

# OCCUPANCY STANDARDS



Homes for Good has recently received many applications for the 3-bedroom waitlist for Sarang, however, over 50% of the families who have applied did not meet "occupancy standards" and were unable to be housed. This is causing Homes for Good to open the waitlist again.

Here is a guide to learn more about occupancy standards, and know if you meet the criteria to be housed in a 3-bedroom unit at Sarang:



## What Are Occupancy Standards?

Occupancy Standards are the rules that determine how many people can live in a home based on the number of bedrooms. These range from a minimum occupancy (to ensure a family is not "over-housed" and not utilizing the space provided) to a maximum occupancy (to ensure that a home is not too over-crowded).

## How Do I Determine the Right Bedroom Size for My Family?

The bedroom size for a family can be determined using the following criteria:

- 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.
- Single person households will be assigned one-bedroom.



## Why Am I Able to Apply For the Waitlist if My Family Doesn't Meet Occupancy Standards?

Homes for Good strives to give applicants as much choice as possible in their housing, as well as eliminating as many housing barriers we can. This means we do not deny someone's ability to join our waitlists. Once the applicant comes to the top of the waitlist Homes for Good will review the application and ensure the applicant qualifies, including for occupancy standards. We understand that some families anticipate a change to their family composition before they reach the top of the wait list, or they may be unsure of how to fill out some information, and we do not want to take away someone's opportunity to be housed based on this.

Ultimately family composition and occupancy standards are evaluated fully once an applicant reaches the top of the wait list and fills out a full-application packet. **If a family does not meet occupancy standards at this time, they are unable to be housed and are removed from the wait list.**



## What If I Still Have Questions About Occupancy Standards?

If you have further questions about Occupancy Standards, and which bedroom sizes your family would qualify for, contact our intake team at: (541) 682-2557 or [intake@homesforgood.org](mailto:intake@homesforgood.org)

# WAITLIST OPENING FOR

## 3-BEDROOM PROJECT BASED VOUCHERS (PBV)

### AT SARANG IN EUGENE, OR



#### SARANG PBV OCCUPANCY REQUIREMENTS:

Occupancy and Family Composition will be assessed at the time of full application and will determine your voucher size:

- 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) waitlist pre-applications for three-bedroom units at Sarang in Eugene OR. The voucher subsidy is set so you will pay 30% of your adjusted monthly income for rent and utilities. 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.

This newly built complex located at 1604 Taney St. includes eight residential buildings and a community building for a total of nine buildings. The residential portion of the site will total approximately 61,000 square feet, with an approximate additional 3,000 square feet for bike storage, trash enclosures, and other unheated space. The community room creates a gathering space for residents and include ample space for on-site resident services such as employment counseling, financial literacy classes and reading and after school classes for children. Additionally, the layout includes 51 parking spaces, a play area, and laundry facilities to support the overall eight 2-bedroom units, thirty-three 3-bedroom units, and eight 4-bedroom units.

Managed through Quantum Residential Inc, onsite services include: on-site management, 24-hour emergency maintenance, planned social events, on-site leasing office, online payment options, and online maintenance requests. Quantum Residential has a no pet policy, emotional support animals and service animals can be allowed through a reasonable accommodation (RA).

Residents pay only for electric. Water, sewer, and garbage are included with the rent. Move-in costs include an application fee for each adult and a prorated first-months' rent along with a deposit. Applicants must meet very-low income guidelines (50% area median income) to qualify. Income will be assessed at pre-application. Homes for Good can assist applicants in obtaining a guaranteed loan for the deposit, repayable over six months at a reasonable interest rate.

For applications while the waitlist is open, go to: [www.homesforgood.org/find-a-home/housing-details/wait-list](http://www.homesforgood.org/find-a-home/housing-details/wait-list). Applications are online only, and will be done through a random selection process. People who lack internet access may request assistance in completing the pre-application over the phone by calling 541-682-2550 when the wait list is open. Those with lower numbers will be served second in numerical order.

Referrals from local preference partners will be served first. Local Preference for Sarang is Bethel School Districts McKinney-Vento Services (M-V) which guarantees education rights and support for children and youth who meet the definition of homeless under the McKinney-Vento Act. To receive a local preference referral to Sarang Apartments from school-based M-V services, you must have a child between the ages of birth to 21 who qualifies for M-V through a Lane County school. A second Local Preference for Sarang is Lane County's Wildfire Recovery Services for Wildfire Survivors. Wildfire Survivors are defined as anyone who lost their primary dwelling in the residential disaster area as a result of the Holiday Farm Wildfire or Straight-line Winds. Dwelling is defined as a place where you lived house, trailer, manufactured home, or tent; rented, owned, or hand-shake agreements. This can be proven by any one of the following. 1) Verification and Approval by The Lane County Disaster Case Management Program (DCMP) or Multi-Agency Shelter Transition Team (MASTT). 2) USDA LOPE: this is a Letter of Priority Entitlement, and serves as a letter of support to individuals whose home has been damaged or destroyed in a Federally declared disaster. or 3) FEMA Individual Assistance approval for Oregon Wildfires And Straight-line Winds (DR-4562-OR)

#### LOCAL PREFERENCE CONTACT INFORMATION:

**Bethel School District McKinney-Vento (M-V) Services**  
Donna Butera, McKinney-Vento Liaison  
P: 541-607-1463

**Lane County Wildfire Services**  
Wildfire Recovery Help Line  
P: 541-682-FIRE (3473)  
[WildfireRecoveryHelp@LaneCountyOR.gov](mailto:WildfireRecoveryHelp@LaneCountyOR.gov)

Income Limits:	4 Persons	5 Persons	6 Persons	7 Persons
	\$35,600	\$38,450	\$41,300	\$44,150

### Pre-applications Open

## Tuesday, October 19th

### at 9:00 a.m.

### Pre-applications Close

## Tuesday, October 26th

### at 4:00 p.m.

FOR PRE-APPLICATION DETAILS AND MORE INFORMATION CONTACT  
[ 541-682-2550 ] [ [waitlist@homesforgood.org](mailto:waitlist@homesforgood.org) ] or go to  
[www.homesforgood.org/find-a-home/eligibility-and-applications/overview-of-options](http://www.homesforgood.org/find-a-home/eligibility-and-applications/overview-of-options).

