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

Feasibility & Due Diligence
- Development Team - Executive Team - City/County - Project Partners

Design & Planning
- Project Developer - Architect
- Project/Community Partners - Resident Services - Asset Management - City/County

Pre-Construction/Procurement
- Project Developer - Construction Company - Capital Improvements Team - Architect

Finance Closing
- Project Developer - Investor
- Seller - Legal Team - HFG Finance Team

Construction
- Construction Company - Architect
- Project Developer - Communications

Owner Occupancy/Lease Up
- Asset Management - Property Managers
- Resident Services - Service Providers - Communications - Rent Assistance

Project Closeout
- Project Developer - Investor
- HFG Finance Team - Legal Team - Asset Management
Real Estate Development
Economic Impact

- 284 UNITS
- 130 PSH UNITS
- $60M CONSTRUCTION COSTS
- 220+ SUB CONTRACTOR + SUPPLIERS
- 330 FULL TIME 1-YEAR CONSTRUCTION JOBS CREATED
- $1.6M ANNUAL OPERATING COSTS INTO THE ECONOMY
- 14 FULL TIME PROPERTY MANAGEMENT JOBS
- $20M DEVELOPMENT COSTS
- $83M TOTAL PUT INTO THE LOCAL ECONOMY
Real Estate Development

Construction update

**GROUND BREAKING TIMELINE**

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<thead>
<tr>
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<tbody>
<tr>
<td>195 new units</td>
<td>45 new units</td>
<td>102 new units</td>
<td>609 new units</td>
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**RECENTLY COMPLETED**

- 32
  - Richardson Bridge (Preservation)
- 48
  - Ransom Village
- 54
  - The Commons on MLK
- 50
  - Market District Commons

**IN DEVELOPMENT & PRE-DEVELOPMENT**

- 70
  - Hayden Bridge Landing
- 49
  - Sarang
- 15
  - The Keystone
- 100-150
  - Glennwood Phase
# 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 $9-15 million
Recently Completed
Market District Commons

50 New Homes

Partners:
- Berglund DeLaney
- Eugene
- Oregon Housing and Community Services
- Chambers Construction
- Cornerstone Community Housing
- FIFTH STREET MARKET
- HOMES FOR GOOD HOUSING AGENCY
- WELLS FARGO
Recently Completed
Legion Cottages

4 New Homes

Partners:

[Logos of collaborating partners]
Recently Completed
The Commons on MLK

51 New Homes Partners:
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 (13th & Tyler)
Development Details
The Keystone (13th & 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!