

Lindeborg Place Newsletter

Fall, 2018

What's Inside?

- ◆ Earn \$50
- ◆ Who should I contact when...?
- ◆ Holiday Resources
- ◆ Homes For Good Update



Check Out our **Fall Enrichment Classes** through Homes for Good!



- Rent Well
- Starting a Small Business

See Inside for More Details!!

LiHeap Waiting List opens Wed Nov 1st. 8am

LiHeap Recorded Line is 541-682-3835.

Visit Lane County Energy Assistance online for more information or call 541-682-3378

Resident Meeting— 2-3:00 p.m. in the Community Room on the 2nd Tuesday of every other month: Upcoming: October 9th and December 11th.

Senior Grocery— Pick up is 3rd Tuesday of the month at 11:30 a.m.

If you are 60 + and would like to receive extra groceries monthly, contact Frankie at 541-682-2538.

Lindeborg Resident Meeting August 14, 2018

Homes for Good Staff Present: Jared Young, Ron Glover, Ela Kubok, Darlene Kelly and Frankie LeeJohnson.

CAP Funding and future upgrades for Lindeborg:

The CAP fund is comprised of a budget of 1 million dollars that is spread out to 15 different properties and 700+units annually. One million dollars seems like a lot of money! However, it goes very quick when making big repairs for 700 units.

The CAP Fund Project Timeline at Lindeborg:

2020- The Parking lot will be redone, re striped and Phase one of bathroom upgrades will begin.

2021- Roof maintenance and elevator maintenance will be done.

2022-All front door locks will be replaced and a new key given to everyone, and Phase II will begin with bathroom upgrades.

Asbestos- Some residents had a question regarding asbestos in units. Darlene stated that asbestos is not a problem in units if it is intact, say from old glue on tiles. This problem comes when things there are loose or broken tiles. This is when it is a health risk and would be addressed at that time by maintenance or a contractor.

Large repair items- Some residents asked about changing their 20 year old carpet which is a larger repair item. An issue that comes up is moving the person out of their own unit for the time it takes to replace the carpet. This is not paid by Homes for Good and can be a big inconvenience for a resident. Generally carpet is only replaced once a unit is turned over. However, it can be addressed with your Property Manager if it is a concern.

Homes for Good Communications Director Ela Kubok-

Ela described in more detail how the CAP fund works and the strategic plans to engage residents. She has been doing exercises with employees and the Resident Advisory Board members on how to improve relations with residents and community partners. The Resident Advisory Board is essential in helping get feedback about resident issues and opinions to help Homes for Good move forward in improvements. There is also a New Leadership Team Model of Equity

Inclusion that looks deeply into accessibility and services for residents. Check out the Resident Toolkit on the website!

Darlene Kelly Director of Property Management-

Darlene asked residents at the table to name something that is going good at their complex, and something that can be improved. The majority of residents said improvements on safety and security are number one. Residents don't feel safe, they don't feel like they can go outside and some say they have been threatened and bullied by non-residents that are hanging out on the premises. Residents feel strongly about having real working security cameras on premises. Darlene took this information and will be returning for the meeting in October to find out what Property Management can do to help residents feel safer, and to improve security.

Criminal and Drug Activity- Any criminal or drug activity needs to be reported to the Police first. Residents can also complete the documentation form and provide that to the Police and the Property Manager. Reports are useful in documentation of lease violations. If you see something first hand, report it!

Documentation Forms- There will be forms located near the office for residents to write down incidents or issues and solutions for Property Management.



HOMES FOR GOOD NEWS

What's Happening at Homes for Good?

During Summer, budget planning and preparation takes over. Once finalized, the budget is presented for approval at our September board meeting. Our next fiscal year 2019 starts on October 1st 2018. The newly approved budget includes new paid staff positions!

- Positions focusing on business systems improvements with an eye towards compliance and quality control capacity.
- Positions allowing us to grow our capacity in our Resident Services and Family Self Sufficiency Division. We continue to focus our housing resources on special needs populations that need support beyond us providing them with a home. We are very excited to bring more Resident Services staff on board!

As you may know, last year we purchased the Old Eugene Library on 100 W 13th. While we are not moving quite yet we are working on the design of the office space. We want to create a collaborative work environment for our staff. The new service center will house our staff from both our Eugene and Springfield offices and be centered around providing the best customer service experience for the people we serve. With an incredible downtown location, we will be easily accessible by public transportation, have better parking for our clients, and be a more efficient agency under one roof. The plan is to officially move in January 2020 and as we progress with the project we will share more information with you all!

⇒ Also be sure to check out our Resident Tool Kit located on our website at www.homesforgood.org !

**Don't forget to update
your voter registration!**

**Voter Registration Deadline for
Oregon is October 16th.**

Citizens 17 years or older can register to vote
in person at the DMV, by mail or online.

Register online at:

[https://sos.oregon.gov/voting/Pages/
registration.aspx?lang=en](https://sos.oregon.gov/voting/Pages/registration.aspx?lang=en)



**REGISTER
TO VOTE!**





177 Day Island Rd., Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411
300 West Fairview Dr., Springfield, OR 97477 • PH 541-682-4090 • FAX 541-682-3875



Homes. People. Partnerships. Good. www.homesforgood.org

Who Should I Contact at Homes for Good?

Website - www.homesforgood.org - (Also available at Front Desk)

- Submit a non-emergency work order for items in your home that need fixed
- Review Policies (e.g. Community Rules, Pet & Assistance Animal Policies, Smoking Policies)
- Watch informational videos at Services for Residents> Resident Toolkit> Resident Tips and Videos

The following forms can be printed from the website, and are also available at the front desk. Please drop off or mail to 300 W Fairview Dr., Springfield OR 97477.

- Automatic Rent Payments
- Notice of Intent to Terminate Lease
- Absent from Unit (more than 7 days)
- Change of Income/Status
- Request to Add an Adult to an Existing Household
- Request to Add a Minor to an Existing Household
- Documentation forms (complaint/unauthorized person or suspected drug activity)
- Pet Application
- Reasonable Accommodation Request
 - Assistance Animal Requests
 - Modification to the Unit
- Permission to add appliance (A/C or extra Freezer), modify exterior (fences, garden, shed, satellite dish), or paint unit interior

Work Order Line - (541-682-4010)

- Submit a non-emergency work order for items in your home that need fixed

After Hours Emergency Line - (541-359-8874)

- Emergency Work Orders, lock outs or other emergencies in your home or at your housing complex after business hours, weekends or holidays

Fairview Office Reception/Front Desk - (541-682-4090)

- Emergency Work Orders ONLY Mon-Friday between 8:00 am and 4:30 pm
- Pay Rent and other charges
- Drop off keys when moved out

Resident Assistants (RAs) & Floor Greeters (formerly called Resident Aides)

- RAs and Greeters are volunteers – do not contact them for your specific housing-related information or needs
- Questions about: laundry room hours, using the community room, planned activities, etc.

Assistant Property Manager

- Questions about: your Lease, Policies, Rent, Balances Owed, Annual Recertification, Changes to Income or Status

Property Manager

- Concerns about neighbors or suspected lease violations
 - Please complete Documentation form and return to front desk

504/ADA Coordinator - (541-682-2567)

- Access to protections for residents/applicants who are victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking



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Flat Rent Versus Income-Based Rent

HUD requires that Public Housing Authorities offer families the choice of paying income-based rent at 30% of their monthly adjusted income or a flat rate rent, which is based on HUD's regional fair market rent for non-assisted housing.

Flat Rent Up-Sides

- Flat rate rents will not be affected by increases in household income from employment or disability benefits
- If a family experiences financial hardship, they may request to switch from flat rent to income-based, if 30% of their adjusted income is below the flat rent rate

Flat Rent Down-Sides

- The flat rent may be higher than a household's 30% adjusted income
- Flat rent can only be picked at move-in or once per year at a family's annual income review

Income-Based Rent Up-Sides

- Income-based rent goes by 30% of a household monthly adjusted income, which can be next to nothing if there is no income in the household
- If a family experiences a financial hardship the rent will decrease to remain at 30% of a household's monthly adjusted income
- While receiving income-based rent a family who is participating in FSS will see their escrow account increase when their rent increases due to income

Income-Based Rent Down-Sides

- Income-based rent can be higher than the flat rent if 30% of a household's monthly adjust income is higher than the flat rent
- A household cannot switch to flat rent until their next annual reexamination, even if their income-based rent is higher than the flat rent
- There is currently no cap on how much a household may pay in rent if they choose income-based rent

FRIENDLY REMINDERS:

⇒ **Forgetting to Pay Rent??**

Consider getting a trusted Payee through Senior and Disability Services. The Oregon Money Management Program promotes independent living and self sufficiency. You can have Payee Service, or Bill Pay Service. Services are offered to eligible individuals who are 18 years or older. Priority is given to those with limited income and assets.

For more information, contact 541-682-3353 or go to www.lcog.org

⇒ **Updated Your Emergency Contact Info Lately??**

Please make sure your emergency contact information is up to date with your property manager. In case of an emergency, we want to make sure we can get a hold of someone to assist you!! Call your Property Manager today and give them your updated Emergency Contact Info!!

⇒ **Trouble with Water Pressure in your Unit??**

We've heard from several residents that the new water restricting aerators on some of the faucets aren't putting out enough water pressure to clean dishes. If you live in a Public Housing complex and Twin Rivers Plumbing installed a new aerator on your faucet and you feel like you just aren't getting enough water pressure from you sink, please contact the WO line at 541-682-4010 to request a new aerator.

⇒ **Lock Out Procedure:**

If you lock yourself out of your unit during work hours contact **682-4010** (Work Order Line) and after hours to call the After Hours maintenance line. *These numbers are always on the back page of your newsletter!*

It may be a good idea to think ahead of time about having a spare key, or asking a friend or family member (or someone) that might be able to have a spare key to avoid the after hours charge for lock outs.

Education Opportunities

Our Fall Enrichment Classes are here!



In this 6 week Rent Well series you will learn how to...

- Address barriers in renting or staying housed
- Learn the rights and responsibilities as a tenant
- Access your background and credit information
- Graduate with access to the Landlord Guarantee Fund of \$5,000
- Earn \$50 for completing the course if you are in our Public Housing

Class starts on Friday, October 19th from 9am -12:30pm.

Classes will be held on the following Fridays from 9am-12:30pm:

10/19, 10/26, 11/2, 11/9, 11/16, 11/30.

In order to graduate you must attend all 6 weeks of classes.

Location: Homes for Good 177 Day Island Rd. Eugene

Spots are limited, so register today! contact Frankie at 541-682-2538 or fleejohnson@homesforgood.org for more details.

Deadline for Registration is Tuesday, October 16th.

WANT TO START A SMALL BUSINESS:

Join us and our partners from NEDCO at our Day Island office to talk about how to make your small business/side project idea into a financial reality.

Thursday, October 25th 6-8pm—Side Hustle

Call Suzanne Gatch for more details at 541-682-2548

OPPORTUNITIES:

Community & Neighborhood Matching Grants Now Available!

The Neighborhood Matching Grants (NMG) program began in 2000 with the adoption of Council Resolution 4632. In that time we've funded 133 projects in our neighborhoods. The benefits of the NMG program go well beyond the financial investment and are an important tool for building community, creating connections and improving our neighborhoods, parks and natural areas.

Beginning July 16 2018, applications for smaller projects, less than \$5,000 will be considered by HRNI and other City staff for approval and funding on an ongoing basis until May 1, 2019 (or funding used). Staff involved in the review process will be selected based on the project under consideration.

The review process for large projects (\$5,000 - \$12,000) will begin January 2019 using the current application and pre-review process which includes evaluation and recommendations from the Department Advisory Committee, and review and approval by City Council with funding available for approved projects on July 1, 2019.



LANE COUNTY STAND DOWN

PROVIDING OUR VETERANS A HAND UP NOT A HAND OUT

FRIDAY, OCTOBER 5TH AT LANE COUNTY FAIRGROUNDS

796 West 13th Ave, Eugene

6:30am Check In

7:30am Breakfast

11:30am Lunch

1:00pm DOD Gear

Services include: limited medical services, eye exams and screening, hearing tests, dental and denture services, two hot meals, haircuts, women's areas, legal advice and aid, family services, DOD Gear and a JOB FAIR!!



Valuable Resources:

Safe Kids Car Seat Clinics

Free installation and checks when you bring your own seat. A certified child passenger technician will:



1. Check your child's seat/booster for proper installation
2. Check for recalls and educate caregivers on safe installations and maintenance of seat/booster.
3. Answer your child passenger safety questions and concerns.

Thursdays 4-6pm at Eugene Springfield Fire Station

Address: No.2 1705 W. 2nd Ave. Eugene, OR 97402

Upcoming Checks: Thursdays, October 25th, November 15th and December 13th

Holiday Resource List:

Holiday Food Boxes:

Salvation Army, St Vincent DePaul, or Food For Lane County can get you started and give you more information on where to get food and find a hot meal site.

- St. Vincent de Paul (541) 689-6747 x203
- Food for Lane County (541) 343-2822

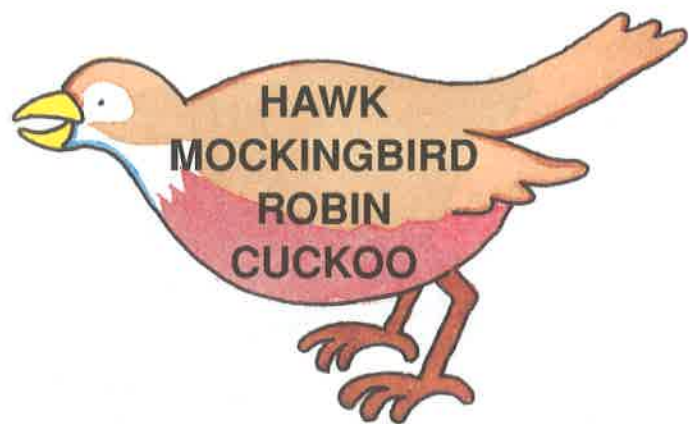
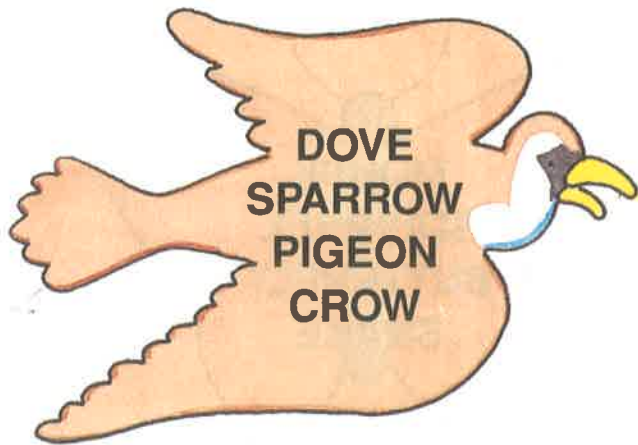
Holiday Gift Programs:

- Tree of Joy/Angel Tree program (Salvation Army)
 - Eugene (541) 747-6229
- Toys for Tots (541) 600-4483
- First Christian Church—Helping Hands Room (541) 998-3992



FINE FEATHERED FRIENDS

All of the birds listed below can be found in North America. Find and circle the birds in the puzzle. The words can be in any of these directions: $\xrightarrow{\text{cat}}$ $\xleftarrow{\text{tac}}$ $\begin{matrix} \uparrow \text{t} \\ \text{a} \\ \downarrow \text{c} \end{matrix}$ $\begin{matrix} \text{c} \\ \text{a} \\ \downarrow \text{t} \end{matrix}$ $\nearrow \text{cat}$ $\searrow \text{cat}$

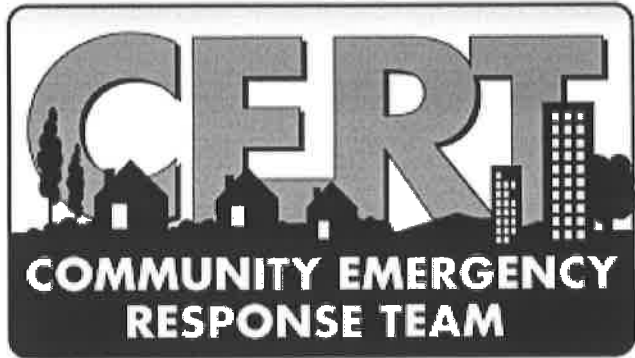


Two more birds are in the puzzle. They are hidden in either of these directions: $\xrightarrow{\text{cat}}$ $\begin{matrix} \text{c} \\ \text{a} \\ \downarrow \text{t} \end{matrix}$.
Can you find them?

Hey There!

What do you think of the Lindeborg newsletter? Have an idea for the next issue? Let us know your thoughts! Contact Frankie at 541-682-2538

Agency SPOTLIGHT



CERT trains citizens in the Eugene/Springfield metropolitan area to be prepared to respond to emergency situations within their communities.

Learn How To:

- Give critical support to first responders
- Provide immediate assistance to victims
- Organize spontaneous volunteers
- Help with non emergency projects

To find out more call 541-682-5860 or visit www.eugene-cert.com.

Public Housing Front Desk

541-682-4090

Property Manager

Ron Glover 541-682-2616

rglover@homesforgood.org

Assistant Property Manager

Gloria Estrada 541-682-3834

gestrada@homesforgood.org

Property Management Division Director

Darlene Kelly 541-682-2599

dkelly@homesforgood.org

Resident Aide

Joe Inman, Apt #218 541-998-5961

Work Order Line 541-682-4010

After Hours Emergency:

541-359-8874

Resident Services Manager

Wakan Alferes 541-682-2508

walferes@homesforgood.org

Resident Services Assistant (Se habla Español)

Frankie LeeJohnson 541-682-2538

fleejohnson@homesforgood.org

RAB Representative for Lindeborg

Evelyn Fackler 541-968-1389

FSS Information

Suzanne Gatch 541-682-2548

sgatch@homesforgood.org

Member, HACSA Board of Commissioners

Michelle Thurston 541-682-3409

thurston.mn@gmail.com

Char Reavis 541-682-3410

charreavis@charter.net