

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



1100 Charnelton
Eugene, Oregon



AGENDA

Neighborhood Meeting

6:30-7:30pm

August 26th, 2020

- I. Introductions/Facilitation:** Jacob Fox, Executive Director, Homes for Good
- 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** Amanda Donofrio, Bergsund DeLaney Architecture & Planning
- V. Services Plan** Danielle Bautista, Lane County Health & Human Services
- VI. Property Management** Beth Gyde, Asset Manager, Homes for Good
- VII. Next Steps** Nora Cronin, Project Development Manager, Homes for Good
- VIII. Questions**

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



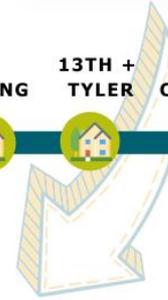
15

13th + Tyler



45

1100 Charnelton



Homes for Good Real Estate Development



Hayden Bridge Landing

Springfield, OR
Mon, Aug 17th, 2020 3:52 PM



Market District Commons

Eugene, OR
Mon, Aug 17th, 2020 3:48 PM



Sarang

Eugene, OR
Fri, Aug 14th, 2020 1:50 PM



The Commons on MLK

Eugene, OR
Mon, Aug 17th, 2020 3:49 PM



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

Homes for Good

Project Overview: 1100 Charnelton



This project will identify, engage, and house people experiencing homelessness from Lane County's Coordinated Entry 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.

- Demolition of existing structure
- Building a Four-story building
- 45 studio apartments, approx. 360 sq. ft.
- Community room with kitchen
- On-site laundry
- Offices for supportive services and property management
- Secure outdoor courtyard
- Limited off-street parking
- Six fully ADA-compliant units
- Secure bike storage in building
- All 45 units will receive Project Based Voucher rental assistance



Homes for Good

Project Overview: 1100 Charnelton



Homes for Good

Estimated Project Timeline: 1100 Charnelton



**Pre-Development
Started**



February 2020

**Construction
Starts**



May 2021

**Construction
Completed**



May 2022



Bergsund DeLaney

Site Plan

- BERGSUND
- DELANEY
- *Architecture & Planning, P.C.*



SITE PLAN



Bergsund DeLaney

Site Plan

- BERGSUND
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Bergsund DeLaney

Site Plan

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Lane County

Services Plan

- On-site supportive services and case management
- 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 or
email in the future

info@homesforgood.org

