



SquareOne Villages
2025 EWEB GreenPower Grant Request

March 26, 2025

Solar Installation at Rosa Village Co-op, 2243 Roosevelt Blvd, Eugene

Applicant Information

SquareOne Villages
272 W 11th Avenue, Eugene OR 97401

Contacts:

Andrew Heben, Executive Director, andrew@squareonevillages; 937-681-8044
Amanda Dellinger, Community Relations Director, amanda@squareonevillages.org, 720-219-9883

SquareOne Villages is requesting a 2025 EWEB GreenPower grant of \$50,000 for a Photovoltaic (PV) system at Rosa Village Co-op, a permanently affordable housing co-op we are constructing on Roosevelt Blvd in Eugene.

(1) Background

Mission of the organization

SquareOne Villages is a community land trust with a mission of creating democratic communities with homes that are permanently affordable and environmentally sustainable. Our vision is a world where everyone lives with dignity in a stable, inclusive, and eco-friendly place to call home. We envision a society where everyone is housed, and our villages as places where people from all backgrounds and abilities are welcomed, included, and valued. Resident self-management, community-building, equity, permanent affordability, and environmental sustainability are core values.

Since our founding in 2012, we've established a track record of delivering innovative "outside the box" shelter and housing and currently specialize in developing multi-family and infill housing cooperatives that are permanently affordable to households with low incomes.

Our housing co-ops combine a Community Land Trust (CLT) model with an affordable housing co-op. SquareOne Villages acts as the CLT to maintain the land in perpetuity for affordable housing. Co-op residents collectively own and manage their housing. Co-op residents are adults of all ages, including families.

Needs our organization addresses

SquareOne develops affordable housing co-ops for individuals, couples, and small families living on low to very low incomes (30-80% area median income), who have a critical need for quality, safe, permanently affordable housing. The lack of affordable housing is the main driver of Lane County's very high per capita rate of unsheltered homelessness. The county's rental vacancy rate declined from 6% in 2009 to 2% in 2019 and under 1% today. SquareOne is part of our community's solution to the lack of affordable housing.

SquareOne's co-op model provides an affordable home ownership model for communities for whom this has typically been unattainable: people living on low incomes and people of color. A State of Oregon Task Force on Disparities in Home Ownership found that all communities of color have lower rates of homeownership compared to whites (e.g., Black homeownership, 32%; white homeownership, 62%).

The only housing option for the majority of low-income households is rental housing, in which residents have little say over their housing and no control over the pricing. The co-op structure is an excellent homeownership option for people living on low incomes. In SquareOne's Community Land Trust co-op model, land is removed from the speculative, profit-making market and stewarded for permanently affordable housing. Each co-op member's resources are pooled into a collective fund for operating quality housing at-cost, thus removing the risk of owning and maintaining a mortgage and a home individually. The co-op's democratic decision-making model provides residents a voice in shaping the operation and management of their community.

SquareOne prioritizes sustainability and energy efficiency in every aspect of our housing development. Our homes are designed to minimize energy consumption and we incorporate renewable energy systems and carbon reduction strategies to create resilient, low-impact housing.

Population served

Rosa Village Co-op will be constructed for low-income households with incomes 60% of area median income or below, with a diverse mix of backgrounds and special needs. We expect residents to be people who have experienced homelessness, seniors, families with children, people with mental and physical disabilities, and people who identify as LGBTQIA+. With our commitment to serving underrepresented communities of color and culturally responsive outreach approach, we expect the racial-ethnic demographics of Rosa Co-op residents to exceed the diversity of the general Lane County population.

Brief description of our current programs

SquareOne Villages formed in 2012 in order to develop Opportunity Village Eugene, a micro-housing community designed to provide non-congregate shelter for approximately 40 adults (age 18+) experiencing homelessness.

In 2014 we began planning our first affordable housing development, Emerald Village Eugene (22 units), which opened in 2017. In 2020, we opened Cottage Village (14 units) in Cottage Grove, Oregon. This project replicated our Emerald Village development in a rural community with fewer resources. Both are leasehold co-ops. In 2020, we partnered with Cultivate, Inc. to develop our first limited equity co-op, the C Street Co-op (6 units) in Springfield. In 2023 we completed Peace Village Co-op (70 units) on schedule and on budget.

We have purchased 2 acres of vacant land in Springfield near Main St. and 33rd St for a future co-op. The acquisition was made possible by a forgivable loan from the City of Springfield's Land Acquisition Program, which financed 90% of the appraised value of the property. Preliminary plans include approximately 40 homes following the city's cottage cluster development standards.

We've also been in negotiations with Our Redeemer Lutheran Church to purchase their 2.4 acres property on Maxwell Rd in Eugene. The congregation held its last service in February, and has offered to sell the property to SquareOne at a below-market rate, continuing the church's legacy by converting the

property to affordable housing, while preserving the existing buildings as a community asset. We plan to purchase the property with support from donors and a grant from the Marie Lamfrom Charitable Foundation.

Operating Budget

For 2025, SquareOne Villages has an annual budget of approximately \$1.5 million. The organization has a diverse funding base, including individual and corporate donors, revenue generated from ground leases of owned land and buildings, special events, and investment income. Approximately 35% of revenue for 2025 is budgeted to come from program operations, including ground lease fees received from villages. Another 35% of revenue for 2025 will come from donations and events, including our annual “Paella in the Pavillion” fundraiser. Approximately 20% of revenue comes from the City of Eugene to operate Opportunity Village, a transitional community providing a safe space for people experiencing homelessness to sleep, keep their belongings, participate in a village community, and receive support to help them stabilize and transition into permanent housing.

Employee salaries and related expenses are SquareOne's largest expense. This line item includes salaries for program staff working at the villages we have developed, as well as office staff working from our headquarters in downtown Eugene.

(2) Project Description

Primary purpose of the project: Solar installation at Rosa Village Co-op

In 2020, SquareOne received a donor-advised gift to acquire 3.3 acres of land at 2243 Roosevelt Blvd. We began utilizing the northern 1.3 acres of the site as a Safe Sleep Site in 2021 to provide non-congregate shelter to 30-40 adults (age 18+) experiencing homelessness. In 2023, this portion of the property became the new home of Opportunity Village Eugene (OVE), after we relocated OVE from its original city-owned site on N. Garfield St.

On the southern 2.0 acres of the property, we plan to build Rosa Village Co-op, consisting of 40 one-bedroom flats and 12 two-bedroom townhomes, for a total of 52 permanently affordable homes. The site will include a 1,800 square foot common house with shared amenities. The common house includes space large enough for all residents to meet or share a meal, do their laundry, get mail, and store bikes and common tools. Please see the site design schematic on page 10.

Rosa Village will offer contemporary, low-rise housing designed at a human-scale, accented by natural wood facade elements. Set in a "village" layout, the development features eight two-story buildings—12 two-bedroom townhomes and 40 one-bedroom dwellings—connected by meandering pathways and green spaces. Physical features that increase the beauty of the site and will allow residents to enjoy the outdoors include mature trees, new native plant landscaping, a central lawn with raised garden beds, fenced dog run area, picnic areas, and meandering pathways where residents can walk, play, and meet neighbors.

The property is located at the intersection of Roosevelt Blvd. and Bethel Dr. in the Trainsong Neighborhood. While the area is not highly walkable, Rosa Village offers access to a variety of amenities within just two miles of the site. This includes access to recreation opportunities at Trainsong Park, Gilbert Park, and along the Willamette River and the extensive bike path system via Maurie Jacobs Park. A variety of shopping, dining, and employment opportunities exist nearby along Highway 99. Employment job centers include Northwest Industrial Staffing and All Star Labor & Staffing, along with

several employment opportunities along Highway 99 and the Whiteaker Neighborhood Business District. Convenient access to other necessities within 2 miles include groceries at Fred Meyer and Tortilleria El Chile, Fairfield Elementary School, and Valley Primary Care Medical Clinic. Finally, a bus stop is located immediately adjacent to the site for Bus Route 40, along with two additional routes within a half-mile so residents can access other amenities without being dependent on a personal vehicle.

Home Ownership Model

Rosa Village Co-op will expand the affordable homeownership continuum in Oregon by providing 52 permanently affordable, highly energy-efficient homes designed for very low-income households (60% AMI) that face barriers to qualifying for a personal mortgage on a single-family home. The project blends a Community Land Trust (CLT) with a Limited-Equity Co-op (LEC), ensuring long-term affordability, stability, and resident control through democratic processes. Residents collectively own their homes through the co-op, while SquareOne Villages retains the underlying land to ensure permanent affordability and provides ongoing technical assistance and training support to sustain the co-op's success.

Our project's relationship to EWEB's mission: Energy- and resource-efficient construction

Rosa Village will be built to achieve Earth Advantage Platinum certification for multifamily housing, with design consultation from Earth Advantage. Platinum is the highest level of certification, based on a building's score in five categories – **energy efficiency, healthy indoor air quality, resource efficiency, environmental responsibility, and water conservation** – all of which match EWEB's organizational vision, mission, and goals.

Earth Advantage will advise on above-code building practices to enhance energy efficiency, water conservation, and indoor air quality. The implemented strategies will reduce construction waste and improve resource use throughout the project lifecycle.

The Platinum certification will directly benefit Rosa Village residents through lower utility costs, healthier living environments, and enhanced durability of the housing units, **aligning with our goal to create sustainable and affordable homes.**

Our "stacked wall" construction eliminates costly complexities such as cantilevers and roof decks, reducing labor and material costs while improving durability. We have standardized roof, wall, and floor assemblies, limiting the number of construction assembly and cladding types to optimize contractor efficiency. Highly durable materials—including standing seam metal roofing with zero penetrations, fiber-cement siding, and vinyl windows—further minimize long-term maintenance costs, making this a financially sound investment for both residents and stakeholders. Additionally, the cooperative ownership model allows for more cost-efficient construction by reducing the number of utility connections necessary.

This GreenPower grant would allow us to further our commitment to environmental sustainability with the addition of a photovoltaic (PV) solar system. Preliminary plans from the Green store include a 172.43 kW system across the eight residential buildings and community building installed by The Green Store. The grid-tied system will supply power to all 52 residential homes and the Common House. The system will lower operating costs with an estimated \$214,550 kWh of annual electrical savings, significantly reducing reliance on external energy sources and the amount of fossil fuel used energy from entering the atmosphere. If awarded funding, this grant will support the installation of the solar system.

Population we plan to serve and how they will benefit from the project

This affordable housing project targets very low-income households with incomes 60% of area median income or below, with a diverse mix of backgrounds and special needs. We expect residents to be people who have experienced homelessness, seniors, families with children, people with mental and physical disabilities, and people who identify as LGBTQIA+. Among Peace Village applicants, 29% identified with a sexual orientation other than straight/heterosexual, and 49% indicated they live with a disability. Additionally, SquareOne's housing co-ops have historically served a high percentage of people transitioning out of homelessness (17-65% of residents, depending on the project). We expect similar demographics among residents at Rosa Village Co-op.

In addition to affordability, Rosa Village Co-op offers a unique opportunity to create and be part of a supportive and democratically governed community. As one of our residents of Peace Village Co-op put it, "We take care of each other, which is a whole new experience for me, and I'm pretty sure it is for everybody else... you're actually with people who care about you, and care about where they live."

SquareOne staff provide key training and technical assistance to co-op members, allowing residents to build skills and experience with practical things such as running meetings, budgeting, and conflict resolution.

Rosa Village Co-op is more than housing—it's an opportunity for homeownership, financial empowerment, and engaging in community.

Strategies we will employ to implement the project

Strategy: Provide permanently affordable homes. Rosa Village will be organized as a limited-equity co-op (LEC) combined with a Community Land Trust (CLT) to provide permanently affordable housing for people with very low incomes (60% or less of area median income). Under this ownership structure, the residents form an LEC that owns the housing, and SquareOne Villages, acting as the CLT, retains singular ownership of the underlying land to ensure permanent affordability. A 99-year ground lease ties the interests of both parties together, creating a partnership that also helps to ensure the longer-term viability of the co-op. In line with the CLT model, SquareOne's bylaws restrict the sale of land, ensuring public subsidy investments have a long-term impact.

Residents manage their co-op through an elected board. Because there is no profit-motivated incentive to raise rents, co-op housing remains affordable and residents are assured of financial stability. In our limited-equity co-ops, residents own a small share of equity in their housing.

An LEC is more financially accessible than single-family homeownership, as it doesn't require each household to qualify for a mortgage. The co-op holds a single mortgage, and member-owners make monthly payments to cover housing costs. This allows households with limited incomes to pool resources and maintain quality housing at cost.

Strategy: Foster democratic communities. Through an elected board and committees, co-op residents manage their housing, property, and co-op budget democratically. A key sustaining factor to these democratic communities is stewardship, such as ongoing technical assistance provided by SquareOne staff to empower residents to function as their own business and operate a successful housing co-op. Tenant application intake and co-op training begin during construction to enhance long-term community infrastructure.

Strategy: Build environmentally sustainable homes. Rosa Village is designed with deep energy efficiency for long-term environmental and cost sustainability. Rosa Village Co-op residents will benefit from a healthy living environment and lower utility costs through high energy efficiency, improved indoor air quality, and water conservation provided by Earth Advantage Platinum certification and the integrated photovoltaic (PV) solar system. Additionally, our cost-efficient construction methods and use of durable materials will minimize long-term maintenance expenses, ensuring that housing remains affordable, resilient, and sustainable for residents.

Strategy: Advance equity. We are contracting with P3 Consultants to lead the development and implementation of a comprehensive outreach and engagement strategy for Minority, Women, and Emerging Small Business (MWESB) participation. This partnership will help us proactively identify and engage COBID-certified and non-COBID contractors and subcontractors to build meaningful relationships with diverse businesses. Our goal is to encourage their involvement in Rosa Village's development and to exceed the minimum MWESB requirements of 20% for Region 2-5. P3 Consultants' active participation ensures that our subcontractor team reflects our commitment to diversity and helps grow long-term partnerships with underrepresented businesses in the construction sector.

We are also developing an affirmative outreach and recruitment plan for the selection of the initial group of Rosa Village residents. We have formed an Affirmative Outreach Council, with members representing local communities of color and other marginalized communities, to collaborate on developing culturally appropriate and equitable outreach and recruitment strategies, materials, and channels.

(3) Project Evaluation

Our criteria for a successful project

The Rosa Village Co-op project will be successful if these goals have been met:

- The project is completed on time and within budget.
- The percentage of MWESB contractors and sub-contractors exceeds 20%.
- Multifamily Earth Advantage Platinum energy certification is obtained.
- Our affirmative outreach and recruitment strategies for the initial set of Rosa Village applicants results in an applicant pool with racial-ethnic demographics that match or exceed the diversity of the general Lane County population.

Results we hope to achieve by the end of the funding period

By the end of the 18-month grant period, we anticipate construction of Rosa Village to be nearly completed, with the solar system fully installed.

Method by which we will measure effectiveness

- Project completion on time and within budget will be measured by tracking the development timeline and expenses with the actual milestones and costs. These evaluations will be conducted on a quarterly basis through the duration of the project to help ensure any variances are promptly addressed.

- To assess the effectiveness of our MWESB outreach, we will track key metrics, including the number of firms contacted, response rates, and the percentage of contracts awarded to MWESB firms. P3 Consulting will assist us in developing a subcontractor outreach and support log, monitoring bids, recording compliant subcontractor participation, and generating written reports. At the project's conclusion, we will conduct a review to evaluate outcomes, identify barriers and opportunities, and refine our approach for future projects.
- Multifamily Earth Advantage Platinum certification will be achieved through an Earth Advantage Consultant who will review, measure, and record all applicable measures for Rosa Village.
- Our affirmative outreach and recruitment strategies will include tracking the percentage of total interested applicants who voluntarily provide their racial identity, in alignment with Fair Housing guidelines. This self-reported data will be collected through tabling events, online interest forms, and other outreach channels. Data will be used to measure the percentage of non-white applicants and compare it to the racial demographics of Lane County.

(4) Budget and Timeline

Rosa Village Co-op Project Timeline

3/1/25	Zoning approval
7/1/25	Building permit received, fees paid
<u>Pre-Development</u>	
7/1/25	Solicitations for third-party contractors/professional services
8/15/25	Contractor selected
<u>Financing - Construction</u>	
10/1/25	Closing of Oregon Housing & Community Services (OHCS) LIFT Homeowner loan; application submitted 2/13/25
<u>Development</u>	
11/1/25	Construction begins
11/1/26	Construction complete
11/1/26	Certificate of occupancy
<u>Marketing</u>	
8/1/26	Units listed for sale
12/1/26	Estimated sale of first home
3/1/27	Estimated sale of last home

Rosa Village Co-op Project Budget

FUNDING SOURCES		Funding Secured
Membership Sales Revenue	\$290,000.00	
OHCS LIFT Homeownership	\$7,506,996.04	

Eugene Affordable Housing Trust Fund	\$528,272.00	\$528,272.0
Eugene SDC Exemption	\$326,529.13	\$326,529.13
Cash	\$650,043.57	\$650,043.57
Land Donation	\$500,000.00	\$500,000.00
Construction Loan	\$2,600,000.00	\$2,600,000
EWEB Energy Incentives	\$41,700.00	\$41,700
TOTAL PROJECT SOURCES	\$12,443,540.74	
PROJECT COST		
Lot Acquisition	500,000.00	
Hard Costs		
Site Work/Horizontal Construction	\$1,057,788.00	
Structures/Vertical Construction	\$5,878,128.00	
Contractor General Conditions, Overhead, & Fee/Profit	\$941,980.00	
Site & Common Building Furnishings	\$48,500.00	
EWEB Underground Primary Electrical Extension	\$45,000.00	
Solar Panels & Installation	\$303,458.00	
TOTAL HARD COSTS	\$8,274,854.00	

Soft Costs & Administration

Appraisals	\$12,000.00	
Architect & Engineering	\$215,171.00	
Closing Costs		
Consultants	\$79,750.00	
Developer Fee	\$1,100,000.00	
Environmental & Phase 1	\$4,500.00	
Financing Costs & Interest	\$143,000.00	
Insurance	\$42,000.00	

Legal Fees	\$40,000.00	
Marketing/Advertising	\$25,000.00	
Permits and Fees	\$130,000.00	
Real Estate Taxes		
Soils/Geotech	\$7,400.00	
Survey	\$1,240.00	
Title Insurance & Recording Fees	\$1,000.00	
Water Connection/Sewer SDC		
SDC Fees	\$412,627.00	
Co-op Lease up	\$25,000.00	
TOTAL SOFT COSTS & ADMINISTRATION	\$2,238,688.00	
Oregon Housing & Community Services (OHCS) Charges		
TOTAL Charges, application charges, document preparation	\$122,354.94	
Contingencies		
Soft Cost Contingency	\$111,934.40	
Hard Cost Contingency	\$398,569.80	
Escalation	\$797,139.60	
TOTAL CONTINGENCIES	\$1,307,643.80	
TOTAL PROJECT SOURCES	\$12,443,540.74	
TOTAL PROJECT COST	\$12,443,540.74	

Attachments

- IRS nonprofit determination letter
- List of board of directors
- Resumes of key staff working on the project
- Proof of ownership: Deed

Rosa Village Co-op Site Design





Department of the Treasury
Internal Revenue Service

P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077556534
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SQUAREONE VILLAGES
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458 BLAIR BLVD
EUGENE OR 97402-4511



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Employer ID Number: 46-0801991
Form 990 required: Yes

Dear Taxpayer:

This is in response to your request dated Feb. 25, 2016, regarding your tax-exempt status.

We issued you a determination letter in August 2013, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

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SQUAREONE VILLAGES
% DAN BRYANT
458 BLAIR BLVD
EUGENE OR 97402-4511

Sincerely yours,



Jeffrey I. Cooper
Director, EO Rulings & Agreement



Our mission: To create democratic communities with homes that are permanently affordable and environmentally sustainable.

SquareOne Villages Board of Directors

Isaac Judd, President

Owner/principal broker, Hearthstone Real Estate
Affordable housing advocate
isaac@hearthstoneRE.com; 541-513-3728

Catherine “Kitty” Piercy, Past President

Mayor of Eugene, OR, 2004-2017
Oregon state representative 1995-2000; Minority Leader, assistant caucus leader
kittypiercy@earthlink.net; 541-484-9720

Terra Belle, Vice President

Community member; resident at Emerald Village Eugene Co-op; LGBTQ+ Activist
shero3117@gmail.com; 458-210-9697

Sharon Schuman, Ph.D., Treasurer

English professor, retired; founding artistic director emeritus, Chamber Music Amici
sharon.schuman@gmail.com; 541-556-4584

Aislinn Blackstone, Secretary

Community member; resident and President at Cottage Village Co-op
blackstone.aislinn@gmail.com; 541-206-8379

Gene Bicksler

Semi-retired after 45 years as a property manager of HOAs and condominium associations, mainly in the San Francisco Bay Area
gene@hoaconsulting.com; 458-205-8241

Susan Soonkeum Cox

Honorary Consul for Republic of Korea, Southern Oregon; formerly VP for Policy & External Affairs, Holt International
soonkeum@gmail.com; 541-521-3036

Richard “Ming” Lai

Community member; resident at Peace Village Co-op; registered nurse; permaculturist; disability justice activist; street medic
rkmlai@gmail.com; 510-333-2202

Ann Matranga

Community member; resident at Peace Village Co-op; developmental editor and writing coach; elementary school volunteer
annmatranga@gmail.com; 510-388-4924

Sarah McDonald

Community and commercial property management; affordable housing advocate
sarahmac2170@gmail.com; 541-337-3025

Robert Melnick

Professor Emeritus, Department of Landscape Architecture, University of Oregon; Senior Cultural Consultant, MIG, Inc., Portland OR and Berkeley CA
Expertise in nonprofit board development, fundraising, and housing community design
rzm920@gmail.com; 541-517-5485

Thuy Nguyen

Marriage and Family Therapist Associate
thuyhsnguyen@gmail.com; 406-209-0322



SquareOne Villages

Rosa Village Co-op | Applicable Staff Bios

Andrew Heben, Leadership & Construction Management

As a co-founder of SquareOne Villages, Andrew has over 10 years of leadership experience within the organization, and has played a pivotal role in developing its mission to create democratic communities with homes that are permanently affordable and environmentally sustainable. Andrew's notable achievements include the creation of *Opportunity Village Eugene*, a successful transitional housing model for individuals experiencing homelessness, and pioneering the first project in the state of Oregon that used both the Community Land Trust and Limited-Equity Cooperative model. Before becoming Executive Director at the beginning of 2025, he previously served as Deputy Director and Project Director. As part of the executive transition, SquareOne also hired a new Chief Operating Officer position to focus on the day-to-day management of the organization, allowing Andrew to continue to focus on strategic direction and leadership of its innovative housing developments.

In addition to providing general leadership, Andrew will lead the construction management role for Rosa Village Co-op. To date, Andrew has overseen the planning, design and construction of four housing co-op developments in Lane County. Most recently, he oversaw the construction of Peace Village Co-op in 2023, meeting regularly with the project architect and general contractor throughout the process. The 70 unit, \$11.4m development was SquareOne's largest undertaking to date, and was completed on budget and on schedule in approximately 12 months of construction. Andrew will work closely with SquareOne's project manager in managing the construction of Rosa Village, with the intent of building the organization's capacity to take on more housing developments in the future.

Chazandra Kern, Project Manager

Chazandra brings over 7 years of experience in project management, design, and construction within the urban development sector. Prior to joining SOV, Chazandra designed and managed alternative affordable housing programs in collaboration with the City of South Gate, the Mayor of Los Angeles I-Team, and the Housing Authority of the City of Los Angeles. Chaz managed the Backyard Homes Project, an ADU pilot initiative that assisted 5 individual homeowners in developing a Section 8 unit on their property in Los Angeles. She led the feasibility analysis for over 250 individual sites in under four months, and managed each participant's design, permitting, construction, and tenant matching process. At SquareOne Villages, Chazandra has been with the team for 1 year and serves as a Project Manager, where she oversees the planning, budgeting, and execution of housing

development projects. She is currently responsible for coordinating with architects, contractors, and community stakeholders to ensure overall project success.

Stephanie Detwiler, Financial Management

Stephanie has been involved with SquareOne since its inception in 2013, initially as a volunteer, where she implemented the initial setup of the accounting systems and obtained tax exemption status from the IRS and State of Oregon, and then as a long-time member of the finance committee. She joined the staff on a full-time paid basis as Financial Director in December 2023. Stephanie leads the financial planning and management of SquareOne Villages, overseeing development and monitors the organization's annual operating budget and long-range financial forecasting to the Executive Director and Board of Directors. Stephanie has over 30 years of non-profit accounting, audit, budgeting and management experience in various fields, including land conservation trust, cooperative housing, medical assistance, art gallery and artist promotion, and national forest protection and whistleblower support. Stephanie identifies operating budget issues and strategies on how to resolve challenges regarding the budget. On the day to day, she is involved with financial transactions, including accounts payable and receivable, payroll, and donor deposits.

Additionally, in January 2025, SquareOne hired Michael Johnston as Chief Operating Officer. Michael has a degree in finance and over 15 years of finance related experience, including most recently as a syndicator for the Opportunity Zone tax credit program. Along with Stephanie, Michael's financial experience will increase SquareOne's financial management capacity going forward.

Susan Schroeder, Grant Management

Susan leads the grant writing and final report processes, overseeing the full life cycle of grant management, from identifying funding opportunities to managing timelines and proposal submissions, ensuring compliance and successful project outcomes. She works collaboratively with key staff to develop proposals and is responsible for monitoring grant deliverables and reporting. She also provides support for the Board of Directors, serving as a key link between staff and board. Susan has been with SquareOne Villages for 9 years, first as a volunteer in 2015 with our shelter program, Opportunity Village Eugene, and then as a board member until 2019, when she was hired as the grants manager. She has a master's degree in public health and worked for 15 years in a public health research and development organization as a research project manager, where she wrote research grant requests to the National Institutes of Health.

Amanda Dellinger, Homebuyer/Community Outreach

Amanda has led SquareOne's fundraising, community outreach, and equity work for the past 6 years. As the Community Relations Director, they develop relationships with community members and organize workshops to raise awareness about the Limited Equity Cooperative model. Amanda has a deep commitment to serving communities who are unhoused, those with low incomes and communities who have been historically marginalized. They regularly update outreach strategies with internal and external feedback to ensure outreach is culturally responsive and accessible so that historically marginalized communities have equal access to homeownership opportunities. Most recently, they have been working to establish an Affirmative Outreach Council to form mutually beneficial partnerships and collaborate with local culturally specific and culturally responsive organizations to develop culturally appropriate messages, materials, and channels for outreach and recruitment among historically marginalized folks, for the initial selection of residents at a co-op. With a BA in Organizational Communication, Amanda has been dedicated to creating opportunities for underserved communities since 2015. After building their own tiny house in 2016, they believe alternative housing solutions are key to addressing the housing crisis, from supporting the unhoused to helping families achieve housing security.

Jeff Albanese, CLT/Ground Lease Experience

Jeff has been the Program Director at SquareOne Villages for 6 years, and oversees the development and ongoing support provided to our co-ops. He has led the development of the co-op structure for multiple projects, ensuring compliance with public and private subsidy programs, and managing income verification and reporting. Jeff is responsible for monitoring agreements between SquareOne and its co-ops, ensuring that all projects adhere to their financial and operational guidelines. He has been directly involved in structuring ground leases that maintain long-term affordability while ensuring community stewardship of the land, managing land stewardship responsibilities, and ensuring compliance with legal and financial frameworks specific to CLT development. Prior to joining SquareOne Villages, Jeff earned his Master of Social Work from the University of Michigan, focusing on legal and illegal homeless encampments and cooperative housing models. He has also conducted significant ethnographic research on self-governing practices and community organizing.

Dorman Construction, General Contractor

Dorman Construction was established in 1990 by Steve Dorman to provide high quality construction services for both the public and private sectors. They were integral partners in



TITLE NO. 0318547
ESCROW NO. EU20-0816 JT
TAX ACCT. NO. 0448272
MAP/TAX LOT NO. 17 04 26 14 #5900

GRANTOR

SKILLERN INVESTMENTS, LLC

GRANTEE

ROSAVILLAGE PROPERTY, LLC
15 N. POLK ST.
EUGENE, OR 97402

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

SKILLERN INVESTMENTS, LLC, an Oregon Limited Liability Company, Grantor,

conveys and warrants to

ROSAVILLAGE PROPERTY, LLC, an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance is \$500,000.00 AS PAID BY/TO AN ACCOMMODATOR PURSUANT TO IRC 1031.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

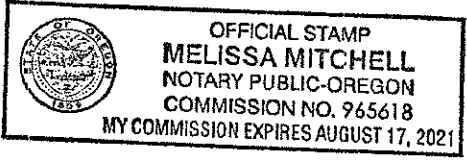
Dated this 13th day of July, 2020.

SKILLERN INVESTMENTS, LLC

BY: [Signature]
WILLIAM F. SKILLERN, MANAGER

State of Oregon
County of Lane

This instrument was acknowledged before me on July 13, 2020 by WILLIAM F. SKILLERN,
MANAGER OF SKILLERN INVESTMENTS, LLC.



[Signature]
(Notary Public for Oregon)
My commission expires 8/17/21

Exhibit "A"

A parcel of land situated in the Northwest quarter of Section 25 and the Northeast quarter of Section 26, Township 17 South, Range 4 West of Willamette Meridian, in Eugene, Lane County, Oregon, said parcel being more particularly described as follows: Beginning at a point on the East margin of Bethel Drive (30.00 feet from the centerline thereof), said point bearing South 00° 35' 00" West, 939.32 feet (939.1 feet by record) and East, 60.00 feet from the Northwest corner of the Prior F. Blair Donation Land Claim No. 39, Township 17 South, Range 4 West of the Willamette Meridian; thence leaving said East margin run East, 204.17 feet; thence North 00° 35' 00" East, 96.45 feet to a point on the South line of the existing Railroad property; thence along said South line South 49° 00' 00" East, 275.72 feet; thence leaving said South line run South 00° 35' 00" West, 160.62 feet; thence North 89° 25' 00" West, 78.87 feet; thence South 00° 35' 00" West, 183.30 feet a point on the North margin of Roosevelt Boulevard (30.00 feet from the centerline thereof), said point bearing South 00° 35' 00" West, 1362.86 feet and South 89° 25' 00" East, 395.21 feet from said Northwest corner of the Prior F. Blair Donation Land Claim No. 39; thence along said North margin North 84° 43' 18" West, 267.86 feet; thence leaving said North margin run North 00° 35' 00" East, 124.21 feet; thence North 89° 25' 00" West, 68.25 feet to a point on said East margin of Bethel Drive (30.00 feet from the centerline thereof); thence along said East margin North 00° 35' 00" East, 100.56 feet; thence leaving said East margin run South 89° 25' 00" East, 80.70 feet; thence North 00° 35' 00" East, 63.60 feet; thence North 89° 25' 00" West, 80.70 feet to a point on said East margin of Bethel Drive (30.00 feet from the centerline thereof); thence along said East margin North 00° 35' 00" East, 113.85 feet to the point of beginning, in Eugene, Lane County, Oregon.