

Welcome to the meeting!



Please:

- Type questions into the "chat" and they will be answered at the end of the presentation
- Mute your microphone so that there is no extra noise during the presentation
- You can choose to have your video on or off

Both the audio and video of the meeting will be recorded so that those that were unable to attend live can view at a later time.

Neighborhood Meeting



13th + Tyler
Eugene, Oregon



AGENDA

Neighborhood Meeting

6:30-7:30pm

April 23rd, 2020

- I. Introductions/Facilitation:** Jacob Fox, Executive Director, Homes for Good
 - Homes for Good Overview & Mission
- II. Real Estate Development Overview** Steve Ochs, Real Estate Development Director, Homes for Good
- III. Project Overview and Construction Timeline** Nora Cronin, Project Development Manager, Homes for Good
- IV. Design** MWA Architects Inc
- V. Resident Services** Dana Petersen-Crabb, Program Manager, ShelterCare
- VI. Property Management** Felicia Poe, Quantum Residential
- VII. Next Steps** Nora Cronin, Project Development Manager, Homes for Good
- VIII. Questions** Steve Ochs, Real Estate Development Director, Homes for Good

Homes for Good

Introduction



Homes for Good Philosophy:

- Our primary work is to help low-income residents with the logistics of affordable housing.
- We are neighbors united to get every Lane County resident who needs help, into a home.

Homes for Good is Lane County's housing agency

- Serving over 5,000 families.
- Annual budget of \$39 million.
- 96 full-time employees.
- Operating since 1949; previously known as the Housing and Community Services Agency of Lane County (HACSA).



Homes for Good

What We Do



Homes for Good owns, operates & develops affordable housing throughout Lane County

- Total of 1624 Units:
 - Public Housing – 695 Units
 - Project Based Section 8, Tax Credit, HOME, Rural Development, etc. – 929 Units
- Currently In Development – 224 Units

Homes for Good provides rental assistance to over 3,000 households for use in private housing.

- Housing Choice Voucher program (Section 8) – 2796 vouchers
- Veteran's Affairs Supportive Housing (VASH) – 236 vouchers
- Continuum of Care Supportive Housing (ShelterPlus Care, Madrone)
- Project Based Vouchers, Mainstream Vouchers, etc.

Homes for Good provides services to support housing stability and independence for residents.

- Resident Services – on-site food programs, health navigators, youth programs
- Family Self-Sufficiency Program
- Section 8 Homeownership Program

Homes for Good administers a Weatherization Program

- Designed to assist income qualified residents to reduce energy costs in their homes.
- Serves both homeowners and renters – roughly 250 homes weatherized per year

Homes for Good Real Estate Development



2000-2008

195 new units

2008-2013

45 new units

2013-2018

102 new units

2018-2023

534 new units

**BREAKING
GROUND**

**MARKET
DISTRICT
COMMONS**

**THE COMMONS
ON MLK**

**LEGION
COTTAGES**

**HAYDEN
BRIDGE
LANDING**

SARANG

**13TH +
TYLER**

**1100
CHARNELTON**

2019

2020

2021



50

Market District Commons



51

The Commons on MLK



4

Legion Cottages



70

Hayden Bridge Landing



49

Sarang



15

13th + Tyler



45

1100 Charnelton



Homes for Good Real Estate Development



View List Map Filter | Search... X|Q

Hayden Bridge Landing

Springfield, OR
Wed, Apr 22nd, 2020 8:31 AM

A wide-angle shot of a construction site for Hayden Bridge Landing in Springfield, OR. The ground is muddy and covered with construction materials, including stacks of lumber and various pieces of heavy machinery like excavators and trucks. A worker in a high-visibility vest is visible in the foreground.

Market District Commons

Eugene, OR
Wed, Apr 22nd, 2020 8:26 AM

An aerial view of the Market District Commons in Eugene, OR. The image shows a multi-story building with a red facade and a white roof, situated in an urban area with other buildings and a checkered sidewalk in the foreground.

Sarang

Eugene, OR
Wed, Apr 22nd, 2020 8:29 AM

A construction site for Sarang in Eugene, OR, captured on a rainy day. The ground is wet and muddy, with construction materials and equipment scattered across the site. The background shows a line of trees under a grey sky.

The Commons on MLK

Eugene, OR
Wed, Apr 22nd, 2020 8:22 AM

A construction site for The Commons on MLK in Eugene, OR. The image shows a multi-story building under construction with a prominent orange-brown facade. A blue crane is visible on the right side of the site, and various construction materials are scattered around.

<https://app.oxblue.com/open/dashboard/homes4good>

Homes for Good

Permanent Supportive Housing Cohort



Homes for Good

Project Overview: 13th + Tyler



This project will identify, engage, house and support 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.

- 15 two- to three-bedroom apartments
- 2 fully ADA-compliant unit
- Community room with kitchen
- On-site laundry
- Offices for program and service delivery and property management
- Off-street parking
- Play structure and garden area
- Rental subsidy allows residents to only pay 30% of their income on rent
- Property Management: Quantum Residential
- Resident Services: ShelterCare



Homes for Good

Project Timeline: 13th + Tyler



Estimated Project Timeline

**Pre-Development
Started**



February 2020

**Construction
Starts**



September 2020

**Construction
Completed**



June 2021

MWA Architects

Site Plan



mwa architects



SITE PLAN

FAIRGROUND HOUSING

SCALE 1" = 1'-0"



MWA Architects

Site Plan



mwa architects



MWA Architects

Site Plan



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MWA Architects

Site Plan



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MWA Architects

Site Plan



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MWA Architects

Site Plan



mwa architects



ShelterCare

Program Services



ShelterCare

Program Services



- On-site supportive services and case management through ShelterCare
- Youth activities and parenting groups
- Community building and social activities
- Social and recreational health
- Connections to mainstream resources, health care, substance abuse treatment programs, mental health services, self-help groups, and peer resources
- Connections to employment and educational services
- Assistance with independent living skills, including money management
- Resident council development and support

Quantum Residential Property Management



Camas



New Winds



Munsel Park



Norseman Village



Bascom Village



Laurel Gardens



The Oaks at 14th



Richardson
Bridge

NEXT STEPS.....



QUESTIONS?

-Please type into the chat



THANK YOU

Future questions

info@homesforgood.org

