

WAITLIST OPENING FOR PROJECT BASED VOUCHERS FOR 2- AND 3-BEDROOM UNITS AT THE KEYSTONE



Occupancy Requirements:

- The head of household, including the spouse or co-head, will be allocated one bedroom.
- All other household members will be based on two (2) persons per bedroom, without regard to gender or age.
- Live-in aides will be allocated a separate bedroom. Family members of a live-in aide will not be considered when determining family unit size.

Homes for Good will be accepting Project Based Voucher (PBV) wait-list referrals for 2- and 3-bedroom units at The Keystone in Eugene, Oregon through Lane County's Coordinated Entry System. The voucher subsidy is set so you will pay 30% of monthly adjusted income for rent. After living in a Project Based Voucher subsidized unit for 12 months, you can apply to have your subsidy converted to a Section 8 voucher and move to a dwelling of your choice.

The Keystone is a permanent supportive housing project located at 1188 W. 13th Avenue on the corner of 13th Ave and Tyler Street, and was developed through a community collaboration to identify, engage, house, and support families experiencing homelessness in our community. The primary goal of The Keystone is to provide supportive housing, through a housing first model, to chronically homeless families in our community. The building will include 15 two- and three-bedroom apartments, 2 ADA units, community room, laundry room, computer access, playground and a services area for case management and peer support offices and meeting rooms. The project is close to public transportation and offers 15 off street parking.

Applicants must meet very low-income guidelines (50% area median income) to qualify. Income will be assessed both at the Front Door Assessment and at the time the applicant is served. Residents must meet occupancy requirements for 2- and 3-bedroom units. Unlike most property rentals, with the exception of being registered as a life-time sex offender or having a record of manufacturing methamphetamine in a federally subsidized unit, poor credit, criminal history, or low income do not negatively impact your ability to live here. Application fees include a \$20 background check, a \$400 deposit, and prorated first months rent. Deposits can be set up on an installment plan, and Homes for Good can assist applicants in obtaining a guaranteed loan for the deposit, repayable over six months at a reasonable interest rate. All utilities are included in the resident's rent.

Preference for The Keystone will be given to applicants who are chronically homeless. "Chronically homeless" is defined as people who are currently homeless and have been homeless for 12 or more months in the last three years AND have a disabling condition. A disabling condition is any type of condition or disability that is expected to be long term and that could make it harder to find housing. It does not require that someone has been found eligible for social security disability or supplemental security income (SSDI or SSI).

Placement into The Keystone is done ONLY through referrals from Lane County's Centralized Waitlist through the Coordinated Entry System. Coordinated Entry is a standard process that is the "Front Door" for connecting people experiencing homelessness to available housing and ongoing support to stay housed. People are matched with a housing program based on their need and level of vulnerability. Not everyone who completes a Front Door Assessment will be matched with a housing program. The goal of Coordinated Entry is to make homelessness a rare, brief, and one-time occurrence. This list is not first-come first served. Lane County prioritizes chronically homeless households for all programs that pull referrals from the Central Wait List.

Coordinated Entry Steps:

1. **Schedule a Front Door Assessment** by calling 541-682-4663
2. **Complete a Front Door Assessment.** A skilled assessor will complete a Front Door Assessment with you and will ask a series of questions about you and your household, your housing situation, your health, and what needs you may have. This Front Door Assessment is valid for 6 months.
3. **Placement on the Central Wait List.** After you have completed a Front Door Assessment, you will be placed on the Central Wait List. This is a prioritized list of households needing housing that is ranked by a scale of vulnerability based on various criteria which was collected during the Front Door Assessment (including past housing and homeless history, barriers you may face to get in housing, your health, and other needs).
4. **Getting Matched with a Housing Program.** When there is a vacancy with The Keystone or other housing program, the housing program contacts Lane County Coordinated Entry staff. County staff will review the Central Wait List and match a client to the vacancy. A housing program case manager will contact the client when they have been referred to a housing program.

Household Income Limits:

2 People: \$28,500	5 People: \$38,450
3 People: \$32,050	6 People: \$41,300
4 People: \$35,600	7 People: \$44,150

Referrals Start

**Monday,
July 19th, 2021 at 9am**

FOR INFORMATION ON THE COORDINATED ENTRY SYSTEM

[541-682-HOME] [ceoutreach@lanecountyor.gov]

or go to <https://www.lanecounty.org/coordinatedentry>

