

# Welcome to the meeting!



## Please:

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

### Format for the Meeting

Presentation (Approx. 30 minutes)

Breakout Rooms on Individual Topics of Interest (Approx. 15 minutes)

Other Questions (Approx. 15 Minutes)

**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.**



Real Estate Development Town Hall  
April 29, 2021

# 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.
- 105 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 1633 Current Units:
- Public Housing – 654 Units
- Project Based Section 8, Tax Credit, HOME, Rural Development, etc. – 979 Units
- Currently In Development – 229 Units

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

- Housing Choice Voucher program (Section 8) – 2,769 vouchers
- Veteran's Affairs Supportive Housing (VASH) – 269 vouchers
- Continuum of Care Supportive Housing (ShelterPlus Care, Madrone)
- Project Based Vouchers, Mainstream Vouchers, etc. - 48 PBV, 58 MS, 33 RAD PBV

**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



- Homes for Good is committed to developing projects that are energy efficient, clean, safe and attractive while maintaining affordability for many years to come. By partnering with numerous agencies, non-profits and private businesses, Homes for Good is able to provide needed housing along with critical services that serve as a launching platform for families and individuals who are struggling in the current housing market and allow them a chance of future success.
- Typical types of funding: Low Income Housing Tax Credits, System Development Charge Waivers, City of Eugene HOME Investment Partnership Program, General Housing Account Program, Meyer Memorial Trust, National Housing Trust, variety of private funding including health care providers
- Recent partners include: ShelterCare, Laurel Hill Center, St. Vincent de Paul, Sponsors Inc., Cornerstone Community Housing, Obie Companies, Dept. Of Veterans Affairs, Full Access, Bethel School District and Lane County.
- Recent architect and contractor partners: BDA Architecture and Planning P.C., PIVOT Architecture, MWA Architects, Essex Construction, Meili Construction, Chambers Construction

# Real Estate Development Life Cycle of a Home



# Real Estate Development Economic Impact



**UNITS**



**PSH UNITS**



**CONSTRUCTION  
COSTS**



**SUB CONTRACTOR  
+ SUPPLIERS**



**TOTAL PUT INTO  
THE LOCAL ECONOMY**



**FULL TIME  
1-YEAR  
CONSTRUCTION  
JOBS CREATED**



**ANNUAL  
OPERATING  
COSTS INTO  
THE ECONOMY**



**FULL TIME  
PROPERTY  
MANAGEMENT  
JOBS**



**DEVELOPMENT  
COSTS**



# Real Estate Development Construction update



**2000-2008**

195 new units

**2008-2013**

45 new units

**2013-2018**

102 new units

**2018-2023**

609 new units

## GROUND BREAKING TIMELINE

MARKET  
DISTRICT  
COMMONS

THE COMMONS  
ON MLK

LEGION  
COTTAGES

HAYDEN  
BRIDGE  
LANDING

SARANG

THE  
KEYSTONE

THE  
NEL

2019

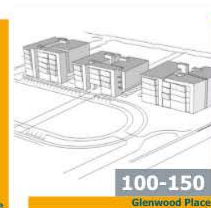
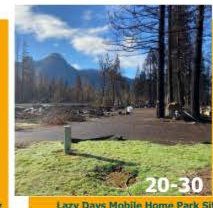
2020

2021

## RECENTLY COMPLETED



## IN DEVELOPMENT & PRE-DEVELOPMENT





# Real Estate Development Production and Preservation of Homes



## **PRE 2008**

284 new units

1995 Walnut Park (32 units)  
1996 Willakenzie Townhouses (25 units)  
1997 Laurel Gardens (41 units)  
1998 Jacobs Lane (63 units)  
2004 Sheldon Village (78 units)  
2007 Turtle Creek (27 units)  
2008 New Winds (18 units)

## **2008-2013**

45 new units

2010 Roosevelt Crossing (45 units)

## **2013-2018**

103 new units - 31 preserved units

2016 Bascom Village Phase II (48 units)  
2017 The Oaks at 14th (54 units)  
2018 Richardson Bridge Preservation (32 units)

## **2018-2023**

284 new units

2020 Legion Cottages (4 units)  
2020 Market District Commons (50 units)  
2020 The Commons on MLK (51 units)  
2021 Hayden Bridge Landing (70 units)  
2021 Sarang (49 units)  
2021 The Keystone (15 units)  
2022 The Nel (45 units)

## **Planned**

325 new units- 100 preserved units

2023 Target split Metro and Rural (100 units minimum)  
2023 Lazy Days Mobile Home Park Site (20-30)  
2023 "Turn Key" on Franklin Blvd (50 units)  
2023 Early Learning Hub (50 units)  
2023 RAD Phase III Preservation (100 units)  
2024 Glenwood Place (100-150 units)

# Real Estate Development Costs



- Land acquisition
- Land use processes
- Permits and initial architect fees, other consultants, legal support
- Pre-development costs to get to start of construction  
average \$300,000 - \$500,000 (excluding land acquisition)
- Average total project cost \$9-15million

# Recently Completed Market District Commons



50 New Homes

Partners:



# Recently Completed Legion Cottages



4 New Homes

Partners:





# Recently Completed The Commons on MLK



51 New Homes

Partners:



# Under Construction Sarang- RAD Phase II





# Development Details

## Sarang- RAD Phase II



- Construction completion Spring 2021
- Sources: City of Eugene System Development Charge Waivers, 4% Low Income Housing Tax Credit equity, Oregon Housing and Community Services preservation funding, scattered sites sale proceeds, and additional gap financing
- 49 units multi-family, unit replacement of scattered site public housing and an on-site manager's unit
- Preference for wildfire evacuees, homeless families, and RAD displaced residents.

# Under Construction

## Hayden Bridge Landing- RAD Phase II



# Development Details

## Hayden Bridge Landing- RAD Phase II



- Construction completion Spring 2021
- Sources: 4% Low Income Housing Tax Credits, Oregon Housing and Community Services preservation funding, scattered sites sale proceeds, and additional gap financing
- 70 units multi-family, includes unit replacements of 52 units of scattered site public housing, 1 on-site manager's unit, plus an addition of 17 1-bedroom units.
- Preference for Wildfire evacuees, homeless families, RAD displaced residents, and HIV Alliance clients.

# Under Construction

## The Keystone (13<sup>th</sup> & Tyler)



mwa architects



ShelterCare  
*Hope is here.*

Oregon  
Health  
Authority



meyer  
MEMORIAL TRUST



EWEB



noah  
Network for Oregon  
Affordable Housing





# Development Details

## The Keystone (13<sup>th</sup> & Tyler)



- 15 units of 2- & 3-bedroom multi-family permanent supportive housing for families experiencing homelessness
- Onsite supportive housing and case management services through ShelterCare
- Onsite property management through Quantum Residential
- Land provided by Lane County
- Capital funding: Oregon Housing and Community Services Permanent Supportive Housing funds, Meyer Memorial Trust, City of Eugene and Eugene Water and Electric Board (EWEB) System Development Charge waivers, and commercial permanent loan
- Rental subsidy: Project Based Voucher rent assistance
- Services subsidy: Provided by Oregon Health Authority
- Construction will be completed by end of August 2021 and families will begin moving in September 2021

# In Development The Nel





# Development Details

## The Nel



- Convenient downtown location with close proximity to transportation and services
- 45 studio units of permanent supportive housing for individuals experiencing chronic homelessness
- All units will receive Project Based Voucher rental assistance
- Onsite property management through Quantum Residential
- Lane County has committed to securing services funding and overseeing the service provider and plan
- Onsite supportive housing and case management services through Laurel Hill Center.
- Demolition of the existing structure and construction to begin June 2021 with lease up to begin July 2022
- Capital funding includes: 9% tax credit equity (U.S. Bank), Oregon Housing and Community Services grant, City of Eugene HOME and System Development Charge waivers, Pacific Health Associates grant, EWEB SDC exemption and energy incentives, and commercial permanent loan (U.S. Bank)

# In Pre-Development Lazy Days Mobile Home Park Site



# Development Details

## Lazy Days Mobile Home Park Site



- Mobile Home and RV park near Blue River that was completely destroyed in Holiday Farm fire.
- Plan to use for short term temporary housing followed by long term housing
- Could be manufactured homes, tiny homes or other affordable housing



# In Pre-Development Turn Key



# Development Details

## Turn Key



- 50 room hotel in Eugene purchased by Lane County through the Turn Key program.
- Homes for Good is operating it to temporarily lodge people impacted by Holiday Farm fire
- Once permanent housing is found for people will convert hotel to Permanent Supportive Housing units to serve people struggling with homelessness



# Potential Future Developments

- Glenwood Place
- Rural Lane County
- Partnership with Early Learning Hub
- Lane County land – Future PSH sites
- City of Eugene – Naval Reserve Site and Hilyard site



# Break Out Rooms

- Tiny Homes
- Permanent Supportive Housing
- Preservation/Rehab
- Wildfire Recovery

Soon you will be able to select "Breakout Room" at the bottom of your screen, then select which room you would like to join.

**Questions?**  
**Thank you!**