445
Note payable City of Eugene - Firwood	121,039	-	-	121,039	12,913
Note payable charitable trust - Firwood	56,329	-	22,448	33,881	33,802
Note payable Banner Bank - Bus Barn	679,882	-	17,579	662,303	18,024
Note payable State of Oregon - Commons on MLK	540,000	-	-	540,000	-
Note payable Lazy Days / Community Lending Works	598,230	-	598,230	-	-
Total business-type activities	2,425,171	-	698,959	1,726,212	157,180
Homes for Good Housing Agency - COCC					
US Bank Equipment Finance	9,916	-	9,916	-	-
Branch Banking & Trust - Tax Exempt	7,674,369	-	345,855	7,328,514	352,750
Branch Banking & Trust - Taxable	509,118	-	21,190	487,928	22,072
Total Homes for Good Housing Agency	8,193,403	-	376,961	7,816,442	374,822
Blended Component Units					
Munsel Park	18,472	14,541	8,788	24,225	1,722
Munsel Park	111,103	7,498	16,546	102,055	7,885
Munsel Park	213,422	5,789	23,162	196,049	15,146
Walnut Park	196,415	-	35,494	160,921	37,916
Sheldon Village	3,356,312	-	103,953	3,252,359	62,370
HFG Communities	1,784,527	92,937	30,508	1,846,956	33,357
Turtle Creek - Banner Bank	219,643	-	10,076	209,567	-
Keystone / NOAH	900,000	-	18,229	881,771	14,505
Keystone / OHCS - PSH Loan	3,750,000	-	-	3,750,000	-
Total blended component units	10,549,894	120,765	246,756	10,423,903	172,901
Total long-term obligations	27,300,523	123,590	1,534,302	25,889,811	951,718
Family Self Sufficiency Participant Deposits	254,459	7,752	-	262,211	-
Accrued Vacation and Sick Leave	480,674	250,000	284,977	445,697	441,325
Other Post Employment Benefits	161,528	-	-	161,528	-
Lease payable	751,307	-	1,124	750,183	9,040
Subscription Agreement	861,026	-	205,438	655,588	145,904
Other noncurrent liabilities	103,840	-	82,940	20,900	-
Total other noncurrent liabilities	2,612,834	257,752	574,479	2,296,107	596,269
Total Primary Government	\$ 29,913,357	\$ 381,342	\$ 2,108,781	\$ 28,185,918	\$ 1,547,987

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

6. Long term liabilities (continued)

Future maturities of total long-term debt at September 30, 2023 are as follows:

Year	Principal	Interest
2024	\$ 951,718	\$ 765,508
2025	944,242	729,485
2026	990,186	693,421
2027	1,032,722	655,509
2028	1,029,897	617,633
2029-2033	5,949,746	2,448,868
2034-2038	7,133,047	1,252,906
2039-2043	1,695,453	304,995
2044-2048	1,540,380	108,469
2049-2051	4,622,420	15,793
Total	\$ 25,889,811	\$ 7,592,587

a. *Low Rent Public Housing*

PNC Equipment Finance, LLC - On December 28, 2019 Homes for Good entered in to a Master Equipment Lease-Purchase financing agreement with PNC Equipment Finance, LLC totaling \$4,300,000 for its energy performance contract initiative with Johnson Controls, Inc. (JCI), a third-party provider of energy performance services. The EPC project installed energy saving measures including low flow toilets, showerhead/faucet aerators, irrigation controls, ductless heat pumps, window replacements, solar panels and irrigation wells for certain Homes for Good owned properties. The financing agreement calls for semi - annual payments escalating from \$134,088 to \$225,806 over the life of the agreement. The financing agreement matures December 28, 2035. Purchased equipment serves as collateral for the agreement. Failure of Homes for Good to make rent payments, failure to observe other covenants, false representations, application by the Agency for appointment of a receiver, trustee, conservator or liquidator or failure by the Agency to be in default under another financing agreement are events of default under the agreement. In the event of a default PNC Equipment Finance, LLC may require the Agency to pay all amounts due under the remaining term of the agreement, return all equipment, and sell, lease or dispose of, terminate and cancel the agreement and require the Agency to pay all out-of-pocket costs and expenses incurred as a result of the default.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

6. Long term liabilities (continued)

b. *Rural Rental Housing Loans Program*

USDA Rural Development (RD) - The mortgage notes payable to RD have stated interest rates however each property has entered into an Interest Credit and Rental Assistance Agreements. These agreements provide subsidies that reduce the amount of monthly loan payments made by the Agency monthly. In addition, when the properties charge rent more than the basic rent approved by RD, such excess rent ("overages") is remitted to RD as additional interest.

c. *N/C/R Section 8 Loan Program*

City of Eugene - A \$500,000 promissory note dated June 1, 2003. The note is payable in monthly installments of \$1,845 and matures on April 1, 2034. The stated rate of interest is 2.0%. The note is secured by a trust deed on the property (Abbie Lane).

d. *Business-type activities*

State of Oregon, Heeran Center - This forgivable note payable by the Heeran Center is payable to the Housing and Community Services Department - State of Oregon ("OHCS"). In May 2015, OHCS agreed to temporarily defer payments on this note and on March 14, 2016 the note agreement as modified to reflect the deferred payments. Interest accrued from May 2015 to March 14, 2016 was added to the principal balance; monthly principal and interest payments were increased from \$6,199 to \$6,206 and the maturity date was extended to September 15, 2028. The forgivable note payable by the Heeran Center was originated by the Department of Human Resources - State of Oregon.

The note is non-interest bearing that is forgivable on a pro-rata basis over a thirty-year period provided that the Agency operates Heeran Center in conformance with the terms of the trust deed and related promissory note agreements.

City of Eugene, Firwood - The notes payable collateralized by Firwood Apartments were modified during 2013 to make interest only payments beginning on April 1, 2013 and ending on March 1, 2016. The maturity dates were not extended which will result in balloon payments at maturity. The note payable collateralized by Orchards is non-interest bearing and has no required payments or maturity date provided that the Agency does not sell the property and complies with the terms of the note and related agreements.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

6. Long term liabilities (continued)

d. *Business-type activities (continued)*

Charitable Remainder Trust, Firwood - A \$388,800 unsecured promissory note issued on March 23, 1995. The note carries a fixed interest rate of 5.00% and is payable in monthly installments of \$2,087. The note has a maturity date of March 1, 2025. If the Agency fails to make a payment within 30 days after written notice of nonpayment from the note holder is made, the hold may declare the entire unpaid principal balance plus all accrued interest immediately due and payable.

State of Oregon, Commons on MLK - A \$540,000 promissory note due to the State of Oregon. The note has a maturity date of October 21, 2049 and carries no interest rate. The note is secured by the real property of Commons on MLK LLC, a related party of Homes for Good. The loan contains an agreement that the Agency will use the location for housing and services of persons with chronic mental illness and emotional disorders.

Banner Bank, Bus Barn - A \$750,000 promissory note with a maturity date of 9/1/2030. The note has a variable interest rate set at the Bullet Rate for the 5-year FHLB Fixed Rate Advances plus 2.250%. The rate resets every 5 years. The initial rate is 3.430% and is payable in monthly installments of 3,496. The note is secured by a trust deed on the assets of the property and contains certain financial covenants the Agency must maintain to be in conformity with the loan agreement.

e. *Homes for Good Housing Agency - COCC*

Branch Banking & Trust - Series 2019A (federally tax-exempt) promissory note issued June 28, 2019 for \$8,632,255. The note has a fixed interest rate of 3.39% until June 1, 2029. The interest rate will reset at the Tax-Exempt Reset Rate defined as a rate of interest agreed upon by the lender and the Agency, reflecting current market conditions at that time. The note has a maturity date of June 1, 2039. Events of default under the agreement include a failure of the Agency to pay principal, interest or fees, failure to perform within 30 days after the lender has made written demand to cure a failure, dissolution of the Agency or a material misrepresentation to the lender by Homes for Good in connection with the execution of the promissory note.

The principal balance, plus any accrued and unpaid interest may not be prepaid prior to June 1, 2029. In any event of a default, the lender may exercise any available remedy under the law, including commencement of foreclosure proceedings.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

6. Long term liabilities (continued)

e. *Homes for Good Housing Agency - COCC (continued)*

In addition there is a taxable portion which had an initial value of \$567,000 and had a fixed interest rate of 4.1% with the same payment terms.

f. *Blended component units*

Munsel Park

Note payable to USDA Rural Development - A promissory note dated June 16, 2003, in the amount of \$610,000. The note has a 6.00% interest rate; however, the partnership has entered into an Interest Credit and Rental Assistance Agreement with the USDA Rural Development that reduces the effective interest rate over the term of the note to 1.00%. Monthly installments are \$2,201. In addition, when the project charges rent more than the basic rate approved by RD, the excess rent is remitted to RD as additional interest. The note is secured by the capital assets of the project.

Note payable to USDA Rural Development - A promissory note dated June 16, 2003, in the amount of \$360,500. The note has a 6.00% interest rate; however, the partnership has entered into an Interest Credit and Rental Assistance Agreement with the USDA Rural Development that reduces the effective interest rate over the term of the note to 1.00%. Monthly installments are \$1,146. In addition, when the project charges rent more than the basic rate approved by RD, the excess rent is remitted to RD as additional interest. The note is secured by the capital assets of the project.

Note payable to USDA Rural Development - A promissory note dated June 16, 2003, in the amount of \$41,600. The note has a 6.00% interest rate; however, the partnership has entered into an Interest Credit and Rental Assistance Agreement with the USDA Rural Development that reduces the effective interest rate over the term of the note to 1.00%. Payments are due in monthly installments of \$250. In addition, when the project charges rent more than the basic rate approved by RD, the excess rent is remitted to RD as additional interest. The note is secured by the capital assets of the project.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

6. Long term liabilities (continued)

f. Blended component units (continued)

HFG Communities

Banner Bank - In March 2021 the Agency borrowed \$1,820,000 from Banner Bank. The funds were used to refinance existing loans of Laurel Gardens, Orchards and Jacob's Lane and provide funding for capital improvements. The note is secured by the real property of Laurel Gardens, Orchards and Jacob's Lane. The promissory note has an interest rate of 4.75% and is payable over thirty-years in monthly installments. The note matures on April 1, 2036.

Turtle Creek

Mortgage payable to Banner Bank - The mortgage note payable to Banner Bank is due April 1, 2039, is payable in monthly installments of \$1,461 including interest at 3.32% per annum. The interest rate has been reduced by 4% during the period that the Oregon Affordable Housing Tax Credits ("OAHTC") are available. The loan is secured by the Project and restricted deposits.

Keystone

Keystone - NOAH - A \$900,000 promissory note with a maturity date of October 1, 2042. The note bears interest at 4.75% and requires monthly principal and interest payments of \$4,695. The note is secured by a trust deed on the assets of the property and contains certain financial covenants the Agency must maintain to be in conformity with the loan agreement.

Keystone - OCHS - A \$3,750,000 promissory note with a maturity date of December 31, 2051. The note bears no interest and is due upon maturity. The note is secured by a trust deed on the assets of the property and contains certain financial covenants the Agency must maintain to be in conformity with the loan agreement.

Walnut Park

Banner Bank Loan - The Agency has a loan with Banner bank. A \$350,000 promissory note with a 6% stated interest rate was issued on September 1, 2017. The note is payable in monthly installments of \$3,720 and is secured by the assets of the property.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

6. Long term liabilities (continued)

f. Blended component units (continued)

Sheldon Village Apartments Construction Note - A \$3,841,000 promissory note with Banner Bank dated September 11, 2019. The note calls for payments of interest only monthly beginning on the first advance. A final payment of principal and interest is due March 31, 2037. The note also contains a six-month maturity date extension provision. Provided all the conditions of the agreement are satisfied the note is convertible into a term loan, payable in monthly installments of principal and interest having a term loan maturity date of March 31, 2037. The note has a fixed interest rate of 4.25% and converts to a 4.75% interest rate upon conversion to a term loan. The agreement contains a prepayment fee equal to the present value of the difference between the remaining scheduled interest payments and the interest payments due in connection with a lender debt obligation as of the date of the prepayment. The loan is secured by the assets and revenues of Sheldon Village Apartments, LLC and is guaranteed by the Agency. Failure to make payments, comply with terms of the note, failure to cure a default within 30 days or if a cure is not reasonably curable within 30 days, it must be cured within 90 days, false or misleading statements or representations, insolvency, another lender attempting to take property the lender has a security interest for, attempts by the guarantor to modify or revoke its guaranty or a material adverse change in the Agency's financial condition are considered to be default events under the terms of the financing agreement. In the event of a default the lender may declare the entire unpaid principal balance along with all accrued interest immediately due. The Agency is also obligated to pay a prepayment premium, calculated in conformity with the terms of the agreement, in the event of a voluntary or involuntary payment of the entire principal balance.

g. Lease liability

Firwood

In 2005, Homes for Good entered into a ground lease and concurrently purchased the improvements situated on the site which was a 90-unit multi-family apartment complex known as Firwood Apartments. The initial term of the ground lease is from March 23, 1995 through January 31, 2014 with options to extend for three additional five-year periods. In addition to the scheduled rents the Agency is required to pay all taxes, insurance, maintenance, and utility costs. The lease agreement provides for increase in scheduled rents every five years. The lease agreement provides that at the termination of the lease, the Agency shall surrender and deliver up the premises and all improvements situated on the site to the Lessor. The lease agreement also grants Homes for Good the right of first refusal to purchase the site and improvements. The calculation of the present value of total payments over the agreement term is \$751,307. The Agreement did not specify an explicit interest rate, therefore a 7.5% rate is used based on the Agency borrowing rate.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

6. Long term liabilities (continued)

g. Lease liability (continued)

The future principal and maturities for this lease is as follows:

Year	Principal	Interest
2024	\$ 9,040	\$ 55,649
2025	13,805	54,689
2026	14,876	53,618
2027	16,031	52,463
2028	17,276	51,218
2029-2033	185,440	220,958
2034-2038	368,159	119,519
2039-2043	125,556	5,952
Total	\$ 750,183	\$ 614,066

h. Subscription agreement liability

In March of 2023, the Authority entered into a subscription-based information technology agreement with YARDI Software. The term of the agreement is 5 years with annual payments of approximately \$170,000. The calculation of the present value of total payments over the agreement term is \$861,026. The Agreement did not specify an explicit interest rate, therefore a 7.5% rate is used based on the Agency borrowing rate.

The future principal and maturities for this agreement is as follows:

Year	Principal	Interest
2024	\$ 145,904	\$ 42,465
2025	157,231	31,138
2026	169,438	18,932
2027	183,015	5,788
Total	\$ 655,588	\$ 98,323

i. Revolving lines of credit

Energy services line-of-credit instrument - The Agency obtained a \$500,000 line-of-credit instrument with a bank for purposes of managing cash flows of jobs associated with the Agency's energy services. The line has an interest rate of 4.75% and is unsecured. There was no outstanding balance as of the report date. The line-of-credit instrument is unsecured.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

7. Revolving lines of credit (continued)

Real Estate Development Line-of-credit instrument - Homes for Good has a \$1,400,000 unsecured revolving line of credit with a bank. The line is used for short-term financing needs for development activities. Interest on the line-of-credit is a variable rate equal to the prime rate plus .50 basis points (3.64%) and no outstanding balance as of September 30, 2023. The line-of-credit instrument is unsecured.

8. Defined contribution employee benefit plan

Homes for Good has a defined contribution plan established under Section 401(k) of the Internal Revenue Code, covering all eligible employees working 20 hours or more a week and who elect to be in the Plan after six months of service. The Agency contributes twelve percent of employee's gross monthly salary, of which six percent of employer contributions are vested over 4 years and six percent pick-up contributions are 100% vested when made. Employees have the option of making voluntary salary deferral contributions up to twenty-five percent of their monthly gross salary, subject to the dollar limits specified in the Internal Revenue Code. The employer contributions for the year ended September 30, 2023 were \$1,338,865.

9. Other post-employment benefits (OPEB)

Homes for Good does not make any contributions towards retiree medical insurance, however the Agency allows retirees to continue medical coverage from their retirement date until eligible for Medicare. Retirees must pay the "full" premium charged by the insurance carrier. In this situation an implicit subsidy arises from the fact that health care premiums do not increase with age, whereas health care costs do increase with age. Accounting standards applicable for state and local governments requires the measurement and recognition of a liability on the balance sheets of participating employers for other post-employment retiree benefits. This liability is known as the total OPEB liability. The total OPEB liability is reported with other non-current liabilities. The following table presents Homes for Good's total OPEB liability as of September 30, 2023 respectively.

	2023
Total OPEB liability	\$ 161,528
Covered payroll	6,502,460
Total OPEB liability as a % of covered payroll	2.48%

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

9. Other post-employment benefits (OPEB) (continued)

With any valuation of future benefits, assumption of anticipated future events is required. These assumptions are generally based upon those used for valuing pension benefits.

Discount rate	3.64%
Valuation date	July 1, 2016
Measurement Date	September 30, 2017
Inflation	2.50%
Salary increases	3.50%
Actuarial cost method	Entry Age Normal

For the healthy mortality assumption for both measurement dates, RP-2000 healthy white-collar male and female tables, set back one year for males. Mortality is projected on a generational basis using scale BB for males and females. The valuation dates are out-of-date because the balances reported are not significant and therefore the Agency isn't receiving new valuations annually.

Home for Good's total OPEB liability as of September 30, 2023 is \$161,528.

OPEB Expense - The annual OPEB expense is an accounting item intended to recognize certain changes in the total OPEB liability in the current period. The Agency did not recognize annual OPEB expense because management considers it not significant to the financial statements.

Sensitivity Analysis - The following presents the total OPEB liability of the Plan, calculated using the discount rate of 3.64%, as well as what the Plan's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

	1% Decrease	Liability	1% Increase
Total OPEB liability	\$ 177,608	\$ 161,528	\$ 157,147

A similar sensitivity analysis is then presented for changes in the healthcare cost trend assumption.

	1% Decrease	Trend Rate	1% Increase
Total OPEB Liability	\$ 153,095	\$ 161,528	\$ 183,213

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

9. Other post-employment benefits (OPEB) (continued)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions or inputs contributions made subsequent to measurement date.	\$ 11,247	\$ (5,035)
Total as of September 30, 2023	\$ 11,247	\$ (5,035)

	Annual Recognition
Year ended September 30:	
2024	\$ (1,259)
2025	(1,259)
2026	(1,259)
2027	(1,258)
2028	-
Total	\$ (5,035)

10. Commitments and contingencies

a. Lawsuits and claims

Homes for Good is subject to lawsuits and claims which arise out the normal course of its activities. In the opinion of the management of the Agency and based upon the opinions of legal counsel, the disposition of any and all such actions, of which it is aware, will not have a material effect on the financial position of Homes for Good.

b. Grants and contracts

The Agency participates in various federally-assisted grant programs that are subject to review and audit by the grantor agencies. Entitlements to these resources are generally conditional upon compliance with the terms and conditions of grant agreements and applicable federal regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal audit may become a liability of the Agency. As of the date of this report, management is not aware of any such examinations.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

10. Commitments and contingencies (continued)

c. Funds awarded

The Agency receives funding from HUD through various programs to help subsidize the cost of project repairs, improvements, other operating costs and certain debt service. Unspent funded awards as of September 30, 2023 amounted to \$1,711,751 for the Capital Fund Program.

d. Grant and property use restrictions

Certain of the properties operated by the Agency and affiliated limited partnerships were developed using funds provided by grants and low interest rate loans. The terms of these grants and loans restrict the use of the property and generally require the property to be rented to low-income qualified tenants for the period of the grant or related loan term. Failure to comply with the terms of the grants or the loans may result in a requirement to repay a portion, or all of the proceeds received.

e. Operating deficit guarantees

Homes for Good has entered into agreements with Bascom Village II LLC, The Oaks at 14th LLC and Richardson Bridge LLC, discretely presented components of the Agency, to provide guarantees of operating deficits. The agreements call for the Agency to advance funds as loans to the companies in amounts equal to the amount of the operating deficit for a period of approximately three-years from the end of each company's lease-up period. The agreements additionally call for an extension of one year for each period that a required operating expense coverage ratio is less than 115%. The Agency's maximum exposure to funding operating deficits for Bascom Village II LL, The Oaks at 14th LLC, and Richardson Bridge LLC is \$120,000, \$110,000 and \$84,496 respectively.

f. Community Housing Development promissory note agreement

In November 2010 Homes for Good was provided \$992,822 of funding from the State of Oregon, Department of Human Services under a Community Housing Development promissory note agreement to upgrade the Heeran Center's interior building improvements. Amounts are due under the agreement only under circumstances the property is determined as not being operated in conformity with the terms of the agreement by the State of Oregon. Furthermore, amounts due under the agreement should it be determined the property is not being operated as agreed to are being reduced annually over a thirty-year straight-line period. As of September 30, 2023, the potential exposure to Homes for Good under this agreement for failure to operate the facility as agreed was \$700,000. The agreement expires on November 17, 2040.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

10. Commitments and contingencies (continued)

g. Purchase Options and Right of First Refusal

The general partners of Turtle Creek, Munsel Park Limited Partnership and New Winds Limited Partnership hold the right of first refusal to purchase the limited partner's interest at the end of the low-income housing tax compliance period at the greater of the fair market value or an amount determined under the provisions of the partnership agreements.

The managing member of Hawthorne-at-29th has the right of first refusal to purchase the limited partner's interest at the end of the low-income housing tax compliance period at the greater of the fair market value or an amount determined under the provisions of the operating agreement.

Provided that the managing member of The Oaks at 14th LLC and Richardson Bridge LLC is not in default under the terms of their operating agreement, for a period of twelve months following the end of the initial fifteen-year compliance period, the managing member has the option to purchase either the investor member's entire interest in the project based on the buyout price determined in accordance with the terms set forth in the project's operating agreement.

h. HOME and other grants with continuing compliance requirements

One of the major priorities of the U.S. Department of Housing and Urban Development (HUD) is the creation of affordable housing. The Department administers several Federal programs that assist state and local governments. One of the most important programs is the HOME Investment Partnerships Program (HOME). The Agency or its component units receives HOME grants from the State of Oregon and from local governments in Lane County, Oregon in connection with its efforts to provide housing. HOME grant funds are used in new construction of units but also may be used for rehabilitation of existing properties. To ensure that HOME investments yield affordable housing over the long term, HOME grants impose rent and occupancy requirements over the length of an affordability period, generally 20-years.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

10. Commitments and contingencies (continued)

h. HOME and other grants with continuing compliance requirements (continued)

The Agency's maximum potential exposure to return HOME and other grants with continuing compliance requirements for affordability is as follows:

Project	Amount	Provided by	Issued	Compliance period	Expiration
Camas Village	\$ 634,300	OHCS	April, 2000	50 years	April, 2050
Munsel Park	670,700	OHCS	June, 2003	50 years	June, 2050
Sheldon Village	284,200	City of Eugene	November, 2003	20 years	November, 2023
Turtle Creek	565,000	City of Eugene	March, 2006	20 years	March, 2026
Village Oaks	2,126,900	HUD	August, 1996	N/A	Life of Property
Market District Commons	2,000,000	OHCS	December, 2018	30 Years	December, 2049
Market District Commons	400,000	OHCS	December, 2018	60 Years	December, 2079
RAD 2 LLC	2,650,000	OHCS	February, 2020	30 Years	December, 2051
The Nel	1,300,000	US Bank	13-May-21	30 Years	May, 2038
The Nel	9,784,000	US Bank	13-May-21	25 Years	May, 2038
Commons on MLK	2,606,000	OHCS	October, 2019	25 Years	December, 2051
Commons on MLK	394,000	OHCS	October, 2019	30 Years	December, 2051
Total	<u>\$ 23,415,100</u>				

The Agency was following the affordability requirements for its grants as of September 30, 2023. Management considers the likelihood of non-compliance with affordability requirements to be remote.

11. Lease commitment

- a. *Heeran Center lease* - On August 1, 2015, Homes for Good entered into the lease agreement with Columbia Care Services Inc. for the residential areas of the premise in Heeran Center. The lease agreement provides monthly rent of approximately \$5,000 and is operated on a month-to-month basis. The Agency also leases the office reception area of Heeran Center to Lane County under the terms of an operating lease that is renewable annually. On July 1, 2022, the lease was renewed for a one-year period at an annual rental rate of approximately \$61,000.

**Homes for Good Housing Agency
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NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

11. Lease commitment (continued)

- b. *Building lease* - On May 19, 2020, the Agency entered into an operating lease agreement with Lane County, Oregon for 540 Oak Street located in Eugene, Oregon (Bus Barn). The Agency renewed the lease under a long-term agreement with Lane County, Oregon. Under the agreement the Agency has the right to use and occupy the property for the purpose of any use, improvement or sublease allowed by current or future zoning. The Agency made a one-time payment to Lane County, Oregon in the amount of \$563,339 in exchange for the rights to use the property as described previously until June 12, 2118. This expense is recognized over the life of the building.
- c. *Bus Barn Child Development Center lease* - Homes for Good leased certain premises to not-for-profit organization that provides childcare services. The lease calls for monthly rent to be paid of \$3,390 for the first year, increasing to \$3,560 and \$3,738 in the second and third years respectively. The lease is cancellable by either party by providing 90-days written notice. The agreement was from July 1, 2021, through June 30, 2022 and renews automatically each year for two additional one-year periods. This ground lease was prepaid in prior years.

12. Concentrations

For the year ended September 30, 2023, approximately 60% of revenues and 4% of receivables reflected in the basic financial statements are from HUD.

The Agency operates in a heavily regulated environment. The operations of the Agency are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related costs and the additional administrative burden to comply with the changes.

**Homes for Good Housing Agency
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NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

13. Financial data schedule

As required by HUD, the Agency prepares its financial data schedule in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The schedule's format presents certain operating items as non-operating such as depreciation expense, housing assistance payments and extraordinary maintenance expense.

In addition, the schedule's format includes non-operating items such as investment revenue, HUD capital grants revenue, gains and losses on the disposal of capital assets and interest expense. Furthermore, the schedule reflects tenant revenue and bad debt expense separately.

14. Prior year adjustment

For the fiscal year ended September 30, 2023, the statement of revenues, expenses, and changes in net position reflect a prior period adjustment decreasing net position by \$97,921. The reduction consists of adjustments to the beginning balances of accounts receivable, accounts payable, capital assets and long-term debt for the transfer of ownership of two discrete component units to blended component units and for the correction of errors from prior year.

15. Subsequent events

Management has evaluated subsequent events through June 29, 2024, the date which the financial statements were available to be issued and has determined no material events occurred that would require disclosure.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

16. Condensed blended component units information

Condensed net position information of the blended component units is presented as follows:

	Walnut Park	HFG Communities	HACSA Partner	Keystone	Sheldon Village Apartments	Munsel Park	Turtle Creek	New Winds	Homes for Good Foundation	Total
Current assets	\$ 178,688	\$ 1,428,181	\$ 18	\$ 357,276	\$ 244,067	\$ 415,648	\$ 249,345	\$ 136,384	\$ 46,380	\$ 3,055,987
Capital assets - net	136,736	1,800,107	-	5,025,392	3,450,420	596,153	1,568,905	1,067,713	-	13,645,426
Other non-current assets	-	-	-	9,445	-	-	7,594	-	-	17,039
Total assets	315,424	3,228,288	18	5,392,113	3,694,487	1,011,801	1,825,844	1,204,097	46,380	16,718,452
Current liabilities	201,905	385,683	1,212	57,119	125,666	627,328	1,113,367	680,870	727	3,193,877
Noncurrent liabilities	123,004	1,813,599	-	4,617,266	3,189,990	297,576	209,567	770,726	-	11,021,728
Total liabilities	324,909	2,199,282	1,212	4,674,385	3,315,656	924,904	1,322,934	1,451,596	727	14,215,605
Net position										
Net investment in capital assets	(24,184)	(46,849)	-	393,621	198,060	273,824	1,359,338	1,067,713	-	3,221,523
Restricted	22,377	163,784	-	-	91,107	282,721	159,557	53,291	288	773,125
Unrestricted	(7,678)	912,071	(1,194)	324,107	89,664	(469,648)	(1,015,985)	(1,368,503)	45,365	(1,491,801)
Total net position	\$ (9,485)	\$ 1,029,006	\$ (1,194)	\$ 717,728	\$ 378,831	\$ 86,897	\$ 502,910	\$ (247,499)	\$ 45,653	\$ 2,502,847

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

16. Condensed blended component units information (continued)

Condensed revenues, expenses, and changes in net position information of the blended component units is presented as follows:

	Walnut Park	HFG Communities	HACSA Partner	Keystone	Sheldon Village Apartments	Munsel Park	Turtle Creek	New Winds	Homes for Good Foundation	Total
Operating revenues	\$ 240,901	\$ 810,021	\$ -	\$ 506,421	\$ 747,686	\$ 246,484	\$ 197,853	\$ 113,818	\$ 12,730	\$ 2,875,914
Operating expenses	(367,220)	(1,000,690)	(40)	(329,307)	(805,813)	(358,019)	(380,116)	(304,915)	(40,967)	(3,587,087)
Operating income (loss)	(126,319)	(190,669)	(40)	177,114	(58,127)	(111,535)	(182,263)	(191,097)	(28,237)	(711,173)
Nonoperating revenues (expenses), net	(9,027)	(130,685)	-	(38,798)	(113,229)	(12,796)	(92,221)	(47,833)	8	(444,581)
Transfers in (out)	-	-	-	(158,411)	(75,000)	-	-	-	-	(233,411)
Change in net position	(135,346)	(321,354)	(40)	(20,095)	(246,356)	(124,331)	(274,484)	(238,930)	(28,229)	(1,389,165)
Net position beginning of year	125,862	1,344,281	(1,154)	690,859	629,133	310,730	-	-	73,881	3,173,592
Prior period adjustment and equity transfers	(1)	6,079	-	46,964	(3,946)	(99,502)	777,394	(8,569)	1	718,420
Net position end of year	\$ (9,485)	\$ 1,029,006	\$ (1,194)	\$ 717,728	\$ 378,831	\$ 86,897	\$ 502,910	\$ (247,499)	\$ 45,653	\$ 2,502,847

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE B - DETAILED NOTES (continued)

16. Condensed blended component units information (continued)

Condensed cash flow information for the blended component units is presented as follows:

	Walnut Park	HFG Communities	HACSA Partner	Keystone	Sheldon Village Apartments	Munsel Park	Turtle Creek	New Winds	Homes for Good Foundation	Total
Net cash provided (used) by										
Operating activities	\$ (43,124)	\$ 7,523	\$ (40)	\$ (9,746)	\$ 120,249	\$ (58,446)	\$ (75,988)	\$ (15,155)	\$ (27,272)	\$ (101,999)
Investing activities	(9,027)	(130,685)	-	(38,798)	(113,229)	1,192	92,221	1,343	8	(196,975)
Net increase (decrease)	(52,151)	(123,162)	(40)	(48,544)	7,020	(57,254)	16,233	(13,812)	(27,264)	(298,974)
Cash - beginning of the year	181,424	1,262,209	58	147,934	179,544	426,875	198,613	138,773	73,072	2,608,502
Cash - end of the year	<u>\$ 129,273</u>	<u>\$ 1,139,047</u>	<u>\$ 18</u>	<u>\$ 99,390</u>	<u>\$ 186,564</u>	<u>\$ 369,621</u>	<u>\$ 214,846</u>	<u>\$ 124,961</u>	<u>\$ 45,808</u>	<u>\$ 2,309,528</u>

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS

Condensed net position information of the discretely presented component units is presented as follows:

	Roosevelt Crossings	Richardson Bridge	Hawthorne	New Winds	Bascom Village II	The Oaks at 14th	Turtle Creek	Market District Commons	The Nel	Commons on MLK	RAD 2 LLC	Total
ASSETS												
Cash	\$ 73,043	\$ 42,583	\$ 75,772	\$ -	\$ 39,663	\$ 116,378	\$ -	\$ 126,794	\$ 147,597	\$ 46,726	\$ 482,136	\$ 1,150,692
Restricted cash - reserves	383,194	306,443	476,873	-	240,358	241,872	-	252,220	14,850	16,769	533,039	2,465,618
Other current assets	80,583	28,663	48,663	-	26,529	70,848	-	48,358	65,217	25,215	161,648	555,724
Capital assets - net	4,086,175	5,003,181	3,355,821	-	7,955,517	6,988,674	-	13,605,695	13,631,288	11,189,928	30,626,110	96,442,389
Other assets	4,736	27,928	8,366	-	36,256	34,028	-	66,923	124,464	56,584	141,393	500,678
Total assets	<u>4,627,731</u>	<u>5,408,798</u>	<u>3,965,495</u>	<u>-</u>	<u>8,298,323</u>	<u>7,451,800</u>	<u>-</u>	<u>14,099,990</u>	<u>13,983,416</u>	<u>11,335,222</u>	<u>31,944,326</u>	<u>101,115,101</u>
LIABILITIES												
Current liabilities	107,570	626,086	175,852	-	205,028	88,992	-	192,755	1,499,833	1,893,125	2,930,446	7,719,687
Noncurrent notes payable	3,054,601	832,963	1,311,968	-	832,649	434,929	-	4,343,384	12,547,393	7,451,659	22,871,852	53,681,398
Total liabilities	<u>3,162,171</u>	<u>1,459,049</u>	<u>1,487,820</u>	<u>-</u>	<u>1,037,677</u>	<u>523,921</u>	<u>-</u>	<u>4,536,139</u>	<u>14,047,226</u>	<u>9,344,784</u>	<u>25,802,298</u>	<u>61,401,085</u>
NET POSITION												
Net investment in capital assets	1,031,574	4,170,218	2,043,853	-	7,122,868	6,553,745	-	9,262,311	1,083,895	3,738,269	7,754,258	42,760,991
Restricted	363,271	286,520	452,835	-	220,435	221,949	-	232,297	-	-	509,001	2,286,308
Unrestricted	70,715	(506,989)	(19,013)	-	(82,657)	152,185	-	69,243	(1,147,705)	(1,747,831)	(2,121,231)	(5,333,283)
Total net position	<u>\$ 1,465,560</u>	<u>\$ 3,949,749</u>	<u>\$ 2,477,675</u>	<u>\$ -</u>	<u>\$ 7,260,646</u>	<u>\$ 6,927,879</u>	<u>\$ -</u>	<u>\$ 9,563,851</u>	<u>\$ (63,810)</u>	<u>\$ 1,990,438</u>	<u>\$ 6,142,028</u>	<u>\$ 39,714,016</u>

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

Condensed revenues, expenses, and changes in net position information of the discretely presented component units is presented as follows:

	Roosevelt Crossings	Richardson Bridge	Hawthorne	New Winds	Bascom Village II	The Oaks at 14th	Turtle Creek	Market District Commons	The Nel	Commons on MLK	RAD 2 LLC	Total
REVENUES												
Rental income	\$ 50,964	\$ 244,871	\$ 348,697	\$ -	\$ 324,121	\$ 395,398	\$ -	\$ 450,194	\$ 152,695	\$ 468,853	\$ 1,156,600	\$ 3,592,393
Other income	117,795	4,643	3,903	-	2,506	4,398	-	8,384	27,409	81,552	8,381,688	8,632,278
Total revenues	168,759	249,514	352,600	-	326,627	399,796	-	458,578	180,104	550,405	9,538,288	12,224,671
EXPENSES												
Operating expenses	178,545	220,935	237,892	-	305,156	280,833	-	352,397	286,221	1,185,333	718,718	3,766,030
Depreciation	148,205	183,512	100,037	-	259,942	281,607	-	432,442	225,522	410,601	957,607	2,999,475
Interest expense	-	25,321	72,757	-	18,196	10,441	-	97,647	273,594	-	1,010,978	1,508,934
Total expenses	326,750	429,768	410,686	-	583,294	572,881	-	882,486	785,337	1,595,934	2,687,303	8,274,439
Net income (loss)	(157,991)	(180,254)	(58,086)	-	(256,667)	(173,085)	-	(423,908)	(605,233)	(1,045,529)	6,850,985	3,950,232
Equity Transfers	\$ -	\$ -	\$ -	\$ 130,281	\$ -	\$ -	\$ 88,626	\$ -	\$ -	\$ -	\$ -	\$ 218,907

Condensed cash flow information of the discretely presented component units is presented as follows:

	Roosevelt Crossings	Richardson Bridge	Hawthorne	New Winds	Bascom Village II	The Oaks at 14th	Turtle Creek	Market District Commons	The Nel	Commons on MLK	RAD 2	Total
NET CASH PROVIDED BY (USED) BY												
Operating activities	\$ 433,988	\$ 355,914	\$ 504,184	\$ -	\$ 291,086	\$ 335,723	\$ -	\$ 320,439	\$ (244,569)	\$ (364,558)	\$ 531,804	\$ 2,164,011
Capital and non-capital related financing activities	-	-	(120,080)	-	(15,919)	(52,602)	-	429,002	6,760,566	290,526	148,057	7,439,550
Investing activities	(39,437)	(27,029)	(50,306)	-	(14,135)	(13,504)	-	(666,719)	(6,441,016)	-	(929,822)	(8,181,968)
Net increase (decrease)	394,551	328,885	333,798	-	261,032	269,617	-	82,722	74,981	(74,032)	(249,961)	1,421,593
Cash - beginning of the year	61,686	20,141	218,847	-	18,989	88,633	-	296,292	87,466	137,527	1,265,136	2,194,717
Cash - end of the year	\$ 456,237	\$ 349,026	\$ 552,645	\$ -	\$ 280,021	\$ 358,250	\$ -	\$ 379,014	\$ 162,447	\$ 63,495	\$ 1,015,175	\$ 3,616,310

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

1. Roosevelt Crossings

Organization

Roosevelt Crossing Limited Partnership (the "Partnership") is an Oregon limited partnership formed to develop, own, and operate Roosevelt Crossing (the "Project"), a 45-unit affordable housing project located in Eugene, Oregon that was developed in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. The Project was developed as transitional housing targeted to ex-offenders who have just been released from incarceration.

Prior to January 1, 2018, the Project included 33 units that served as transitional housing for periods of up to 90 days and 12 units, referred to "honors housing" for residents who transferred from the transitional units. Residents in the honors housing units stayed for periods of up to one year and are required to pay rent. Beginning January 1, 2018, the Project converted all honors housing units into transitional units. The Partnership receives grants from U.S. Department of Veterans Affairs for qualified tenants based on a per diem rate that covers rent and a variety of staffing services such as employment, cognitive behavior therapy, case management, and mentorship. The Partnership was formed June 6, 2008 and shall continue until December 31, 2078.

Long-term debt

Note payable to City of Eugene (HOME) - The note payable to the City of Eugene, dated May 11, 2009, in the original amount of \$550,000 is non-interest bearing and is secured by a trust deed on the land and building. Provided that the partnership has complied with the terms of the HOME Agreement during the twenty-year HOME affordability period, the City of Eugene agrees to release the trust deed or other security and the HOME loan promissory note shall be deemed to be paid and discharged. The HOME Agreement requires that five (5) floating units comprised of all studio units shall be designated as HOME assisted units affordable to very low-income households whose annual income is less than 50% of area median income, as determined by the U.S. Department of Housing and Urban Development.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

1. Roosevelt Crossings (continued)

Long-term debt (continued)

Note payable to the State of Oregon - Housing and Community Services Department ARRA Tax Credit Assistance Program, dated April 15, 2010, in the original amount of \$2,587,976, (“Promissory Note”) is non-interest bearing and is secured by a trust deed on the land and building. Provided the loan is in compliance for the full period from January 1, 2011, through December 31, 2025, the loan balance payable shall be deemed to have been reduced ratably each year commencing January 1, 2011, at the rate of 6.67% per year but not to less than the minimum amount of \$258,797. The minimum amount payable of \$258,797 is payable in monthly installments beginning January 1, 2026 and is payable in full on or before December 31, 2046. The Promissory Note is also due and payable in full upon sale or transfer of the project by the borrower, or upon any default or breach of any term or condition of the Promissory Note. There are no principal payments due on these notes during the next five years.

	December 31, 2022			
	Interest payable	Principal	Total	Amounts Due within one year
City of Eugene	\$ -	\$ 550,000	\$ 550,000	\$ -
State of Oregon	-	2,587,976	2,587,976	-
Less unamortized permanent loan costs	-	(83,375)	(83,375)	(4,833)
Total	\$ -	\$ 3,054,601	\$ 3,054,601	\$ (4,833)

2. Richardson Bridge

Organization

Richardson Bridge LLC (the “Company”) is an Oregon limited liability company formed to develop, own and operate a 32-unit low-income housing community (the “Project”) known as Richardson Bridge. The Project is located in Eugene, Oregon and was rehabilitated in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. The Company was formed on March 20, 2017 with RB Manager, LLC as the Managing Member, in which Homes for Good is the sole member.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

2. Richardson Bridge (continued)

Organization (continued)

Pursuant to the terms of the Amended and Restated Operating Agreement dated and effective August 23, 2017 (“Operating Agreement”), U.S. Bancorp Community Development Corporation (“USBCDC”) was admitted as the Investor Member. On December 4, 2017, USBCDC assigned its 99.99% ownership interest in the Company to a USBCDC-managed affiliate, BALIHTC 2017-6, LLC and withdrew from the Company.

Long-term debt

Note payable to Homes for Good - A note payable to Homes for Good in the amount of \$580,000. The note payable to Homes for Good is payable in annual principal and interest installments beginning 2019, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 2.58% and is compounded annually. The note has a maturity date of August 30, 2047. All assets of the project are pledged as collateral for the borrowing subject to prior liens.

Note payable to Homes for Good - A note payable to Homes for Good in the amount of \$252,963. The note payable to Homes for Good is payable in annual principal and interest installments beginning 2019, based on available cash flow in the order of set forth in the operating agreement. Interest on the note is 3.00% and is compounded annually. The note has a maturity date of August 30, 2047. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens.

	December 31, 2022			Amounts Due within one year
	Interest payable	Principal	Total	
Homes for Good	\$ 86,780	\$ 580,000	\$ 666,780	\$ -
Homes for Good	40,410	252,963	293,373	-
Total	\$ 127,190	\$ 832,963	\$ 960,153	\$ -

3. Hawthorn

Organization

Hawthorn-at-29th LLC (the “Company”) is an Oregon limited liability company formed to develop, own, and operate the Hawthorn Apartments (the “Project”), a 35-unit affordable housing project located in Eugene, Oregon in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

3. Hawthorn (continued)

Organization (continued)

The Company was formed July 28, 2011 and shall continue in perpetuity, unless sooner terminated in accordance with the terms of the Operating Agreement. The Company has a Housing Assistance Payments Contract (the "HAP Contract") pursuant to Section 8 of the National Housing Act of 1937 which provides for project- based rental subsidies that expires September 30, 2032.

Long-term debt

Mortgage payable to Banner Bank - The mortgage note payable to Banner Bank is due June 10, 2033, is payable in monthly installments of \$6,385 including interest at 4.00% per annum. The loan is secured by the Project and restricted deposits.

Note payable to Homes for Good (HOME) - A note payable in the original amount \$700,000. The note has a maturity date of March 31, 2062 and carries an interest rate of 6.00% per annum, compounded annually. Payments on the note are made from available cashflow in the order of priority set forth in the operating agreement. Under the terms of the Operating Agreement, Cash Flow payments are to be applied to the accrued interest and outstanding principal balance of the note funded from the proceeds of a HOME grant until the note is paid in full before making any payments on the other sponsor loan.

Note payable to Homes for Good (Sponsor) - A note payable to Homes for Good in the original amount of \$160,682. The note has a maturity date of March 31, 2062. Interest on the note is 6.00% annually. The note is to be repaid from available cash flow of the property as outlined in an operating agreement and is subject to prior liens. Payments are to be first applied to accrued interest and then principal. The note is unsecured.

	December 31, 2022			
	Interest payable	Principal	Total	Amounts Due within one year
Banner Bank	\$ 3,219	\$ 872,720	\$ 875,939	\$ 42,003
Homes for Good (HOME)	-	281,969	281,969	-
Homes for Good	118,060	160,682	278,742	-
Less unamortized permanent loan costs	-	(3,403)	(3,403)	(167)
Total	\$ 121,279	\$ 1,311,968	\$ 1,433,247	\$ 41,836

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

4. Bascom Village II

Organization

Bascom Village II LLC (the "Company") is an Oregon limited liability company formed to develop, own and operate Bascom Village II (the "Project"), a 48-unit affordable housing community located in Eugene, Oregon that was developed in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. The Project was completed and placed in service in November 2016. The Company was formed on March 10, 2015 by BV II Manager LLC as the sole member. Homes for Good is the sole member of BV II Manager LLC. Pursuant to the Amended and Restated Operating Agreement dated August 7, 2015 ("Operating Agreement") Wells Fargo Affordable Housing Community Development Corporation was admitted as the Investor Member. A Special Member may be admitted at a later date. The Company shall continue in existence until December 31, 2085.

Long-term debt

Note payable to Homes for Good (GHAP) - A note payable to Homes for Good in the amount of \$200,000. The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2017, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 1.00% and is compounded annually. The note has a maturity date of August 30, 2045. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens. Funding for the loan was provided by a grant from the State of Oregon's General Housing Account Program (GHAP).

Note payable to Homes for Good (HOME) - A note payable to Homes for Good in the amount of \$580,000. The note payable to Homes for Good is payable in annual principal and interest installments beginning 2019, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 2.58% and is compounded annually. The note has a maturity date of August 30, 2047. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens.

Note payable to Homes for Good - A note payable to Homes for Good in the amount of \$395,329. The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2017, based on available cash flow in the order of priority set forth in the operating agreement. Interest on the note is 2.82% and is compounded annually. The note has a maturity date of August 30, 2045. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

4. Bascom Village II (continued)

Long-term debt (continued)

	December 31, 2022			Amounts Due within one year
	Interest payable	Principal	Total	
Homes for Good - Note A	\$ 20,639	\$ 152,112	\$ 172,751	\$ -
Homes for Good - Note A	40,133	291,533	331,666	-
Homes for Good - Note A	53,893	389,004	442,897	-
Total	\$ 114,665	\$ 832,649	\$ 947,314	\$ -

5. The Oaks at 14th

Organization

The Oaks at 14th LLC (the "Company") is an Oregon limited liability company formed to develop, own and operate a 54- unit low-income housing community (the "Project") known as The Oaks at 14th on a site that was purchased from Homes for Good on April 20, 2016 for \$407,000. The Project is located in Eugene, Oregon and was developed in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. The Project was completed and placed in service on April 14, 2017. The Company was formed on September 29, 2015 with Oaks Manager LLC as the manager.

Pursuant to the terms of the Amended and Restated Operating Agreement dated and effective April 27, 2016 ("Operating Agreement") U.S. Bancorp Community Development Corporation was admitted as the Investor Member. The Company shall continue in perpetuity, unless sooner terminated in accordance with the terms of the Operating Agreement. Homes for Good is the sole member of Oaks Manager LLC.

Long-term debt

Note payable to Homes for Good (GHAP) - The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2018, based on available cash flow in the order of priority set forth in the operating agreement. Interest on each of the notes is compounded annually. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens. Funding for the loan was provided by a grant from the State of Oregon's General Housing Account Program (GHAP).

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

5. Oaks at 14th (continued)

Long-term debt (continued)

Note payable to Homes for Good - The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2018, based on available cash flow in the order of priority set forth in the operating agreement. Interest on each of the notes is compounded annually. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens.

Note payable to Sponsors, Inc - The note payable to Homes for Good is payable in annual principal and interest installments beginning April 15, 2018, based on available cash flow in the order of priority set forth in the operating agreement. Interest on each of the notes is compounded annually. Substantially all assets of the project are pledged as collateral for the borrowing subject to prior liens.

	December 31, 2022			
	Interest payable	Principal	Total	Amounts Due within one year
Homes for Good	\$ -	\$ 67,627	\$ 67,627	\$ -
Homes for Good	25,523	200,000	225,523	-
Sponsors, Inc.	-	146,397	146,397	-
Oak Manager LLC	-	29,545	29,545	-
Less unamortized permanent loan costs	-	(8,640)	(8,640)	(360)
Total	\$ 25,523	\$ 434,929	\$ 460,452	\$ (360)

6. Market District Commons

Organization

MD Commons LLC (the "Company") is an Oregon limited liability company formed to develop, own and operate an Apartment Complex located in Eugene, Oregon. The Apartment Complex includes 50 affordable residential housing units known as Market District Commons (the "Project") and approximately 6,871 square feet of commercial space on the ground floor. The Project was developed in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. The construction of the Project was substantially completed and the Project was placed in service on October 20, 2020.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

6. Market District Commons (continued)

Organization (continued)

The Company created a condominium known as Market District Commons Condominium and formed two separate condominiums within the Apartment Complex structure. These two condominiums are defined as the Apartment Unit, which comprise the 50 residential units, and the Commercial Unit, which comprises approximately 6,871 square feet of unimproved, "cold shell" commercial space located on the ground floor. On May 13, 2021, the Company sold the Commercial Unit for \$1,531,687 to a 3rd party. The sales price was based on the actual cost of the building - commercial of \$1,132,734 plus an allocation of the ground lease costs of \$398,953 assigned to the Commercial Unit. No gain or loss was recognized on the sale.

The Company was formed on July 25, 2018 by MD Manager LLC as the sole member. Homes for Good is the sole member of MD Manager LLC. Pursuant to the Amended and Restated Operating Agreement dated June 28, 2019 ("Operating Agreement"), Wells Fargo Affordable Housing Community Development Corporation was admitted as the Investor Member. A Special Member may be admitted at a later date. The Company shall continue in existence until dissolved in accordance with provisions of the Operating Agreement.

Long-term debt

Wells Fargo - The Company has a construction loan agreement with Wells Fargo that provides for borrowings of up to \$10,707,093 ("Construction Loan"). The loan matures on June 28, 2021. Interest at a variable rate is payable monthly. The loan is secured by a first deed of trust on the Project. Pursuant to the terms of a Loan Purchase Agreement with Network for Oregon Affordable Housing ("NOAH"), the Construction Loan is to be paid down to \$1,440,000 and converted into a 20-year term loan with NOAH.

City of Eugene Interim HOME and HOME - The Company has two HOME loans with City of Eugene. The Interim HOME loan was due on December 1, 2020 and accrued zero percent interest. The HOME loan is due December 31, 2041 and accrues simple interest at 1% per annum. Principal and interest are payable on the maturity date. The notes are secured by the Project, subject to prior liens.

Homes for Good - The Company has three separate loans with Homes for Good which are due on December 31, 2049, and accrue interest at 1% per annum, compounding annually. The Construction Phase Sponsor Loan is due the earliest of (i) Commercial Unit Sale Date, as defined in the loan agreement; or (ii) December 31, 2049. These loans require annual principal and interest payments on or before April 15 of each year commencing April 15, 2021. Payments are based on available Cash Flow and are payable in the order of priority set forth in the Operating Agreement. Interest on each of the loans is compounded annually and the notes are secured by the Project, subject to prior liens.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

6. Market District Commons (continued)

Long-term debt (continued)

	December 31, 2022			Amounts Due within one year
	Interest payable	Principal	Total	
NOAH	\$ 5,605	\$ 1,342,951	\$ 1,348,556	\$ -
City of Eugene	15,778	700,000	715,778	-
Homes for Good - HTF	48,412	2,000,000	2,048,412	-
Homes for Good - GHAP	31,730	400,000	431,730	-
Homes for Good - Constructor	-	-	-	-
Less unamortized permanent loan costs	-	(99,567)	(99,567)	(3,113)
Total	\$ 101,525	\$ 4,343,384	\$ 4,444,909	\$ (3,113)

7. The Nel

Organization

The Nel Limited Partnership (the "Partnership") is an Oregon Limited Partnership formed to develop, own, and operate The Nel, a 45-unit affordable housing community (the "Project") located in Eugene, Oregon. The Project was developed in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. The Project was placed in service on June 14, 2022.

The Partnership was formed on February 11, 2021 by HFG Nel GP LLC, an Oregon limited liability company, the General Partner, and Housing Authority and Community Service Agency of Lane County dba Homes for Good Housing Agency ("Homes for Good"), the Limited Partner.

Pursuant to the Amended and Restated Partnership Agreement of HFG Nel Limited Partnership dated and effective May 13, 2021 ("Partnership Agreement"), Homes for Good withdrew from the Partnership and U.S. Bancorp Community Development Corporation was admitted as the Limited Partner. The Partnership's existence shall be perpetual, unless it is earlier dissolved and terminated in accordance with the terms of the Partnership Agreement. Homes for Good is the sole member of HFG Nel GP LLC. The Partnership is a discretely presented component unit of Homes for Good.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

7. The Nel (continued)

Long-term debt

U.S. Bank – The Construction Loan with U.S. Bank provides for borrowings of up to \$9,784,429. The Construction Loan was paid off on January 19, 2023 using the capital contributions from the Limited Partner. During construction, interest only at a LIBOR-Based Rate (6.125% and 2.5% at December 31, 2022 and 2021, respectively) was payable monthly.

The Convertible Term Loan with U.S. Bank provides for borrowings of \$1,300,000 and matures on May 11, 2038. During construction, interest only at a LIBOR-Based Rate (6.125% and 2.500% at December 31, 2022 and 2021, respectively) is payable monthly. In June 2023, the Partnership made a \$500,000 principal payment on the convertible term loan which reduced the principal balance to \$800,00. The remaining principal balance will be payable in monthly installments of approximately \$4,087, including interest at 4.57% per annum, with a balloon payment due at maturity. Fixed assets are pledged as collateral.

City of Eugene – The HOME loan agreement with the City of Eugene provides for borrowings of up to \$851,105 with principal and deferred interest at zero percent due at maturity on March 31, 2043. Substantially all assets of the Partnership, subject to prior liens are pledged as collateral. The HOME Agreement provides that, of the forty-five (45) housing units, at least nine (9) shall be designated as “floating” HOME assisted housing units and must remain affordable to very low and extremely low-income households earning at or below 50% of area medium income for a minimum of twenty (20) years.

Homes for Good – The term loan provides for total borrowings of up to \$1,032,856 and matures on May 31, 2061. The note provides for interest at 2.16% per annum with principal and accrued interest payable annually from available Cash Flow in the order of priority set forth in the Partnership Agreement. Fixed assets, subject to prior liens are pledged as collateral. The source of funds for the term loan includes a grant of \$250,000 from Pacific Source and a General Housing Account Program (“GHAP”) grant of \$782,856 from the State of Oregon.

The GHAP grant requires the Partnership to continuously rent or hold vacant for rent all forty-five (45) housing units to households whose incomes are at or below 50% of area median income. Area median income shall be adjusted by family size, as determined by OHCS based upon information from the U.S. Department of Housing and Urban Development (“HUD”) or other applicable source. The affordability restrictions required by the GHAP agreement expire on December 31, 2082.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

7. The Nel (continued)

Long-term debt (continued)

	December 31, 2022			
	Interest payable	Principal	Total	Amounts due within one year
U.S Bank - Construction	\$ 82,793	\$ 9,478,079	\$ 9,560,872	\$ -
U.S. Bank - Term Loan	-	1,300,000	-	-
City of Eugene	-	765,994	-	-
Homes for Good - Term Loan	-	954,570	954,570	-
Homes for Good - Advance	-	100,000	-	-
Less unamortized permanent loan costs	-	(51,250)	(51,250)	(2,500)
Total	\$ 82,793	\$ 12,547,393	\$ 10,464,192	\$ (2,500)

8. Commons on MLK

Organization

Commons on MLK, LLC (the “Company”) is an Oregon Limited Liability Company formed to develop, own and operate The Commons on MLK, a 51-unit affordable housing community (the “Project”) located in Eugene, Oregon. The Project site is leased from Homes for Good. The Project was developed in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. Construction of the Project was completed on January 22, 2021.

The Company was formed on January 29, 2019 by Commons on MLK Manager LLC as the sole member. Pursuant to the Amended and Restated Operating Agreement of Commons on MLK, LLC dated and effective October 21, 2019 (“Operating Agreement”) Commons on MLK Manager LLC became the Managing Member and U.S. Bancorp Community Development Corporation was admitted as the Investor Member. The Company’s existence shall be perpetual, unless it is earlier dissolved and terminated in accordance with the terms of the Operating Agreement. Homes for Good is the sole member of Commons on MLK Manager LLC.

The Project is being developed pursuant to the State of Oregon Mental Health Housing Fund Program (Serious Mental Illness) which requires the Company to continuously rent or hold vacant for rent the fifty one (51) Qualified Units (the “SMI Qualified Units”) to income-eligible persons with serious mental illness as defined in ORS chapter 426, as amended and applicable Oregon Housing Authority administrative rules, as amended, including OAR 309-036-0105(11) (the “SMI Tenants”).

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

8. Commons on MLK (continued)

Organization (continued)

For a period of thirty (30) years from the date that the Project is first placed in service or until December 31, 2051, whichever is later (the "Affordability Period") the Company is required to continuously rent or hold vacant for rent the SMI Qualified Units to SMI Tenants whose incomes are at or below 60% of the area Median Family Income, adjusted by family size, as determined by Oregon Housing and Community Service based upon information from the U.S. Department of Housing and Urban Development or other applicable sources.

Long-term debt

City of Eugene - The Company has a HOME loan agreement with the City of Eugene that provides for borrowings of up to \$900,000 with principal and deferred interest at zero percent due at maturity on December 31, 2041. Substantially all assets of the Company, subject to prior liens are pledged as collateral. The HOME Agreement provides that of the fifty-one (51) studio housing units, at least seven (7) shall be designated as "floating" HOME assistance housing units and must remain affordable to very low and extremely low-income households earning at or below 50% of the area medium income for a minimum of twenty (20) years.

Homes for Good - The Company has six separate loan agreements with Homes for Good that provide for aggregate borrowings of up to \$6,790,000. Each of the notes provide for interest at zero percent and are due on December 31, 2069, with aggregate annual payments of \$135,950 beginning April 15, 2021, to be paid from cash flows in the order of priority set forth in the Company's operating agreement with Homes for Good.

	December 31, 2022			
	Interest payable	Principal	Total	Amounts Due within one year
City of Eugene - HOME	-	900,000	900,000	-
Homes for Good	-	6,572,467	6,572,467	-
Less unamortized permanent loan costs	-	(20,808)	(20,808)	(1,156)
Total	\$ -	\$ 7,451,659	\$ 7,451,659	\$ (1,156)

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

9. RAD 2 LLC

Organization

RAD 2 LLC (the "Company") is an Oregon limited liability company formed to acquire, develop, own and operate a 119-unit affordable housing community on two separate sites (70 units in Springfield, Oregon and 49 units in Eugene, Oregon) to be referred to collectively as the Apartment Complex ("Apartment Complex"). The Apartment Complex sites were purchased in the year ended December 31, 2019 and are being developed in conformity with the provisions of Section 42 of the Internal Revenue Code which include, but are not limited to, compliance with tenant eligibility and rent restrictions. Construction of the Apartment Complex commenced in March 2020 and is expected to be completed in August 2021.

The Company was formed on May 29, 2019 with RAD Manager LLC as the sole member. Pursuant to the Amended and Restated Operating Agreement of RAD 2 LLC dated February 1, 2020 ("Operating Agreement"), RAD Manager LLC became the Managing Member and USA Institutional RAD 2 LLC was admitted as the Investor Member. The Company's existence shall be perpetual unless the Company is sooner dissolved in accordance with the provisions of the Operating Agreement. Homes for Good is the sole member of RAD Manager LLC. The Company has entered into Rental Assistance Demonstration Use Agreements that provide the opportunity to convert public housing and other HUD-assisted properties to long-term, project-based Section 8 rental assistance.

Under this program, Homes for Good agreed to sell its portfolio of single-family homes, referred to as Scattered Sites, and to use the sales proceeds to make a long-term loan of \$13,014,919 to the Company. Concurrently, the Company entered into two separate Housing Assistance Payment ("HAP") Contracts that provide for an initial term of 20 years beginning March 1, 2020.

The HAP Contract for the Springfield location, known as Hayden Bridge Meadows, provides for project based rental assistance on 52 of the 70 units at that location. The HAP Contract for the Eugene location, known as Taney Place, provides for project based rental assistance on 48 of the 49 units at that location.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

9. RAD 2 LLC (continued)

Long-term debt

Washington Federal Series A-1 & A-2 - Through the State of Oregon, the Housing and Community Services Department ("OHCS") authorized Housing Development Revenue Bonds (RAD Phase II Apartment Projects) 2020 Series A (the "Bonds") of \$16,900,000. The Bonds are being purchased by the Lender and are being paid for by making a construction loan to the Company with substantially the same terms as the Bonds. The Bonds are divided into two portions as follows: Series A-1, the ("Convertible Bonds") in the amount of \$6,500,000 and Series A-2, the ("Construction Bonds") in the amount of \$10,400,000. During construction, interest only at 4.03% is payable monthly. That portion of the construction loan evidenced by the Series A-2 Bonds is due on or before February 1, 2022. The portion of the construction loan evidenced by Series A-1 Bonds is convertible into a term loan on February 1, 2022 ("Conversion Date") with a maturity date of February 1, 2042, payable in monthly installments of \$32,885 including interest at 2.00% per annum. The interest rate on the portion of the loan evidenced by the Series A-1 Bonds has been reduced by 4.00% during the period that Oregon Affordable Housing Tax Credits are available. Substantially all assets of the Company are pledged as collateral and repayment is guaranteed by Homes for Good and the Managing Member.

City of Eugene - The HOME loan from the City of Eugene provides for borrowings of \$750,000 and is non-interest bearing. If there are no events of default, no payments are required until maturity on April 30, 2052.

Homes for Good - The note payable that is due on April 30, 2052 provides for borrowings of \$13,014,919 with interest at 3.7% per annum compounded annually. The note is payable in annual principal and interest installments of \$504,303 from available Net Cash Flow in the order of priority set forth in the Operating Agreement beginning April 15, 2022. Substantially all assets of the Company are pledged as collateral, subject to prior liens.

Homes for Good - The note payable that is due on December 31, 2050 provides for borrowings of \$2,650,000 with interest at 3.7% per annum compounded annually. The note is payable in annual principal and interest installments of \$102,682 from available Net Cash Flow in the order of priority set forth in the Operating Agreement beginning April 15, 2022. Substantially all assets of the Company are pledged as collateral, subject to prior liens.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO BASIC FINANCIAL STATEMENTS

For the year ended September 30, 2023

NOTE C - DISCRETELY PRESENTED COMPONENT UNITS (continued)

9. RAD 2 LLC (continued)

Long-term debt (continued)

	December 31, 2022			Amounts Due within one year
	Interest payable	Principal	Total	
Washington Federal - A-1	\$ 10,686	\$ 6,411,684	\$ 6,422,370	\$ -
City of Eugene	-	750,000	750,000	-
Homes for Good	1,100,047	13,357,788	14,457,835	-
Homes for Good	218,234	2,650,000	2,868,234	-
Less unamortized permanent loan costs	-	(297,620)	(297,620)	(11,095)
Total	\$ 1,328,967	\$ 22,871,852	\$ 24,200,819	\$ (11,095)

REQUIRED SUPPLEMENTARY INFORMATION

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

SCHEDULES OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS

For the year ended September 30, 2023

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Total OPEB Liability					
Service Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-	-
Difference between Expected and Actual Experience	-	-	-	-	-
Changes of Assumptions	-	7,814	(7,814)	(5,549)	-
Benefit Payments	-	-	-	-	-
Increase in net OPEB obligation	-	7,814	(7,814)	(5,549)	-
Total OPEB liability - beginning of year	<u>161,528</u>	<u>153,714</u>	<u>161,528</u>	<u>167,077</u>	<u>167,077</u>
Total OPEB liability - end of year	<u>\$ 161,528</u>	<u>\$ 161,528</u>	<u>\$ 153,714</u>	<u>\$ 161,528</u>	<u>\$ 167,077</u>
Covered-employee payroll	\$ 6,502,460	\$ 6,393,351	\$ 5,236,811	\$ 4,878,000	\$ 4,740,001
Total OPEB liability as a percentage of covered-employee payroll	2.48%	2.53%	2.94%	3.31%	3.52%

Note 1:

Information is required to be presented for 10 years. However, until a full 10 year trend is compiled the Authority will present information for only those years for which information is available.

Note 2:

No assets are accumulated in a trust that meets the criteria in GASB Statement 75, paragraph 4.

Note 3:

The amounts presented for each fiscal year were determined as of September 30.

See independent auditor's report.

SUPPLEMENTARY INFORMATION

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

FINANCIAL DATA SCHEDULE

For the year ended September 30, 2023

PHA: OR006 FYED: 09/30/2023														
Line Item No.	Account Description	AMP 1 Florence Units Operating 14.850	AMP 1 Florence Units Capital Fund 14.872	AMP 2 Springfield Units Operating 14.850	AMP 2 Springfield Units Capital Fund 14.872	AMP 3 Eugene Units Operating 14.850	AMP 3 Eugene Units Capital Fund 14.872	AMP 4 Parkview Terrace Operating 14.850	AMP 4 Parkview Terrace Capital Fund 14.872	AMP 5 Veneta and JC Units Operating 14.850	AMP 5 Veneta and JC Units Capital Fund 14.872	AMP 6 CG Operating 14.850	AMP 6 CG Capital Fund 14.872	Total AMPS
111	Cash - Unrestricted	14,043	-	120,963	-	21,836	-	97,618	-	48,069	-	60,863	-	363,392
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	1,694	-	35,329	-	7,337	-	4,810	-	2,695	-	1,397	-	53,262
114	Cash - Tenant Security Deposits	12,255	-	68,977	-	19,405	-	32,567	-	28,353	-	18,680	-	180,237
100	Total Cash	27,992	-	225,269	-	48,578	-	134,995	-	79,117	-	80,940	-	596,891
122	Accounts Receivable - HUD	-	-	-	-	-	-	-	-	-	-	-	-	-
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	88,522	-	44,084	-	111,166	-	128	-	55,937	-	41,010	-	340,847
126	Accounts Receivable - Tenants Dwelling Rents	5,272	-	52,744	-	34,010	-	30,649	-	12,921	-	3,002	-	138,598
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	93,794	-	96,828	-	145,176	-	30,777	-	68,858	-	44,012	-	479,445
131	Investments - Unrestricted	218,759	-	114,625	-	264,163	-	10,045	-	186,567	-	85,611	-	879,770
142	Prepaid Expenses and Other Assets	447	-	1,088	-	-	-	589	-	466	-	486	-	3,076
143	Inventories	622	-	175	-	-	-	1,521	-	-	-	-	-	2,318
144	Interprogram due from	267,207	-	-	-	-	-	-	-	156,491	-	-	-	423,698
150	Total Current Assets	608,821	-	437,985	-	457,917	-	177,927	-	491,499	-	211,049	-	2,385,198
161	Land	299,209	-	1,105,908	-	19,000	-	687,758	-	450,796	-	519,746	-	3,082,417
162	Buildings	4,151,551	-	12,449,116	-	6,252,423	-	7,048,209	-	4,783,844	-	7,736,696	-	42,421,839
163	Furniture, Equipment & Machinery - Dwellings	57,803	-	535,244	-	490,481	-	314,297	-	155,018	-	207,342	-	1,760,185
165	Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	(1,881,729)	-	(8,184,424)	-	(3,023,007)	-	(5,045,566)	-	(2,742,063)	-	(3,949,053)	-	(24,825,842)
167	Construction In Progress	158,891	-	912,037	-	44,755	-	515,744	-	209,040	-	241,497	-	2,081,964
160	Total Fixed Assets, Net of Accumulated Depreciation	2,785,725	-	6,817,881	-	3,783,652	-	3,520,442	-	2,856,635	-	4,756,228	-	24,520,563
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	2,785,725	-	6,817,881	-	3,783,652	-	3,520,442	-	2,856,635	-	4,756,228	-	24,520,563
190	Total Assets	3,394,546	-	7,255,866	-	4,241,569	-	3,698,369	-	3,348,134	-	4,967,277	-	26,905,761
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflows	3,394,546	-	7,255,866	-	4,241,569	-	3,698,369	-	3,348,134	-	4,967,277	-	26,905,761
312	Accounts Payable <= 90 Days	9,765	-	31,412	-	42,501	-	122,344	-	75,872	-	9,796	-	291,690
321	Accrued Wage/Payroll Taxes Payable	1,037	-	3,783	-	1,009	-	4,453	-	4,024	-	2,582	-	16,888
322	Accrued Compensated Absences	2,000	-	19,000	-	3,000	-	15,000	-	14,000	-	9,000	-	62,000
325	Accrued interest payable	1,402	-	-	-	-	-	-	-	3,197	-	2,693	-	7,292
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	4,676	-	37,156	-	7,682	-	22,188	-	15,580	-	23,731	-	111,013
341	Tenant Security Deposits	12,255	-	68,977	-	19,405	-	32,567	-	28,353	-	18,680	-	180,237
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	29,922	-	29,921	-	29,921	-	29,921	-	29,921	-	29,921	-	179,527
345	Other current liabilities	-	-	-	-	-	-	76,966	-	-	-	-	-	76,966
346	Accrued liabilities - other	-	-	-	-	-	-	-	-	-	-	-	-	-
347	Interprogram due to	-	-	72,921	-	30,371	-	40,179	-	-	-	525,018	-	668,489
310	Total Current Liabilities	61,057	-	263,170	-	133,889	-	343,618	-	170,947	-	621,421	-	1,594,102
351	Long-term debt, net of current - capital projects	216,315	-	1,529,245	-	194,959	-	700,130	-	573,192	-	386,093	-	3,599,934
353	Noncurrent Liabilities - Other	-	-	9,977	-	4,747	-	-	-	-	-	-	-	14,724
354	Accrued compensated Absences - Non Current	985	-	968	-	911	-	439	-	122	-	676	-	4,101
357	Net Pension Liability	1,786	-	11,080	-	3,226	-	8,161	-	5,991	-	5,837	-	36,081
350	Total Noncurrent Liabilities	219,086	-	1,551,270	-	203,843	-	708,730	-	579,305	-	392,606	-	3,654,840
300	Total Liabilities	280,143	-	1,814,440	-	337,732	-	1,052,348	-	750,252	-	1,014,027	-	5,248,942
400	Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-
508.4	Net Investment in Capital Assets	2,539,488	-	5,258,715	-	3,558,772	-	2,790,391	-	2,253,522	-	4,340,214	-	20,741,102
511.4	Restricted Net Position	1,694	-	25,352	-	2,590	-	4,810	-	2,695	-	1,397	-	38,538
512.4	Unrestricted Net Position	573,221	-	157,359	-	342,475	-	(149,180)	-	341,665	-	(388,361)	-	877,179
513	Total Equity	3,114,403	-	5,441,426	-	3,903,837	-	2,646,021	-	2,597,882	-	3,953,250	-	21,656,819
600	Total Liabilities, Deferred Inflows and Equity	3,394,546	-	7,255,866	-	4,241,569	-	3,698,369	-	3,348,134	-	4,967,277	-	26,905,761

See independent auditor's report.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

FINANCIAL DATA SCHEDULE

For the year ended September 30, 2023

PHA: OR006 FYED: 09/30/2023														
Line Item No.	Account Description	AMP 1 Florence Units Operating 14.850	AMP 1 Florence Units Capital Fund 14.872	AMP 2 Springfield Units Operating 14.850	AMP 2 Springfield Units Capital Fund 14.872	AMP 3 Eugene Units Operating 14.850	AMP 3 Eugene Units Capital Fund 14.872	AMP 4 Parkview Terrace Operating 14.850	AMP 4 Parkview Terrace Capital Fund 14.872	AMP 5 Veneta and JC Units Operating 14.850	AMP 5 Veneta and JC Units Capital Fund 14.872	AMP 6 CG Operating 14.850	AMP 6 CG Capital Fund 14.872	Total AMPS
70300	Net Tenant Rental Revenue	113,269	-	834,364	-	259,850	-	587,296	-	278,058	-	396,277	-	2,469,114
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
70500	Total Tenant Revenue	113,269	-	834,364	-	259,850	-	587,296	-	278,058	-	396,277	-	2,469,114
70600	HUD PHA Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
70710	Management Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
70720	Asset Management Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
70730	Bookkeeping Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
70740	Front Line Services Fees Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
70750	Other Fee Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	-	-	-	-	-	-	-
71100	Investment Income - Unrestricted	4	-	16	-	3	-	10	-	4	-	4	-	41
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	-	-
71500	Other revenue	1,038	-	1,009,678	-	11,077	-	1,116,767	-	572,432	-	7,744	-	2,718,736
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
70000	Total Revenue	114,311	-	1,844,058	-	270,930	-	1,704,073	-	850,494	-	404,025	-	5,187,891
91100	Administrative Salaries	34,812	780	180,437	1,346	52,345	334	158,208	3,896	111,200	1,157	94,231	598	639,344
91200	Accounting and Auditing Fees	1,907	-	6,999	-	3,167	-	5,085	-	6,964	-	6,967	-	31,089
91300	Management Fee	21,051	17,175	141,984	21,390	27,602	6,021	108,081	87,545	64,431	23,651	67,728	9,218	595,877
91310	Book-keeping Fee	2,580	-	17,408	-	3,390	-	13,260	-	7,905	-	8,303	-	52,846
91400	Advertising and Marketing	42	-	240	-	50	-	178	-	114	-	119	-	743
91500	Employee Benefit Contributions - Administrative	20,906	54	97,102	358	29,944	70	95,679	277	68,206	166	56,405	174	369,341
91600	Office Expenses	15,559	-	53,270	-	29,667	-	37,105	-	28,557	-	35,440	-	199,598
91700	Legal Expense	21	-	142	-	73	-	1,381	-	1,131	-	174	-	2,922
91800	Travel	628	-	16	-	35	-	11	-	695	-	1,906	-	3,291
91900	Other	2,833	-	3,170	-	103	-	20,253	-	5,912	-	19,382	-	51,653
92000	Asset Management Fee Expense	3,480	-	-	-	4,560	-	-	-	10,800	-	-	-	18,840
92100	Tenant services - salaries	4,136	-	27,976	-	8,061	-	19,842	-	15,878	-	16,278	-	92,171
92200	Relocation Costs	15,466	-	5,892	-	-	-	3,126	-	1,485	-	1,739	-	27,708
92300	Employee benefit contributions - tenant services	3,914	-	15,916	-	7,152	-	17,656	-	13,352	-	7,528	-	65,518
92400	Tenant Services - Other	1,919	-	17,485	-	3,571	-	10,172	-	6,123	-	6,236	-	45,506
93100	Water	10,322	-	49,009	-	11,462	-	19,484	-	28,892	-	21,321	-	140,490
93200	Electricity	2,104	-	1,603	-	2,506	-	69,953	-	9,247	-	8,858	-	94,271
93300	Gas	-	-	-	-	-	-	50,314	-	15,243	-	1,215	-	66,772
93600	Sewer	17,375	-	114,258	-	19,830	-	34,438	-	49,339	-	32,058	-	267,298
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-

See independent auditor's report.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

FINANCIAL DATA SCHEDULE

For the year ended September 30, 2023

PHA: OR006 FYED: 09/30/2023														
Line Item No.	Account Description	AMP 1 Florence Units Operating 14,850	AMP 1 Florence Units Capital Fund 14,872	AMP 2 Springfield Units Operating 14,850	AMP 2 Springfield Units Capital Fund 14,872	AMP 3 Eugene Units Operating 14,850	AMP 3 Eugene Units Capital Fund 14,872	AMP 4 Parkview Terrace Operating 14,850	AMP 4 Parkview Terrace Capital Fund 14,872	AMP 5 Veneta and JC Units Operating 14,850	AMP 5 Veneta and JC Units Capital Fund 14,872	AMP 6 CG Operating 14,850	AMP 6 CG Capital Fund 14,872	Total AMPS
94100	Ordinary Maintenance and Operations - Labor	29,778	-	83,519	-	17,438	-	84,735	-	65,291	-	62,177	-	342,938
94200	OMO - Materials and Other	12,803	-	79,165	-	10,964	-	49,220	-	27,869	-	29,310	-	209,331
94300	OMO - Contract Costs	51,056	-	294,656	-	59,943	-	239,230	-	156,612	-	179,298	-	980,795
94500	Employee Benefit Contributions - Ordinary Maintenance	13,548	-	37,204	-	7,980	-	47,095	-	40,632	-	32,329	-	178,788
95100	Protective Services - labor	-	-	7,645	-	-	-	-	-	-	-	-	-	7,645
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	965	-	-	-	-	-	-	-	-	-	965
96110	Property Insurance	13,597	-	74,075	-	17,344	-	45,328	-	27,881	-	33,017	-	211,242
96140	All Other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
96200	Other General Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
96300	Payments in Lieu of Taxes	7,501	-	61,078	-	27,668	-	-	-	12,221	-	18,493	-	126,961
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	305	-	305
96500	Bad Debt - Mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	9,001	-	54,607	-	8,220	-	26,686	-	21,190	-	15,207	-	134,911
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	296,339	18,009	1,425,821	23,094	353,075	6,425	1,156,520	91,718	797,170	24,974	756,024	9,990	4,959,159
97000	Excess Operating Revenue over Operating Expenses	(182,028)	(18,009)	418,237	(23,094)	(82,145)	(6,425)	547,553	(91,718)	53,324	(24,974)	(351,999)	(9,990)	228,732
97200	Casualty Losses - Non-Capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
97400	Depreciation Expense	71,639	-	72,659	-	172,167	-	90,847	-	61,092	-	119,914	-	588,318
90000	Total Expenses	367,978	18,009	1,498,480	23,094	525,242	6,425	1,247,367	91,718	858,262	24,974	875,938	9,990	5,547,477
10010	Operating transfers in	3,442	-	39,478	-	4,401	-	136,624	-	7,131	-	8,424	-	199,500
10020	Operating transfers out	-	(3,442)	-	(39,478)	-	(4,401)	-	(136,624)	-	(7,131)	-	(8,424)	(199,500)
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-
10050	Proceeds from notes, loans and bonds	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	17,728	-	-	-	-	-	-	-	11,040	-	107,081	-	135,849
10092	Inter AMP Excess Cash Transfer Out	-	-	(51,599)	-	(51,230)	-	(33,020)	-	-	-	-	-	(135,849)
10093	Transfers from Program to AMP	320,441	-	59,213	-	225,439	-	91,238	-	171,899	-	162,937	-	1,031,167
10094	Transfers from AMP to Program	-	-	-	-	-	-	-	-	-	-	-	-	-
10100	Total other financing sources (Uses)	341,611	(3,442)	47,092	(39,478)	178,610	(4,401)	194,842	(136,624)	190,070	(7,131)	278,442	(8,424)	1,031,167
10000	Excess (deficiency) of total revenue over (under) total expenses	87,944	(21,451)	392,670	(62,572)	(75,702)	(10,826)	651,548	(228,342)	182,302	(32,105)	(193,471)	(18,414)	671,581
11020	Debt Principal Payments	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
11030	Beginning Equity	2,983,948	-	5,298,020	-	3,826,278	-	2,530,239	-	2,455,068	-	4,042,178	-	21,135,731
11040	Prior Period Adjustments, Equity Transfer and Correction of Errors	42,511	21,451	(249,264)	62,572	153,261	10,826	(535,766)	228,342	(39,488)	32,105	104,543	18,414	(150,493)
11190	Unit Months Available	348	-	2,328	-	456	-	1,788	-	1,080	-	1,128	-	7,128
11210	Number of Unit Months Leased	348	-	2,328	-	456	-	1,788	-	1,068	-	1,116	-	7,104
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	-	-	-
11270	Excess Cash	520,306	-	19,405	-	287,268	-	(268,988)	-	250,960	-	(475,257)	-	333,694

See independent auditor's report.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

FINANCIAL DATA SCHEDULE

For the year ended September 30, 2023

PHA: OR006 FYED: 09/30/2023																
Line Item No.	Account Description	Section 8 Housing Choice Voucher Program 14.871	N/C S/R Section 8 Programs 14.182	Emergency Housing Voucher 14.EHV	Mainstream Voucher Program 14.879	PIH Family Self-Sufficiency Program 14.896	Resident Opportunity and Support Service 14.870	Central Office Cost Center	Emergency Rental Assistance Program 21.023	Family Unification Program 14.880	Interest Reduction Payments 14.103	Low-Income Home Energy Assistance 93.568	Moving to Work Demonstration Program 14.881	MTW Demonstration Program for Capital Fund 14.CFP	MTW Demonstration Program for HCV Program 14.HCV	MTW Demonstration Program for Low Rent 14.OPS
111	Cash - Unrestricted	-	132,155	50,606	81,579	132,436	-	214,691	-	-	233,196	400,281	821,086	-	-	-
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	Cash - other restricted	28,837	125,289	312,150	193,775	-	-	-	-	-	771,403	-	1,738,469	-	-	-
114	Cash - Tenant Security Deposits	-	5,896	-	-	-	-	-	-	-	60,113	-	-	-	-	-
100	Total Cash	28,837	263,340	362,756	275,354	132,436	-	214,691	-	-	1,064,712	400,281	2,559,555	-	-	-
122	Accounts Receivable - HUD	-	-	-	-	-	9,317	-	-	-	-	-	51,545	-	-	-
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Accounts Receivable - Miscellaneous	-	5,507	4,006	8,230	19,010	16,513	-	-	-	7,501	-	-	-	-	-
126	Accounts Receivable - Tenants Dwelling Rents	-	11,210	-	-	29	-	-	-	-	42,910	-	-	-	-	-
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	Total Receivables, net of allowances for doubtful accounts	-	16,717	4,006	8,230	19,039	25,830	-	-	-	50,411	-	51,545	-	-	-
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Prepaid Expenses and Other Assets	-	71	181	255	481	87	399,019	-	-	7,383	-	3,698	-	-	-
143	Inventories	-	11,400	-	-	-	-	12,647	-	-	58,101	-	-	-	-	-
144	Interprogram due from	-	-	7,811	6,176	-	-	128,607	6,689	-	25,019	-	881,920	-	-	-
150	Total Current Assets	28,837	291,528	374,754	290,015	151,956	25,917	754,964	6,689	-	1,205,626	400,281	3,496,718	-	-	-
161	Land	-	214,386	-	-	-	-	2,302,148	-	-	1,363,547	-	-	-	-	-
162	Buildings	-	1,835,390	-	-	-	-	10,259,017	-	-	6,457,851	-	-	-	-	-
163	Furniture, Equipment & Machinery - Dwellings	-	17,034	-	-	-	-	1,098,484	-	-	51,239	-	-	-	-	-
165	Leasehold Improvements	-	-	-	-	-	-	861,026	-	-	-	-	-	-	-	-
166	Accumulated Depreciation	-	(1,237,268)	-	-	-	-	(3,075,507)	-	-	(3,458,266)	-	-	-	-	-
167	Construction in Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
160	Total Fixed Assets, Net of Accumulated Depreciation	-	829,542	-	-	-	-	11,445,168	-	-	4,414,371	-	-	-	-	-
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174	Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
180	Total Non-Current Assets	-	829,542	-	-	-	-	11,445,168	-	-	4,414,371	-	-	-	-	-
190	Total Assets	28,837	1,121,070	374,754	290,015	151,956	25,917	12,200,132	6,689	-	5,619,997	400,281	3,496,718	-	-	-
200	Deferred Outflow of Resources	-	-	-	-	-	-	11,247	-	-	-	-	-	-	-	-
290	Total Assets and Deferred Outflows	28,837	1,121,070	374,754	290,015	151,956	25,917	12,211,379	6,689	-	5,619,997	400,281	3,496,718	-	-	-
312	Accounts Payable <= 90 Days	-	12,663	-	-	1,549	-	262,167	-	-	30,030	54,190	20,999	-	-	-
321	Accrued Wage/Payroll Taxes Payable	-	825	-	503	3,230	1,135	36,016	460	-	2,967	-	25,897	-	-	-
322	Accrued Compensated Absences	-	3,573	-	-	10,904	-	181,806	-	-	19,587	-	96,000	-	-	-
325	Accrued interest payable	-	-	-	-	-	-	144,886	-	-	-	-	-	-	-	-
331	Accounts Payable - HUD PHA Programs	-	-	-	9,906	-	-	-	-	-	-	-	-	-	-	-
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341	Tenant Security Deposits	-	5,896	-	-	-	-	-	-	-	60,113	-	-	-	-	-
342	Unearned Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343	Current portion of L-T debt - capital projects	-	18,327	-	-	-	-	520,726	-	-	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	-	-	103,312	-	-	-	-	322	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	33,422	63,672	-	-	103,840	-	-	-	-	-
347	Interprogram due to	3,270	383	-	-	237,604	109,253	220,302	-	-	-	-	-	-	-	-
310	Total Current Liabilities	3,270	41,667	-	10,409	253,287	143,810	1,532,887	460	-	216,537	54,190	143,218	-	-	-
351	Long-term debt, net of current - capital projects	-	179,818	-	-	-	-	7,960,881	-	-	-	-	-	-	-	-
353	Noncurrent Liabilities - Other	-	-	2,321	-	-	-	-	-	-	-	-	247,487	-	-	-
354	Accrued compensated Absenses - Non Current	-	-	-	-	-	-	-	-	-	-	-	271	-	-	-
357	Net Pension Liability	-	-	-	-	-	-	82,434	-	-	-	-	36,484	-	-	-
350	Total Noncurrent Liabilities	-	179,818	2,321	-	-	-	8,043,315	-	-	-	-	284,242	-	-	-
300	Total Liabilities	3,270	221,485	2,321	10,409	253,287	143,810	9,576,202	460	-	216,537	54,190	427,460	-	-	-
400	Deferred Inflow of Resources	-	-	-	-	-	-	5,035	-	-	-	-	-	-	-	-
508.4	Net Investment in Capital Assets	-	631,397	-	-	-	-	2,963,561	-	-	4,414,371	-	-	-	-	-
511.4	Restricted Net Position	28,837	125,289	309,829	193,775	-	-	-	-	-	771,403	-	1,490,982	-	-	-
512.4	Unrestricted Net Position	(3,270)	142,899	62,604	85,831	(101,331)	(117,893)	(333,419)	6,229	-	217,686	346,091	1,578,276	-	-	-
513	Total Equity	25,567	899,585	372,433	279,606	(101,331)	(117,893)	2,630,142	6,229	-	5,403,460	346,091	3,069,258	-	-	-
600	Total Liabilities, Deferred Inflows and Equity	28,837	1,121,070	374,754	290,015	151,956	25,917	12,211,379	6,689	-	5,619,997	400,281	3,496,718	-	-	-

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**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

FINANCIAL DATA SCHEDULE

For the year ended September 30, 2023

PHA: OR006 FYED: 09/30/2023																
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70300	Net Tenant Rental Revenue	-	75,663	-	-	-	-	-	-	-	722,901	-	-	-	-	-
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	3,878	-	-	-	-	-
70500	Total Tenant Revenue	-	75,663	-	-	-	-	-	-	-	726,779	-	-	-	-	-
70600	HUD PHA Grants	1,970,995	263,417	2,597,989	1,449,389	228,731	83,547	-	-	-	318,772	-	-	-	28,154,822	2,352,049
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	-	1,380,294	-	-	-
70710	Management Fee Revenue	-	-	-	-	-	-	1,815,958	-	-	-	-	-	-	-	-
70720	Asset Management Fee Revenue	-	-	-	-	-	-	18,840	-	-	-	-	-	-	-	-
70730	Bookkeeping Fee Revenue	-	-	-	-	-	-	373,674	-	-	-	-	-	-	-	-
70740	Front Line Services Fees Revenue	-	-	-	-	-	-	916,534	-	-	-	-	-	-	-	-
70750	Other Fee Revenue	-	-	-	-	-	-	953,945	-	-	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-	750	605,671	-	-	791,148	-	-	-	-
71100	Investment Income - Unrestricted	-	-	-	-	4	1	34	14	-	-	-	85	-	-	-
71200	Mortgage interest income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	-	33,971	-	-	-
71500	Other revenue	-	2,286	-	-	102,457	75,981	704,622	-	-	24,404	-	3,737	-	-	-
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72000	Investment income - restricted	36	35	76	55	-	-	-	-	-	5,651	-	1,160	-	-	-
70000	Total Revenue	1,971,031	341,401	2,598,065	1,449,444	331,192	159,529	4,784,357	605,685	-	1,075,606	791,148	38,953	1,380,294	28,154,822	2,352,049
91100	Administrative Salaries	-	28,831	70,300	32,907	84,604	120,933	1,807,461	81,146	-	157,909	-	1,336,730	-	-	-
91200	Accounting and Auditing Fees	-	2,009	1,529	1,508	-	-	14,608	-	-	5,050	-	27,290	-	-	-
91300	Management Fee	-	16,960	49,309	27,747	-	-	-	-	-	95,721	-	741,902	-	-	-
91310	Book-keeping Fee	-	-	15,098	15,097	-	-	-	-	-	-	-	284,370	-	-	-
91400	Advertising and Marketing	-	31	-	-	-	-	-	-	-	-	-	1,260	-	-	-
91500	Employee Benefit Contributions - Administrative	-	16,816	41,577	14,980	36,658	63,146	841,036	52,830	-	92,776	-	759,044	-	-	-
91600	Office Expenses	-	8,539	6,821	8,538	54,155	68,548	434,998	34,540	-	45,940	-	683,260	-	-	-
91700	Legal Expense	-	323	-	-	-	-	5,432	-	-	447	-	1,487	-	-	-
91800	Travel	-	-	-	-	94	178	4,545	-	-	-	-	171	-	-	-
91900	Other	-	91	-	15	8,659	178	12,058	-	-	1,433	-	10,149	-	-	-
92000	Asset Management Fee Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92100	Tenant services - salaries	-	8,975	40	-	202,987	25,318	-	-	-	26,864	-	3,549	-	-	-
92200	Relocation Costs	-	833	-	-	-	-	-	-	-	1,225	-	-	-	-	-
92300	Employee benefit contributions - tenant services	-	3,383	562	-	111,969	7,347	-	-	-	10,966	-	67,199	-	-	-
92400	Tenant Services - Other	-	10	80,849	-	-	-	-	4,066	-	-	-	48,480	-	-	-
93100	Water	-	7,124	-	-	-	-	4,867	-	-	44,417	-	-	-	-	-
93200	Electricity	-	1,423	-	-	-	-	27,149	-	-	14,341	-	-	-	-	-
93300	Gas	-	-	-	-	-	-	8,663	-	-	17,452	-	-	-	-	-
93600	Sewer	-	11,768	-	-	-	-	9,667	-	-	54,917	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

FINANCIAL DATA SCHEDULE

For the year ended September 30, 2023

PHA: OR006 FYED: 09/30/2023																
Line Item No.	Account Description	Section 8 Housing Choice Voucher Program 14.871	N/C S/R Section 8 Programs 14.182	Emergency Housing Voucher 14.EHV	Mainstream Voucher Program 14.879	PIH Family Self-Sufficiency Program 14.896	Resident Opportunity and Support Service 14.870	Central Office Cost Center	Emergency Rental Assistance Program 21.023	Family Unification Program 14.880	Interest Reduction Payments 14.103	Low-Income Home Energy Assistance 93.568	Moving to Work Demonstration Program 14.881	MTW Demonstration Program for Capital Fund 14.CFP	MTW Demonstration Program for HCV Program 14.HCV	MTW Demonstration Program for Low Rent 14.OPS
94100	Ordinary Maintenance and Operations - Labor	-	11,590	-	-	-	-	439,218	-	-	50,919	-	-	-	-	-
94200	OMO - Materials and Other	-	19,118	-	-	-	-	10,011	-	-	65,526	-	-	-	-	-
94300	OMO - Contract Costs	-	50,491	1,368	6,441	-	-	260,091	-	-	198,286	-	84,125	-	-	-
94500	Employee Benefit Contributions - Ordinary Maintenance	-	5,669	-	-	-	-	228,880	-	-	23,899	-	-	-	-	-
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96110	Property Insurance	-	8,997	-	-	-	-	-	-	-	36,785	-	-	-	-	-
96140	All Other Insurance	-	-	505	290	881	2,567	35,720	583	-	-	-	26,034	-	-	-
96200	Other General Expenses	-	-	1,222	594	-	-	(8)	-	-	-	445,057	25,632	-	-	-
96300	Payments in Lieu of Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96400	Bad Debt - Tenant Rents	-	-	-	-	-	-	-	-	-	-	-	5,806	-	-	-
96500	Bad Debt - Mortgages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96710	Interest on Mortgage (or Bonds) Payable	-	2,596	-	-	-	-	315,917	-	-	-	-	-	-	-	-
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96900	Total Operating Expenses	-	205,577	269,180	108,117	500,007	288,215	4,460,313	173,165	-	944,873	445,057	4,106,488	-	-	-
97000	Excess Operating Revenue over Operating Expenses	1,971,031	135,824	2,328,885	1,341,327	(168,815)	(128,686)	324,044	432,520	-	130,733	346,091	(4,067,535)	1,380,294	28,154,822	2,352,049
97200	Casualty Losses - Non-Capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97300	Housing Assistance Payments	1,952,563	-	2,138,919	1,236,358	-	-	-	436,376	-	-	-	23,217,400	-	-	-
97400	Depreciation Expense	-	22,980	-	-	-	-	448,340	-	-	148,112	-	-	-	-	-
90000	Total Expenses	1,952,563	228,557	2,408,099	1,344,475	500,007	288,215	4,908,653	609,541	-	1,092,985	445,057	27,323,888	-	-	-
10010	Operating transfers in	-	-	-	-	-	-	-	-	-	-	-	31,887,165	-	-	-
10020	Operating transfers out	-	-	-	-	-	-	-	-	-	-	-	-	(1,380,294)	(28,154,822)	(2,352,049)
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10050	Proceeds from notes, loans and bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10093	Transfers from Program to AMP	-	3,229	8,560	4,851	1,775	14,694	400,483	-	-	2,777	-	-	-	-	-
10094	Transfers from AMP to Program	-	(296,141)	-	-	-	-	-	-	-	-	-	(782,655)	-	-	-
10100	Total other financing sources (Uses)	-	(292,912)	8,560	4,851	1,775	14,694	400,483	-	-	2,777	-	31,104,510	(1,380,294)	(28,154,822)	(2,352,049)
10000	Excess (deficiency) of total revenue over (under) total expenses	18,468	(180,068)	198,526	109,820	(167,040)	(113,992)	276,187	(3,856)	-	(14,602)	346,091	3,819,575	-	-	-
11020	Debt Principal Payments	-	-	-	-	-	-	10,000	-	-	-	-	-	-	-	-
11030	Beginning Equity	999,505	1,084,364	173,907	169,786	67,266	1,893	1,435,566	10,085	3,191	5,431,277	-	-	-	-	-
11040	Prior Period Adjustments, Equity Transfer and Correction of Errors	(992,406)	(4,711)	-	-	(1,557)	(5,794)	918,389	-	(3,191)	(13,215)	-	(750,317)	-	-	-
11190	Unit Months Available	39,163	300	2,208	2,082	-	-	-	-	-	1,596	-	-	-	-	-
11210	Number of Unit Months Leased	37,838	299	2,032	2,019	-	-	-	-	-	1,567	-	-	-	-	-
11170	Administrative Fee Equity	(3,270)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11180	Housing Assistance Payments Equity	28,837	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11270	Excess Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

See independent auditor's report.

Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)

FINANCIAL DATA SCHEDULE

For the year ended September 30, 2023

PHA: OR006 FYED: 09/30/2023														
Line Item No.	Account Description	Rural Rental Assistance Payments 10.427	Rural Rental Housing Loans 10.415	Shelter Plus Care 14.238	VA Homeless Providers Grant and Per Diem Program 64.024	Weatherization Assistance for Low-Income Persons 81.042	Other Federal Program 1 (VASH)	Other Federal Program 2	Business Activities	Blended Component Unit Total	Elimination	Primary Government Total	Discretely Presented Component Units	Total
111	Cash - Unrestricted	93,692	-	57,756	-	1,108,259	-	-	4,454,579	1,380,512	-	9,524,220	1,150,692	10,674,912
112	Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	282	-	282	-	282
113	Cash - other restricted	424,831	-	-	-	-	-	-	494,354	773,125	-	4,915,495	2,286,308	7,201,803
114	Cash - Tenant Security Deposits	48,577	-	-	-	-	-	-	61,015	155,609	-	511,447	179,310	690,757
100	Total Cash	567,100	-	57,756	-	1,108,259	-	-	5,009,948	2,309,528	-	14,951,444	3,616,310	18,567,754
122	Accounts Receivable - HUD	-	-	24,531	8,934	-	-	-	115,869	-	-	210,196	-	210,196
124	Accounts Receivable - other government	-	-	-	-	-	-	-	-	-	-	-	15,971	15,971
125	Accounts Receivable - Miscellaneous	105,992	-	-	-	-	-	59,150	4,625,200	196,174	(1,297,344)	4,090,786	291,499	4,382,285
126	Accounts Receivable - Tenants Dwelling Rents	108,172	-	-	-	-	-	-	42,259	246,707	-	589,885	59,486	649,371
126.1	Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	(7,353)	-	(7,353)	-	(7,353)
129	Accrued interest receivable	-	-	-	-	-	-	-	211,670	-	-	211,670	-	211,670
120	Total Receivables, net of allowances for doubtful accounts	214,164	-	24,531	8,934	-	-	59,150	4,994,998	435,528	(1,297,344)	5,095,184	366,956	5,462,140
131	Investments - Unrestricted	-	-	-	-	-	-	-	-	16,503	-	896,273	-	896,273
142	Prepaid Expenses and Other Assets	43,551	-	158	-	-	-	5,215	41,459	294,428	-	799,062	188,768	987,830
143	Inventories	-	-	-	-	-	-	-	29,631	-	-	114,097	-	114,097
144	Interprogram due from	-	-	-	-	-	-	71,794	58,781	-	(1,610,495)	-	-	
150	Total Current Assets	824,815	-	82,445	8,934	1,108,259	-	136,159	10,134,817	3,055,987	(2,907,839)	21,856,060	4,172,034	26,028,094
161	Land	467,570	-	-	-	-	-	-	4,303,151	1,753,151	-	13,486,370	11,329,749	24,816,119
162	Buildings	5,054,841	-	-	-	-	-	-	7,352,407	36,027,338	-	109,408,683	89,358,669	198,767,352
163	Furniture, Equipment & Machinery - Dwellings	55,133	-	44,850	-	-	-	-	189,754	594,005	-	3,810,684	6,037,975	9,848,659
165	Leasehold Improvements	-	-	-	-	-	-	-	751,307	-	-	1,612,333	304,908	1,917,241
166	Accumulated Depreciation	(1,698,368)	-	(26,163)	-	-	-	-	(3,600,642)	(24,729,068)	-	(62,651,124)	(10,588,912)	(73,240,036)
167	Construction In Progress	-	-	-	-	-	-	-	2,221,447	-	-	4,303,411	-	4,303,411
160	Total Fixed Assets, Net of Accumulated Depreciation	3,879,176	-	18,687	-	-	-	-	11,217,424	13,645,426	-	69,970,357	96,442,389	166,412,746
171	Notes, loans, and mortgages receivable - Noncurrent	-	-	-	-	-	-	-	29,372,783	-	(770,726)	28,602,057	-	28,602,057
174	Other Assets	-	-	-	-	-	-	-	2,795,796	17,039	-	2,812,835	500,678	3,313,513
176	Investment in joint ventures	-	-	-	-	-	-	-	785,984	-	-	785,984	-	785,984
180	Total Non-Current Assets	3,879,176	-	18,687	-	-	-	-	44,171,987	13,662,465	(770,726)	102,171,233	96,943,067	199,114,300
190	Total Assets	4,703,991	-	101,132	8,934	1,108,259	-	136,159	54,306,804	16,718,452	(3,678,565)	124,027,293	101,115,101	225,142,394
200	Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	11,247	-	11,247
290	Total Assets and Deferred Outflows	4,703,991	-	101,132	8,934	1,108,259	-	136,159	54,306,804	16,718,452	(3,678,565)	124,038,540	101,115,101	225,153,641
312	Accounts Payable <= 90 Days	162,567	-	779	10,082	11,777	-	4,668	602,984	368,324	-	1,834,469	1,028,290	2,862,759
321	Accrued Wage/Payroll Taxes Payable	-	-	2,059	-	-	-	-	20,850	7,338	-	118,168	-	118,168
322	Accrued Compensated Absences	-	-	3,582	-	-	-	-	63,873	-	-	441,325	-	441,325
325	Accrued interest payable	-	-	-	-	-	-	-	876	1,729,441	-	1,882,495	1,901,942	3,784,437
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	19,313	-	29,219	-	29,219
333	Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	111,013	-	111,013
341	Tenant Security Deposits	48,577	-	-	-	-	-	-	61,015	155,609	-	511,447	173,331	684,778
342	Unearned Revenues	30,585	-	-	-	-	-	-	250,730	58,753	-	340,068	67,490	407,558
343	Current portion of L-T debt - capital projects	-	48,961	-	-	-	-	-	166,220	172,901	-	1,106,662	-	1,106,662
345	Other current liabilities	-	-	100,000	-	-	-	-	2,761,143	78,338	(1,297,344)	1,822,737	4,548,634	6,371,371
346	Accrued liabilities - other	839	-	-	-	-	-	-	-	533,619	-	735,392	-	735,392
347	Interprogram due to	83,956	-	216,997	-	-	-	-	70,241	-	(1,610,495)	-	-	
310	Total Current Liabilities	326,524	48,961	323,417	10,082	11,777	-	4,668	3,927,691	3,193,877	(2,907,839)	8,932,995	7,719,687	16,652,682
351	Long-term debt, net of current - capital projects	-	1,896,686	-	-	-	-	-	2,310,175	10,251,002	-	26,198,496	53,681,398	79,879,894
353	Noncurrent Liabilities - Other	-	-	-	-	-	-	-	18,579	770,726	(770,726)	283,111	-	283,111
354	Accrued compensated Absences - Non Current	-	-	-	-	-	-	-	-	-	-	4,372	-	4,372
357	Net Pension Liability	-	-	-	-	-	-	-	6,529	-	-	161,528	-	161,528
350	Total Noncurrent Liabilities	-	1,896,686	-	-	-	-	-	2,335,283	11,021,728	(770,726)	26,647,507	53,681,398	80,328,905
300	Total Liabilities	326,524	1,945,647	323,417	10,082	11,777	-	4,668	6,262,974	14,215,605	(3,678,565)	35,580,502	61,401,085	96,981,587
400	Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	5,035	-	5,035
508.4	Net Investment in Capital Assets	3,879,176	(1,945,647)	18,687	-	-	-	-	8,741,029	3,221,523	-	42,665,199	42,760,991	85,426,190
511.4	Restricted Net Position	424,831	-	-	-	-	-	-	494,354	773,125	-	4,650,963	2,292,287	6,943,250
512.4	Unrestricted Net Position	73,460	-	(240,972)	(1,148)	1,096,482	-	131,491	38,808,447	(1,491,801)	-	41,136,841	(5,339,262)	35,797,579
513	Total Equity	4,377,467	(1,945,647)	(222,285)	(1,148)	1,096,482	-	131,491	48,043,830	2,502,847	-	88,453,003	39,714,016	128,167,019
600	Total Liabilities, Deferred Inflows and Equity	4,703,991	-	101,132	8,934	1,108,259	-	136,159	54,306,804	16,718,452	(3,678,565)	124,038,540	101,115,101	225,153,641

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Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)

FINANCIAL DATA SCHEDULE

For the year ended September 30, 2023

PHA: OR006 FYED: 09/30/2023														
Line Item No.	Account Description	Rural Rental Assistance Payments 10.427	Rural Rental Housing Loans 10.415	Shelter Plus Care 14.238	VA Homeless Providers Grant and Per Diem Program 64.024	Weatherization Assistance for Low-Income Persons 81.042	Other Federal Program 1 (VASH)	Other Federal Program 2	Business Activities	Blended Component Unit Total	Elimination	Primary Government Total	Discretely Presented Component Units	Total
70300	Net Tenant Rental Revenue	327,978	-	-	-	-	-	-	1,149,202	2,482,866	-	7,227,724	3,592,393	10,820,117
70400	Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	3,878	-	3,878
70500	Total Tenant Revenue	327,978	-	-	-	-	-	-	1,149,202	2,482,866	-	7,231,602	3,592,393	10,823,995
70600	HUD PHA Grants	-	-	856,345	-	-	-	-	-	-	-	38,276,056	-	38,276,056
70610	HUD PHA Capital Grants	-	-	-	-	-	-	-	-	-	-	1,380,294	-	1,380,294
70710	Management Fee Revenue	-	-	-	-	-	-	-	-	-	(1,815,958)	-	-	-
70720	Asset Management Fee Revenue	-	-	-	-	-	-	-	-	-	(18,840)	-	-	-
70730	Bookkeeping Fee Revenue	-	-	-	-	-	-	-	-	-	(373,674)	-	-	-
70740	Front Line Services Fees Revenue	-	-	-	-	-	-	-	-	-	(916,534)	-	-	-
70750	Other Fee Revenue	-	-	-	-	-	-	-	-	-	(953,945)	-	-	-
70800	Other government grants	260,821	-	-	102,166	1,307,130	-	341,121	3,329,066	270,948	-	7,008,821	195,725	7,204,546
71100	Investment Income - Unrestricted	-	-	-	-	-	-	-	20,379	3,370	-	23,928	3,035	26,963
71200	Mortgage interest income	-	-	-	-	-	-	-	719,275	-	-	719,275	-	719,275
71400	Fraud recovery	-	-	-	-	-	-	-	-	-	-	33,971	-	33,971
71500	Other revenue	-	-	8	-	-	-	-	3,137,754	122,100	-	6,892,085	8,433,518	15,325,603
71600	Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	4,610,009	-	-	4,610,009	-	4,610,009
72000	Investment income - restricted	1,842	-	7	-	-	-	-	9	-	-	8,871	-	8,871
70000	Total Revenue	590,641	-	856,360	102,166	1,307,130	-	341,121	12,965,694	2,879,284	(4,078,951)	66,184,912	12,224,671	78,409,583
91100	Administrative Salaries	200	-	167,690	-	-	-	28,164	1,397,664	143	-	5,954,026	-	5,954,026
91200	Accounting and Auditing Fees	-	-	-	-	-	-	-	39,566	11,205	-	133,854	-	133,854
91300	Management Fee	57,600	-	-	-	-	-	-	292,866	188,770	(1,815,958)	250,794	-	250,794
91310	Book-keeping Fee	-	-	-	-	-	-	-	6,263	-	(373,674)	-	-	-
91400	Advertising and Marketing	866	-	-	-	-	-	-	5,238	10,541	-	18,679	-	18,679
91500	Employee Benefit Contributions - Administrative	-	-	91,896	-	-	-	10,678	675,240	-	-	3,066,018	-	3,066,018
91600	Office Expenses	41,961	-	29,929	-	536	-	59,405	1,012,801	78,762	(953,945)	1,814,386	-	1,814,386
91700	Legal Expense	2,784	-	-	-	-	-	-	7,540	9,910	-	30,845	-	30,845
91800	Travel	5,375	-	41	-	-	-	1,515	3,066	7,455	-	25,731	-	25,731
91900	Other	37,632	-	191	-	-	-	-	103,047	126,524	-	351,630	1,386,222	1,737,852
92000	Asset Management Fee Expense	-	-	-	-	-	-	-	-	-	(18,840)	-	-	-
92100	Tenant services - salaries	-	-	-	-	-	-	62,391	384,459	-	-	806,754	-	806,754
92200	Relocation Costs	-	-	-	-	-	-	-	136,133	-	-	165,899	-	165,899
92300	Employee benefit contributions - tenant services	-	-	-	-	-	-	27,027	175,095	-	-	469,066	-	469,066
92400	Tenant Services - Other	-	-	178,185	-	-	-	25,665	110,137	66,335	-	559,233	-	559,233
93100	Water	33,557	-	-	-	-	-	-	48,029	102,458	-	380,942	-	380,942
93200	Electricity	10,230	-	-	-	-	-	-	57,378	115,361	-	320,153	-	320,153
93300	Gas	752	-	-	-	-	-	-	17,378	-	-	111,017	-	111,017
93600	Sewer	34,658	-	-	-	-	-	-	74,475	174,384	-	627,167	-	627,167
93800	Other utilities expense	-	-	-	-	-	-	-	-	-	-	-	461,095	461,095

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**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

FINANCIAL DATA SCHEDULE

For the year ended September 30, 2023

PHA: OR006 FYED: 09/30/2023														
Line Item No.	Account Description	Rural Rental Assistance Payments 10.427	Rural Rental Housing Loans 10.415	Shelter Plus Care 14.238	VA Homeless Providers Grant and Per Diem Program 64.024	Weatherization Assistance for Low-Income Persons 81.042	Other Federal Program 1 (VASH)	Other Federal Program 2	Business Activities	Blended Component Unit Total	Elimination	Primary Government Total	Discretely Presented Component Units	Total
94100	Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	769,104	-	-	1,613,769	-	1,613,769
94200	OMO - Materials and Other	64,424	-	-	-	-	-	-	609,127	160,913	(916,534)	221,916	1,303,971	1,525,887
94300	OMO - Contract Costs	234,558	-	-	-	-	-	-	1,342,001	1,120,431	-	4,278,587	-	4,278,587
94500	Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	-	-	-	330,790	418	-	768,444	-	768,444
95100	Protective Services - labor	-	-	-	-	-	-	-	-	-	-	7,645	-	7,645
95200	Protective Services - Other Contract Costs	-	-	-	-	-	-	-	7,484	-	-	7,484	-	7,484
95500	Employee benefit contributions - protective services	-	-	-	-	-	-	-	-	-	-	965	-	965
96110	Property Insurance	44,399	-	-	-	-	-	-	69,123	226,664	-	597,210	379,714	976,924
96140	All Other Insurance	-	-	1,043	-	-	-	-	10,629	1,904	-	80,156	-	80,156
96200	Other General Expenses	-	-	-	103,314	210,112	-	-	2,351	13,399	-	801,673	212,155	1,013,828
96300	Payments in Lieu of Taxes	-	-	-	-	-	-	-	-	-	-	126,961	-	126,961
96400	Bad Debt - Tenant Rents	10,753	-	-	-	-	-	-	-	1,915	-	18,779	-	18,779
96500	Bad Debt - Mortgages	-	-	-	-	-	-	-	719,275	-	-	719,275	-	719,275
96710	Interest on Mortgage (or Bonds) Payable	16,030	-	-	-	-	-	-	138,125	447,951	-	1,055,530	1,508,934	2,564,464
96730	Amortization of Bond Issue Costs	-	-	-	-	-	-	-	-	-	-	-	22,873	22,873
96900	Total Operating Expenses	595,779	-	468,975	103,314	210,648	-	214,845	8,544,384	2,865,443	(4,078,951)	25,384,588	5,274,964	30,659,552
97000	Excess Operating Revenue over Operating Expenses	(5,138)	-	387,385	(1,148)	1,096,482	-	126,276	4,421,310	13,841	-	40,800,324	6,949,707	47,750,031
97200	Casualty Losses - Non-Capitalized	-	-	-	-	-	-	-	-	16,195	-	16,195	-	16,195
97300	Housing Assistance Payments	-	-	735,727	-	-	-	-	-	-	-	29,717,343	-	29,717,343
97400	Depreciation Expense	130,529	-	8,970	-	-	-	-	296,656	1,153,400	-	2,797,305	2,999,475	5,796,780
90000	Total Expenses	726,308	-	1,213,672	103,314	210,648	-	214,845	8,841,040	4,035,038	(4,078,951)	57,915,431	8,274,439	66,189,870
10010	Operating transfers in	-	-	-	-	-	-	-	-	-	(32,086,665)	-	-	-
10020	Operating transfers out	-	-	-	-	-	-	-	-	-	32,086,665	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	73,334	(73,334)	-	-	-	-	-
10050	Proceeds from notes, loans and bonds	-	-	-	-	-	-	-	-	-	-	-	-	-
10091	Inter AMP Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	(135,849)	-	-	-
10092	Inter AMP Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	135,849	-	-	-
10093	Transfers from Program to AMP	-	-	59,493	-	-	-	5,215	-	-	(1,532,244)	-	-	-
10094	Transfers from AMP to Program	-	-	-	-	-	-	(293,371)	(160,077)	1,532,244	-	-	-	-
10100	Total other financing sources (Uses)	-	-	59,493	-	-	-	5,215	(220,037)	(233,411)	-	-	-	-
10000	Excess (deficiency) of total revenue over (under) total expenses	(135,667)	-	(297,819)	(1,148)	1,096,482	-	131,491	3,904,617	(1,389,165)	-	8,269,481	3,950,232	12,219,713
11020	Debt Principal Payments	-	40,355	-	-	-	-	-	-	242,852	-	413,207	-	413,207
11030	Beginning Equity	4,543,236	(1,986,437)	75,636	-	-	3,908	-	43,958,937	3,173,592	-	80,281,443	35,544,877	115,826,320
11040	Prior Period Adjustments, Equity Transfer and Correction of Errors	(30,102)	40,790	(102)	-	-	(3,908)	-	180,276	718,420	-	(97,921)	218,907	120,986
11190	Unit Months Available	960	-	-	-	-	-	-	1,812	3,576	-	58,825	6,288	65,113
11210	Number of Unit Months Leased	933	-	-	-	-	-	-	1,788	3,477	-	57,057	5,345	62,402
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-	(3,270)	-	(3,270)
11180	Housing Assistance Payments Equity	-	-	-	-	-	-	-	-	-	-	28,837	-	28,837
11270	Excess Cash	-	-	-	-	-	-	-	-	-	-	333,694	-	333,694

See independent auditor's report.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

COMBINING SCHEDULES FOR BUSINESS ACTIVITIES

For the year ended September 30, 2023

Account Description	Bridges on Broadway	Bus Barn	County EHA	Dev Services	Energy Services	Firwood	Family Shelter House	Heeran Center	Legion Cottages	RAD 2 Scattered Site Sales	Signpost House	State Landlord Compensation	Total Business Activities
Cash - unrestricted	\$ 33,074	\$ 12,474	\$ -	\$ (1,177,066)	\$ 91,802	\$ 15,052	\$ 1,000	\$ 51,089	\$ (4,504)	\$ 5,883,716	\$ 15,904	\$ (467,962)	\$ 4,454,579
Cash - other restricted	-	-	-	-	-	8,650	-	15,359	-	2,383	-	467,962	494,354
Cash - tenant security deposits	-	-	-	-	-	49,864	-	-	494	9,647	1,010	-	61,015
Total Cash	33,074	12,474	-	(1,177,066)	91,802	73,566	1,000	66,448	(4,010)	5,895,746	16,914	-	5,009,948
Accounts Receivable - HUD	-	-	-	115,869	-	-	-	-	-	-	-	-	115,869
Accounts Receivable - Miscellaneous	310,079	-	-	669,169	779,615	-	1,000	7,843	-	2,826,355	31,139	-	4,625,200
Accounts Receivable - Tenants Dwelling Rents	15	-	-	-	-	35,752	-	-	(8,863)	15,355	-	-	42,259
Accrued interest receivable	-	-	-	211,670	-	-	-	-	-	-	-	-	211,670
Total Receivables, net of allowances for doubtful accounts	310,094	-	-	996,708	779,615	35,752	1,000	7,843	(8,863)	2,841,710	31,139	-	4,994,998
Prepaid Expenses and Other Assets	4,853	11,410	-	5,628	7,734	11,712	-	-	122	-	-	-	41,459
Inventories	4,566	-	-	-	-	25,065	-	-	-	-	-	-	29,631
Interprogram due from	(86,341)	(317,401)	-	(424,496)	262,913	(46,171)	10,422	(633)	(2,050)	672,897	(10,359)	-	58,781
Total Current Assets	266,246	(293,517)	-	(599,226)	1,142,064	99,924	12,422	73,658	(14,801)	9,410,353	37,694	-	10,134,817
Land	-	-	-	3,603,669	-	-	-	403,815	36,269	64,040	195,358	-	4,303,151
Buildings	-	27,605	-	-	-	3,243,715	107,794	2,388,529	600,584	247,272	736,908	-	7,352,407
Furniture, Equipment & Machinery - Dwellings	2,042	-	-	-	42,011	8,032	-	137,669	-	-	-	-	189,754
Leasehold Improvements	-	-	-	-	-	751,307	-	-	-	-	-	-	751,307
Accumulated Depreciation	(1,055)	(43,688)	-	-	(13,202)	(1,774,696)	(39,905)	(1,115,186)	(52,552)	(222,957)	(337,401)	-	(3,600,642)
Construction In Progress	-	426,293	-	1,795,154	-	-	-	-	-	-	-	-	2,221,447
Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Fixed Assets, Net of Accumulated Depreciation	987	410,210	-	5,398,823	28,809	2,228,358	67,889	1,814,827	584,301	88,355	594,865	-	11,217,424
Notes, loans, and mortgages receivable - Noncurrent	-	-	-	15,950,935	-	-	-	-	-	13,421,848	-	-	29,372,783
Other Assets	-	563,339	-	2,132,554	-	(120,000)	-	-	-	219,903	-	-	2,795,796
Investment in joint ventures	-	-	-	785,984	-	-	-	-	-	-	-	-	785,984
Total Non-Current Assets	987	973,549	-	24,268,296	28,809	2,108,358	67,889	1,814,827	584,301	13,730,106	594,865	-	44,171,987
Total Assets	267,233	680,032	-	23,669,070	1,170,873	2,208,282	80,311	1,888,485	569,500	23,140,459	632,559	-	54,306,804
Accounts Payable <= 90 Days	61,517	2,827	-	475,045	-	14,849	(11,000)	23,668	789	5,125	30,164	-	602,984
Accrued Wage/Payroll Taxes Payable	4,541	-	-	10,337	-	2,751	-	-	48	3,173	-	-	20,850
Accrued Compensated Absences	-	-	-	51,420	-	12,453	-	-	-	-	-	-	63,873
Accrued interest payable	-	-	-	-	-	-	-	876	-	-	-	-	876
Tenant Security Deposits	-	-	-	-	-	49,864	-	-	494	9,647	1,010	-	61,015
Unearned Revenues	-	-	-	250,000	-	-	-	-	730	-	-	-	250,730
Current portion of L-T debt - capital projects	-	18,024	-	-	-	85,200	-	62,996	-	-	-	-	166,220
Other current liabilities	-	-	-	2,464,030	273,113	-	24,000	-	-	-	-	-	2,761,143
Total Current Liabilities	66,058	20,851	-	3,250,832	273,113	165,117	13,000	87,540	2,061	17,945	31,174	-	3,927,691
Long-term debt, net of current - capital projects	-	644,279	-	540,000	-	849,348	-	276,548	-	-	-	-	2,310,175
Noncurrent Liabilities - Other	-	-	-	-	-	-	-	-	-	18,579	-	-	18,579
Net Pension Liability	-	-	-	6,529	-	-	-	-	-	-	-	-	6,529
Total Noncurrent Liabilities	-	644,279	-	546,529	-	849,348	-	276,548	-	18,579	-	-	2,335,283
Total Liabilities	66,058	665,130	-	3,797,361	273,113	1,014,465	13,000	364,088	2,061	36,524	31,174	-	6,262,974
Net Investment in Capital Assets	987	(252,093)	-	4,858,823	28,809	1,293,810	67,889	1,475,283	584,301	88,355	594,865	-	8,741,029
Restricted Net Position	-	-	-	-	-	8,650	-	15,359	-	2,383	-	467,962	494,354
Unrestricted Net Position	200,188	266,995	-	15,012,886	868,951	(108,643)	(578)	33,755	(16,862)	23,013,197	6,520	(467,962)	38,808,447
Total Equity	201,175	14,902	-	19,871,709	897,760	1,193,817	67,311	1,524,397	567,439	23,103,935	601,385	-	48,043,830
Total Liabilities, Deferred Inflows and Equity	\$ 267,233	\$ 680,032	\$ -	\$ 23,669,070	\$ 1,170,873	\$ 2,208,282	\$ 80,311	\$ 1,888,485	\$ 569,500	\$ 23,140,459	\$ 632,559	\$ -	\$ 54,306,804

See independent auditor's report.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

COMBINING SCHEDULES FOR BUSINESS ACTIVITIES

For the year ended September 30, 2023

Account Description	Bridges on Broadway	Bus Barn	County EHA	Dev Services	Energy Services	Firwood	Family Shelter House	Heeran Center	Legion Cottages	RAD 2 Scattered Site Sales	Signpost House	State Landlord Compensation	Total Business Activities
Net Tenant Rental Revenue	\$ -	\$ 51,310	\$ -	\$ -	\$ -	\$ 673,842	\$ -	\$ 305,164	\$ 14,393	\$ -	\$ 104,493	\$ -	\$ 1,149,202
Other government grants	-	-	-	3,331,712	-	-	-	-	-	-	-	(2,646)	3,329,066
Investment Income - Unrestricted	24	3	-	18,547	2	-	-	-	-	1,729	-	74	20,379
Mortgage interest income	-	-	-	719,275	-	-	-	-	-	-	-	-	719,275
Other revenue	1,536,187	-	-	1,307,879	264,668	12,916	10,000	2,034	-	766	-	3,304	3,137,754
Gain/Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	4,610,009	-	-	4,610,009
Investment income - restricted	-	-	-	-	-	-	-	7	-	-	2	-	9
Total Revenue	1,536,211	51,313	-	5,377,413	264,670	686,758	10,000	307,205	14,393	4,612,504	104,495	732	12,965,694
Administrative Salaries	205,769	1,487	-	1,073,857	-	74,095	3,491	1,329	6,451	31,102	-	83	1,397,664
Accounting and Auditing Fees	1,592	-	-	26,603	-	4,436	-	-	4	6,931	-	-	39,566
Management Fee	197,301	-	-	-	-	78,069	-	8,640	3,299	-	5,557	-	292,866
Book-keeping Fee	-	-	-	-	-	6,000	-	-	263	-	-	-	6,263
Advertising and Marketing	-	-	-	5,132	-	106	-	-	-	-	-	-	5,238
Employee Benefit Contributions - Administrative	115,129	871	-	489,445	-	48,624	1,982	776	3,798	14,580	-	35	675,240
Office Expenses	65,234	2,489	-	588,358	-	20,160	-	7,338	1,752	326,358	1,095	17	1,012,801
Legal Expense	-	-	-	2,144	-	4,066	-	-	25	127	1,178	-	7,540
Travel	25	9	-	3,013	-	19	-	-	-	-	-	-	3,066
Other	607	-	-	98,838	-	-	-	-	13	82	3,124	383	103,047
Tenant services - salaries	131,986	-	-	236,984	-	15,075	-	-	42	372	-	-	384,459
Relocation Costs	-	-	-	-	-	1,155	-	-	-	134,978	-	-	136,133
Employee benefit contributions - tenant services	65,770	-	-	118,049	-	(9,315)	-	-	35	556	-	-	175,095
Tenant Services - Other	74,947	-	-	26,725	-	20	-	-	-	645	7,800	-	110,137
Water	7,027	-	-	841	-	17,438	-	16,436	3,129	147	3,011	-	48,029
Electricity	17,872	-	-	1,131	-	8,755	-	27,023	309	-	2,288	-	57,378
Gas	6,483	-	-	-	-	-	-	9,793	-	-	1,102	-	17,378
Sewer	8,488	36,205	-	-	-	23,638	-	-	2,741	-	3,403	-	74,475
Ordinary Maintenance and Operations - Labor	661	14,611	-	609,110	-	34,032	-	-	1,641	103,212	5,837	-	769,104
OMO - Materials and Other	27,663	11,968	-	362,283	-	79,765	-	57,679	1,003	62,240	6,526	-	609,127
OMO - Contract Costs	483,528	2,514	-	434,379	-	197,886	-	99,754	8,924	70,293	44,723	-	1,342,001
Employee Benefit Contributions - Ordinary Maintenance	163	6,582	-	245,225	-	16,434	-	-	868	61,442	76	-	330,790
Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	7,484	-	7,484
Property Insurance	3,628	13,732	-	119	-	23,752	8,249	7,574	1,174	7,011	3,884	-	69,123
All Other Insurance	-	-	-	10,629	-	-	-	-	-	-	-	-	10,629
Other General Expenses	-	1,767	-	-	-	584	-	-	-	-	-	-	2,351
Bad Debt - Mortgages	-	-	-	719,275	-	-	-	-	-	-	-	-	719,275
Interest on Mortgage (or Bonds) Payable	-	24,380	-	27,550	-	72,431	-	13,764	-	-	-	-	138,125
Total Operating Expenses	1,413,873	116,615	-	5,079,690	-	717,225	13,722	250,106	35,471	820,076	97,088	518	8,544,384
Excess Operating Revenue over Operating Expenses	122,338	(65,302)	-	297,723	264,670	(30,467)	(3,722)	57,099	(21,078)	3,792,428	7,407	214	4,421,310
Depreciation Expense	408	14,773	-	8,402	-	147,925	2,424	65,858	26,276	11,108	19,482	-	296,656
Total Expenses	1,414,281	131,388	-	5,088,092	-	865,150	16,146	315,964	61,747	831,184	116,570	518	8,841,040
Operating transfers from/to component unit	-	-	-	73,334	-	-	-	-	-	-	-	-	73,334
Transfers from AMP to Program	3,606	-	-	(601,725)	6,381	6,846	-	-	2,078	246,215	43,232	(4)	(293,371)
Total other financing sources (Uses)	3,606	-	-	(528,391)	6,381	6,846	-	-	2,078	246,215	43,232	(4)	(220,037)
Excess (deficiency) of total revenue over (under) total expenses	\$ 125,536	\$ (80,075)	\$ -	\$ (239,070)	\$ 271,051	\$ (171,546)	\$ (6,146)	\$ (8,759)	\$ (45,276)	\$ 4,027,535	\$ 31,157	\$ 210	\$ 3,904,617

See independent auditor's report.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

COMBINING SCHEDULES FOR BLENDED COMPONENT UNITS

For the year ended September 30, 2023

Account Description	Sheldon Village										Total
	HACSA Partner LLC	HFG Communities	HFG Foundation	HFG Keystone LLC	Munsel Park LP	Apartments LP	Walnut Park LP	Turtle Creek	New Winds		
Cash - unrestricted	\$ 18	\$ 918,043	\$ 45,520	\$ 86,678	\$ 72,377	\$ 63,745	\$ 92,819	\$ 35,952	\$ 65,360	\$ 1,380,512	
Cash - Restricted - Modernization and Development	-	-	-	282	-	-	-	-	-	282	
Cash - other restricted	-	163,784	288	-	282,721	91,107	22,377	159,557	53,291	773,125	
Cash - tenant security deposits	-	57,220	-	12,430	14,523	31,712	14,077	19,337	6,310	155,609	
Total Cash	18	1,139,047	45,808	99,390	369,621	186,564	129,273	214,846	124,961	2,309,528	
Accounts Receivable - Miscellaneous	-	183,355	-	-	88	11,395	3,675	643	(2,982)	196,174	
Accounts Receivable - Tenants Dwelling Rents	-	87,896	-	52,071	41,446	22,431	36,875	(1,168)	7,156	246,707	
Allowance for Doubtful Accounts - Dwelling Rents	-	(4,048)	-	-	-	(2,578)	(674)	-	(53)	(7,353)	
Total Receivables, net of allowances for doubtful accounts	-	267,203	-	52,071	41,534	31,248	39,876	(525)	4,121	435,528	
Investments - Unrestricted	-	-	-	-	-	-	-	16,503	-	16,503	
Prepaid Expenses and Other Assets	-	21,931	572	205,815	4,493	26,255	9,539	18,521	7,302	294,428	
Total Current Assets	18	1,428,181	46,380	357,276	415,648	244,067	178,688	249,345	136,384	3,055,987	
Land	-	708,061	-	500,000	120,000	-	107,650	201,414	116,026	1,753,151	
Buildings	-	9,499,695	-	4,638,709	1,700,278	11,627,954	2,292,329	3,764,916	2,503,457	36,027,338	
Furniture, Equipment & Machinery - Dwellings	-	242,722	-	4,388	120,837	101,253	35,644	45,363	43,798	594,005	
Accumulated Depreciation	-	(8,650,371)	-	(117,705)	(1,344,962)	(8,278,787)	(2,298,887)	(2,442,788)	(1,595,568)	(24,729,068)	
Total Fixed Assets, Net of Accumulated Depreciation	-	1,800,107	-	5,025,392	596,153	3,450,420	136,736	1,568,905	1,067,713	13,645,426	
Other Assets	-	-	-	9,445	-	-	-	7,594	-	17,039	
Total Non-Current Assets	-	1,800,107	-	5,034,837	596,153	3,450,420	136,736	1,576,499	1,067,713	13,662,465	
Total Assets	18	3,228,288	46,380	5,392,113	1,011,801	3,694,487	315,424	1,825,844	1,204,097	16,718,452	
Accounts Payable <= 90 Days	606	199,157	921	(494)	5,360	3,869	112,283	24,135	22,487	368,324	
Accrued Wage/Payroll Taxes Payable	-	-	-	7,338	-	-	-	-	-	7,338	
Accrued interest payable	-	-	-	-	150,768	-	-	983,177	595,496	1,729,441	
Accounts Payable - HUD PHA Programs	-	-	-	-	5,459	-	-	13,854	-	19,313	
Tenant Security Deposits	-	57,220	-	12,430	14,523	31,712	14,077	19,337	6,310	155,609	
Unearned Revenues	-	24,273	-	10,785	3,444	6,964	4,583	5,070	3,634	58,753	
Current portion of L-T debt - capital projects	-	33,357	-	14,505	24,753	62,370	37,916	-	-	172,901	
Other current liabilities	-	52,837	-	12,551	-	1,495	11,455	-	-	78,338	
Accrued liabilities - other	606	10,060	-	-	364,251	19,256	18,709	67,794	52,943	533,619	
Interprogram due to	-	8,779	(194)	4	58,770	-	2,882	-	-	70,241	
Total Current Liabilities	1,212	385,683	727	57,119	627,328	125,666	201,905	1,113,367	680,870	3,193,877	
Long-term debt, net of current - capital projects	-	1,813,599	-	4,617,266	297,576	3,189,990	123,004	209,567	-	10,251,002	
Noncurrent Liabilities - Other	-	-	-	-	-	-	-	-	770,726	770,726	
Total Noncurrent Liabilities	-	1,813,599	-	4,617,266	297,576	3,189,990	123,004	209,567	770,726	11,021,728	
Total Liabilities	1,212	2,199,282	727	4,674,385	924,904	3,315,656	324,909	1,322,934	1,451,596	14,215,605	
Net Investment in Capital Assets	-	(46,849)	-	393,621	273,824	198,060	(24,184)	1,359,338	1,067,713	3,221,523	
Restricted Net Position	-	163,784	288	-	282,721	91,107	22,377	159,557	53,291	773,125	
Unrestricted Net Position	(1,194)	912,071	45,365	324,107	(469,648)	89,664	(7,678)	(1,015,985)	(1,368,503)	(1,491,801)	
Total Equity	(1,194)	1,029,006	45,653	717,728	86,897	378,831	(9,485)	502,910	(247,499)	2,502,847	
Total Liabilities, Deferred Inflows and Equity	\$ 18	\$ 3,228,288	\$ 46,380	\$ 5,392,113	\$ 1,011,801	\$ 3,694,487	\$ 315,424	\$ 1,825,844	\$ 1,204,097	\$ 16,718,452	

See independent auditor's report.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

COMBINING SCHEDULES FOR BLENDED COMPONENT UNITS

For the year ended September 30, 2023

Account Description	Sheldon Village										Total
	HACSA Partner LLC	HFG Communities	HFG Foundation	HFG Keystone LLC	Munsel Park LP	Apartments LP	Walnut Park LP	Turtle Creek	New Winds		
Net Tenant Rental Revenue	\$ -	\$ 833,184	\$ -	\$ 254,623	\$ 131,657	\$ 733,816	\$ 239,535	\$ 181,068	\$ 108,983	\$ 2,482,866	
Other government grants	-	-	3,000	158,411	109,537	-	-	-	-	270,948	
Investment Income - Unrestricted	-	131	8	360	1,192	18	26	292	1,343	3,370	
Other revenue	-	(23,163)	9,730	93,387	5,290	13,870	1,366	16,785	4,835	122,100	
Total Revenue	-	810,152	12,738	506,781	247,676	747,704	240,927	198,145	115,161	2,879,284	
Administrative Salaries	-	-	13	-	130	-	-	-	-	143	
Accounting and Auditing Fees	-	1,714	-	1,000	-	-	2,191	6,300	-	11,205	
Management Fee	-	47,230	-	-	64,726	44,369	13,208	10,965	8,272	188,770	
Advertising and Marketing	-	1,487	5,314	601	433	1,590	-	683	433	10,541	
Office Expenses	40	28,597	140	2,746	12,026	10,841	8,806	1,978	13,588	78,762	
Legal Expense	-	677	225	298	-	789	7,831	90	-	9,910	
Travel	-	7,075	-	-	380	-	-	-	-	7,455	
Other	-	(15,071)	295	98,116	11,825	7,076	18,179	2,354	3,750	128,524	
Tenant Services - Other	-	14,058	33,076	-	-	11,558	3,905	3,651	87	66,335	
Water	-	35,134	-	6,138	20,030	29,568	4,857	-	6,731	102,458	
Electricity	-	35,506	-	32,471	4,783	20,262	7,368	4,899	10,072	115,361	
Sewer	-	49,558	-	9,032	14,727	52,267	9,169	34,798	4,833	174,384	
OMO - Materials and Other	-	29,256	-	28,933	25,668	28,327	28,212	14,453	6,064	160,913	
OMO - Contract Costs	-	444,846	-	30,024	122,935	209,825	185,124	61,230	66,447	1,120,431	
Employee Benefit Contributions - Ordinary Maintenance	-	-	-	-	11	-	407	-	-	418	
Property Insurance	-	99,338	-	3,102	18,517	39,238	20,508	12,420	33,541	226,664	
All Other Insurance	-	-	1,904	-	-	-	-	-	-	1,904	
Other General Expenses	-	-	-	-	-	-	13,399	-	-	13,399	
Bad Debt - Tenant Rents	-	10,493	-	-	-	-	3,881	(12,485)	26	1,915	
Interest on Mortgage (or Bonds) Payable	-	130,816	-	39,158	13,988	113,247	9,053	92,513	49,176	447,951	
Total Operating Expenses	40	920,714	40,967	251,619	310,179	568,957	336,098	233,849	203,020	2,865,443	
Excess Operating Revenue over Operating Expenses	(40)	(110,562)	(28,229)	255,162	(62,503)	178,747	(95,171)	(35,704)	(87,859)	13,841	
Casualty Losses - Non-Capitalized	-	-	-	-	-	-	-	16,195	-	16,195	
Depreciation Expense	-	210,792	-	116,846	61,828	350,103	40,175	222,585	151,071	1,153,400	
Total Expenses	40	1,131,506	40,967	368,465	372,007	919,060	376,273	472,629	354,091	4,035,038	
Operating transfers from/to component unit	-	-	-	(73,334)	-	-	-	-	-	(73,334)	
Transfers from Program to AMP	-	-	-	(85,077)	-	(75,000)	-	-	-	(160,077)	
Total other financing sources (Uses)	-	-	-	(158,411)	-	(75,000)	-	-	-	(233,411)	
Excess (deficiency) of total revenue over (under) total expenses	\$ (40)	\$ (321,354)	\$ (28,229)	\$ (20,095)	\$ (124,331)	\$ (246,356)	\$ (135,346)	\$ (274,484)	\$ (238,930)	\$ (1,389,165)	

See independent auditor's report.

SINGLE AUDIT SECTION

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended September 30, 2023

Federal Grantor/Pass -Through Grantor/ Program or Cluster Title	Assistance Listing (AL) Number		Federal Expenditures
U.S. Department of Housing and Urban Development			
Direct Programs:			
Housing Voucher Cluster			
Housing Choice Vouchers	14.871	\$ 1,970,995	
EHV Emergency Housing Voucher	14.871	2,597,989	
Mainstream Vouchers Program	14.879	1,449,389	
Housing Voucher Cluster Total			\$ 6,018,373
Moving to Work Demonstration Program			
Moving to Work: Housing Choice Vouchers	14.881	28,154,822	
Moving to Work: Public and Indian Housing	14.881	2,352,049	
Moving to Work: Capital Fund Program	14.881	1,380,294	
Moving to Work Demonstration Program Total			31,887,165
Shelter Plus Care	14.238		856,345
Family Self-Sufficiency Program	14.896		228,731
Resident Opportunity and Support Services	14.870		83,547
Interest Reduction Payments	14.103		318,772
Passed through Lane County, Oregon:			
Continuum of Care	14.267		363,279
Passed through Oregon Housing and Community Services Department:			
Section 8 New Construction and Substantial	14.182		263,417
Total Department of Housing and Urban Development			40,019,629
U.S. Department of Agriculture			
Direct Programs:			
Rural Rental Housing Loans - Camas Apartments	10.415	328,587	
Rural Rental Housing Loans - Norsemen Village	10.415	1,657,849	
Rural Rental Housing Loans			1,986,436
Rural Rental Assistance Payments	10.427		260,821
Total Department of Agriculture			2,247,257
U.S. Department of Treasury			
Passed through Lane County, Oregon:			
COVID-19 Emergency Rental Assistance Program	21.023		605,671
U.S. Department of Veterans Affairs			
Passed through Lane County, Oregon:			
VA Homeless Providers Grant and Per Diem Program	64.024		102,166
U.S. Department of Energy			
Passed through Lane County, Oregon:			
Weatherization Assistance for Low Income Persons	81.042		1,307,130
U.S. Department of Health and Human Services			
Passed through Lane County, Oregon:			
American Rescue Plan Act	93.468		588,285
Low Income Home Energy Assistance	93.568		543,984
Total Department of Health and Human Services			1,132,269
TOTAL EXPENDITURES OF FEDERAL AWARDS			\$ 45,414,122

See independent auditor's report.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended September 30, 2023

NOTE A - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Homes for Good and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

In accordance with HUD regulations, HUD considers the Annual Budget Authority for the Section 8 Housing Choice Voucher Program ("HCV"), AL No. 14.871, and Moving to Work, AL No. 14.881, to be an expenditure for the purposes of this schedule. Therefore, the amount in this schedule represents the total amount received directly from HUD and not the expenditures paid by the Agency.

NOTE B - INDIRECT COST RATE

The Agency did not elect to use the 10-percent de minimis indirect cost rate.

NOTE C - SUB-RECIPIENTS

During the year ended September 30, 2023, the Agency had no sub-recipients.

NOTE D - NONCASH ASSISTANCE AND OTHER

The Agency has received loans funded by programs of U.S. Department of Agriculture. The loans are included in the federal expenditures presented in the Schedule of Expenditures of Federal Awards. The balance of the loans outstanding at September 30, 2023 consists of the following:

<u>Assistance Listing Number</u>	<u>Program Name</u>	<u>Outstanding Balance</u>
10.415	Rural Rental Housing Loans	<u>\$ 1,945,647</u>



REPORT OF INDEPENDENT AUDITORS ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH OREGON MINIMUM AUDIT STANDARDS

Board of Commissioners of
Homes For Good Housing Agency
Eugene, Oregon

We have audited the basic financial statements of Homes For Good Housing Agency (the "Agency"), a component unit of Lane County, Oregon, as of and for the year ended September 30, 2023, and the aggregate discretely presented component units, as of and for the year ended December 31, 2022, and have issued our report thereon dated June 28, 2024. We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the provisions of the Minimum Standards for Audits of Oregon Municipal Corporations, prescribed by the Oregon Secretary of State. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. Our report includes reference to other auditors who audited the financial statements of Hawthorn-At-29th LLC, New Winds Apartments Limited Partnership, Roosevelt Crossing Limited Partnership, The Oaks-At-14th LLC, Turtle Creek Apartments Limited Partnership, Bascom Village II LLC, Richardson Bridge LLC, Commons on MLK, LLC, MD Commons LLC, and RAD 2 LLC, the aggregate discretely presented component units, as described in our report of the Agency's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, grants, including provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules (OAR) 162-10-0000 to 162-10-0330, as set forth below, noncompliance with which could have a direct and material effect on the financial statements:

- The use of approved depositories to secure the deposit of public funds.
- The requirements relating to debt.
- The requirements relating to insurance and fidelity bond coverage.
- The appropriate laws, rules and regulations pertaining to programs funded wholly or partially by other governmental agencies.
- The statutory requirements pertaining to the investment of public funds.
- The requirements pertaining to the awarding of public contracts and the construction of public improvements.

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However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Minimum Standards for Audits of Oregon Municipal Corporations*, prescribed by the Oregon Secretary of State.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item **Finding Number 2023-001** that we consider to be a significant deficiency.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Minimum Standards for Audits of Oregon Municipal Corporations*, prescribed by the Oregon Secretary of State, in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 29, 2024
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

Board of Commissioners of
Homes For Good Housing Agency
Eugene, Oregon

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units, of the Homes For Good Housing Agency (the "Agency"), a component unit of Lane County, Oregon, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated June 29, 2024. Our report includes a reference to other auditors who audited the financial statements of Hawthorn-At-29th LLC, Roosevelt Crossing Limited Partnership, The Oaks-At-14th LLC, Bascom Village II LLC, Richardson Bridge LLC, Commons on MLK, LLC, MD Commons LLC, and RAD 2 LLC, the aggregate discretely presented component units, as described in our report on the Agency's financial statements. The financial statements of New Winds Apartments Limited Partnership, The Oaks-At-14th LLC, Turtle Creek Apartments Limited Partnership, Bascom Village II LLC, Richardson Bridge LLC, Commons on MLK, LLC, MD Commons LLC, and RAD 2 LLC were not audited in accordance with Government Auditing Standards, and accordingly, this report does not include reporting on internal control over financial reporting or compliance and other matters associated with The Oaks-At-14th LLC, Bascom Village II LLC, Richardson Bridge LLC, Commons on MLK, LLC, MD Commons LLC, and RAD 2 LLC or that are reported on separately by those auditors who audited the financial statements of these discretely presented component units. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

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A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Agency's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item **Finding Number 2023-001** that we consider to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The Agency's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Agency's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Agency's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over compliance. Accordingly, this communication is not suitable for any other purpose.

June 29, 2024
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR THE MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Board of Commissioners of
Homes For Good Housing Agency
Eugene, Oregon

Report on Compliance for The Major Federal Program

Opinion on The Major Federal Program

We have audited the Homes For Good Housing Agency (the "Agency"), a component unit of Lane County, Oregon, compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Agency's major federal programs for the year ended September 30, 2023. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Agency compiled, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the of the major federal programs for the year ended September 30, 2023.

Basis for Opinion on The Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Agency's compliance with the compliance requirements referred to above

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Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts of grant agreements applicable to the Agency's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Agency's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Agency's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Agency's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Agency's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as item **Finding Number 2023-002**. Our opinion on the major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on the Agency's response to the noncompliance finding identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Agency's response was not subjected to the other auditing procedures applied in the audit of compliance, and accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the Agency's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Agency's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

June 29, 2024
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

September 30, 2023

A. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued: **Unmodified**

Internal control over financial reporting:

Material weakness identified? **No**

Significant deficiencies identified? **Yes (Finding Number 2023-001)**

Noncompliance material to financial statements noted? **No**

Federal Awards

Internal control over major programs:

Material weakness identified? **No**

Significant deficiencies identified? **None reported**

Type of auditor's report issued on compliance for major programs:

Moving to Work Demonstration Program - AL Number 14.881 - **Unmodified**

Any audit findings that are required to be reported in accordance with 2 CFR 200.516(a)?
Yes (Finding Number 2023-002)

The program tested as a major program is as follows:

Moving to Work Demonstration Program - AL Number 14.881

The threshold for distinguishing types A and B programs was **\$1,362,424**

Did the auditee qualify as a low-risk auditee? **Yes**

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)

September 30, 2023

B. FINDINGS AND QUESTIONED COSTS - FINANCIAL STATEMENTS AUDIT

2023-001 Financial Reporting

Significant Deficiency in Internal Control

Condition: During our audit of the Agency's financial statements, adjustments were needed to properly report the financial statements in accordance with generally accepted accounting principles. Certain accounts had not been properly reconciled and corrective entries were not readily available. Significant audit adjustments were necessary for several audit areas.

Context: We obtained the financial information from the Agency's general ledger system. As part of our audit process, the financial information was compared to the unaudited submission sent to the U.S. Department of Housing and Urban Development Real Estate Assessment Center ("REAC"). While applying audit procedures, significant adjustments were identified as necessary to properly reflect the financial data in accordance with generally accepted accounting principles and to reflect the data schedule in accordance with HUD requirements.

Criteria: In accordance with audit standards generally accepted in the United States of America, AU-C Section 265, when a deficiency or a combination of deficiencies in internal control is identified, which indicates that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented or detected and corrected on a timely basis, a significant deficiency should be reported.

Cause: During the year, the Agency experienced staff turnover in the finance department as well as difficulty replacing personnel knowledgeable with HUD and REAC reporting requirements. In addition, the Agency switched accounting software's and encountered numerous conversion issues. As a result of these situations, the Agency did not have access to accurate closing schedules and was not able to implement the internal controls and processes to ensure that the general ledger and the unaudited REAC submission was complete and accurate.

Effect: The general ledger and the unaudited data submitted to REAC required numerous and material audit adjustments that delayed the audit, and therefore REAC could not provide proper timely financial oversight.

Auditor's Recommendations: The Agency should continue to develop and implement internal controls over both internal and external reporting, and the year-end close process to ensure reporting remains accurate and timely, with any unexpected financial data being investigated and corrected before it is reported. The Agency should consider additional staff training on development activities and its financial software.

Management Response: See corrective action plan.

**Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)**

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)

September 30, 2023

C. FINDINGS AND QUESTIONED COSTS – FEDERAL AWARDS

2023-002 Eligibility

Moving to Work Demonstration Program AL No. 14.881

Other matter required to be reported in accordance with 2 CFR 200.516(a)

Condition: Out of an approximate population of approximately 3,900 tenants, 86 tenant files were tested and the following deficiencies were noted:

- One file did not complete the income calculation correctly,
- One file did not have a 214 declaration form for all members of the household,
- One file did not have the required form of identification documented,
- Two files did not have the unit inspection for the prior 3 years,
- Two files did not have the required support to prove dependency.

Criteria: The Authority's Moving to Work ("MTW") Annual Plan, Administrative Plan and 24 CFR 982.516 requires internal controls to be in place to ensure proper procedures are being followed in compliance with HUD requirements regarding timely, complete and accurate tenant files.

Context: The auditor haphazardly selected 86 tenants which we consider to be a statistically valid sample size. The auditor reviewed the tenant files and support to ensure that proper procedures are being followed and that the Authority is in compliance with HUD requirements regarding timely, complete, and accurate tenant files.

Cause: The Authority experienced staffing and operational challenges, which is impacting the housing industry as a whole and did not have the available staff to follow the established internal controls to ensure proper compliance with regards to recertifications and collection of required HUD documentation to verify eligibility and calculate accurate housing assistance payments.

Effect: The Authority is not in compliance with HUD requirements regarding eligibility which could result in the incorrect amount of rental assistance provided.

Questioned Costs: Unknown.

Auditor Recommendations: The Authority should reevaluate their established procedures and controls in place to ensure full compliance in regards to eligibility. The Authority needs to correct the deficiencies noted in the tested files and consider the impact to the rest of the population of tenant files that were not selected as part of the auditor's sample.

Management Response: See Corrective Action Plan.

Homes for Good Housing Agency
(A Component Unit of Lane County, Oregon)

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)

September 30, 2023

D. SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

2022-001 Financial Reporting

Significant Deficiency in Internal Control

Condition: During our audit of the Agency's financial statements, adjustments were needed to properly report the financial statements in accordance with generally accepted accounting principles. Certain accounts had not been properly reconciled and corrective entries were not readily available. Significant audit adjustments were necessary for several audit areas.

Auditor's Recommendations: The Agency should continue to develop and implement internal controls over both internal and external reporting, and the year-end close process to ensure reporting remains accurate and timely, with any unexpected financial data being investigated and corrected before it is reported. The Agency should consider additional staff training on development activities and its financial software.

Current Year Status: Repeated in the current year, see Finding Number **2023-001**.



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CORRECTIVE ACTION PLAN

June 29, 2024

U.S. Department of Housing and Urban Development

The Homes for Good Housing Agency respectfully submits the following corrective action plan for the year ended September 30, 2023.

Berman Hopkins Wright & LaHam, CPAs and Associates, LLP
8035 Spyglass Hill Road
Melbourne, FL 32940

Audit period: October 1, 2022 – September 30, 2023

The findings from the September 30, 2023, schedule of findings and questioned costs is discussed below. The findings are numbered consistently with the number assigned in the schedule.

If the Department of Housing and Urban Development has questions regarding this plan, please contact Jacob Fox, Executive Director at (541) 682-2527.

Sincerely yours,

A handwritten signature in black ink, appearing to be "J. Fox", written over the text "Sincerely yours,".

Jacob Fox
Executive Director

FINDINGS – FINANCIAL STATEMENTS AUDIT

2023-001 Financial Reporting Significant Deficiency in Internal Control

CONDITION

During our audit of the Agency’s financial statements, adjustments were needed to properly report the financial statements in accordance with generally accepted accounting principles. Certain accounts had not been properly reconciled and corrective entries were not readily available. Significant audit adjustments were necessary for several audit areas

AUDITOR RECOMMENDATIONS

The Agency should continue to develop and implement internal controls over both internal and external reporting, and the year-end close process to ensure reporting remains accurate and timely, with any unexpected financial data being investigated and corrected before it is reported. The Agency should consider additional staff training in development activities and its financial software.

PLAN OF ACTION RESPONSE TO FY23 FINANCIAL STATEMENTS AUDIT SIGNIFICANT DEFICIENCY

Action	Timeframe	Responsible Person
Enter GL Opening Balances into new software, Yardi	July 31, 2024	Eileen Lahey <i>Finance Director</i>
Utilize Clifton Larson Allen, CPA, and any available HUD training regarding FDS classification and GLS Account Crosswalk	July 31, 2024	Eileen Lahey <i>Finance Director</i>
Completed Year-to-Date period close, October 2023 – June 2024	August 15, 2024	Eileen Lahey <i>Finance Director</i>
Complete Month-end close for July 2024 and thereafter by last business day of the following month	August 30, 2024	Eileen Lahey <i>Finance Director</i>
Complete Month-end close for August 2024 and thereafter by last business day of the following month	September 30, 2024	Eileen Lahey <i>Finance Director</i>
Complete FY 24 Year-end close	November 15, 2024	Eileen Lahey <i>Finance Director</i>
Utilize Clifton Larson Allen, CPA to ensure compliance with relevant and new FASB and GASB rules	November 15, 2024	Eileen Lahey <i>Finance Director</i>

FINDINGS & QUESTIONED COSTS – FEDERAL AWARDS

2023-002 Eligibility

Moving To Work Demonstration Program AI No. 14.88

Other Matter Required To Be Reported In Accordance With 2 CFR 200.516(a)

CONDITION

Out of an approximate population of approximately 3,900 tenants, 86 tenant files were tested and the following deficiencies were noted:

- One file did not complete the income calculation correctly
- One file did not have a 214-declaration form for all members of the household
- One file did not have the unit inspection for the prior 3 years
- Two files did not have the required support to prove dependency

AUDITOR RECOMMENDATIONS

The Agency should reevaluate their established procedures and controls in place to ensure full compliance in regard to eligibility. The Agency needs to correct the deficiencies noted in the tested files and consider the impact on the rest of the population of tenant files that were not selected as part of the auditor’s sample.

PLAN OF ACTION RESPONSE TO FY23 FINDINGS & QUESTIONED COSTS SIGNIFICANT DEFICIENCY

Action	Timeframe	Responsible Person
Training will be provided to staff on a quality control protocol, specifically, the importance of proper calculations; obtaining necessary documentation; and the importance and process for following up on inspections	July 31, 2024	Beth Ochs <i>Rent Assistance Director</i>
Quality control by manager will be performed on all files assigned to probationary employees	July 31, 2024	Beth Ochs <i>Rent Assistance Director</i>
Establish an updated checklist for staff to follow to ensure proper documentation is obtained on each file	September 30, 2024	Beth Ochs <i>Rent Assistance Director</i>
Pull reports out of the EIV/PIC system, on a monthly basis, such as the Identity Verification Report, SSA Screening Deficiencies Report and place them in a centrally located OneNote for staff follow up. Note: This has been on pause due to the conversion to new software	July 31, 2024	Beth Ochs <i>Rent Assistance Director</i>
Establish a plan to schedule overdue inspections and complete inspections	December 31, 2024	Beth Ochs <i>Rent Assistance Director</i>

Assigned caseworker staff will correct the tenant files that were cited in the "other matter" finding in the FY 23 Audit	August 30, 2024	Beth Ochs <i>Rent Assistance Director</i>
Randomly select tenant files on a monthly basis for review. Note: This has been on pause due to the conversion to new software and will resume in July 2024	July 31, 2024	Beth Ochs <i>Rent Assistance Director</i>
<p>Randomly select an additional 50 HCV tenant files beyond the FY 23 audit sample of 86 and review them for the following compliance finding, to test:</p> <ol style="list-style-type: none"> 1. Income calculations 2. 214 declarations for all members 3. ID documentation for all members 4. Unit inspections 5. Proof of dependents in Household 	August 30, 2024	Beth Ochs <i>Rent Assistance Director</i>