# Village Oaks

*Fall, 2018*

## What's Inside?

- Earn $50
- Who should I contact when...?
- Holiday Resources
- Homes For Good Update
- AND MORE!

HOMES FOR GOOD
HOUSING AGENCY

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

**Fall is here! A time to reflect. Where we are reminded of the ever changing cycle of life, a time of gratitude and nostalgia, a time to go within, and to begin new hobbies and self improvement activities.**

# 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

HOMES FOR GOOD
HOUSING AGENCY

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

HOMES FOR GOOD
HOUSING AGENCY

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

# 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 your 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!

RentWell™
A PROGRAM OF TRANSITION PROJECTS
KNOWLEDGE · RESPONSIBILITY · STABILITY

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

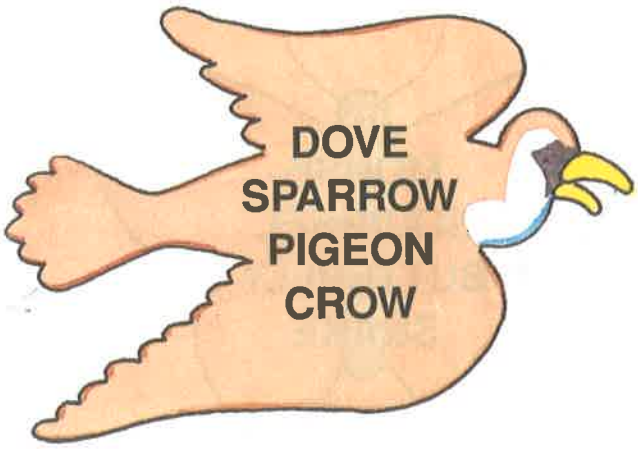
**Holiday Gift Programs:**

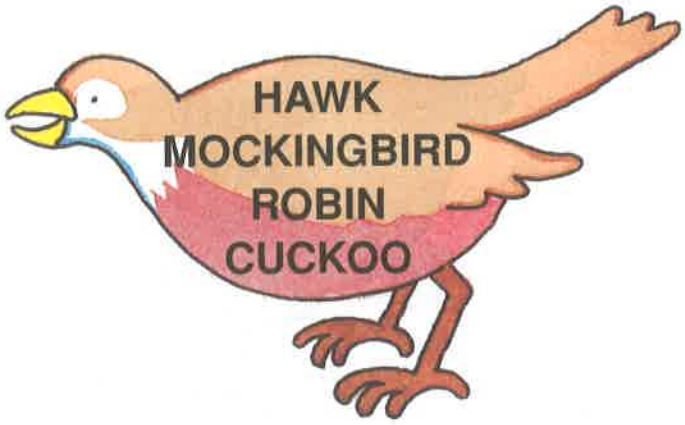
- Tree of Joy/Angel Tree program (Salvation Army)
  - Eugene (541) 747-6229
- Toys for Tots (541) 600-4483
- First Christian Church—Helping Hands Room (541) 998-3992

# 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: cat → ← tac ↑ tac ↓ cat ↗ cat ↘ cat

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A | D | R | E | P | W | O | R | R | A | P | S |
| E | W | V | N | R | Q | H | H | J | K | C | E |
| L | O | J | Y | A | O | W | N | A | C | U | A |
| D | G | T | O | N | G | B | I | D | R | C | G |
| H | R | O | N | O | E | G | I | P | O | K | L |
| S | O | H | A | W | K | A | T | N | W | O | E |
| C | A | R | D | I | N | A | L | N | A | O | A |
| P | M | O | C | K | I | N | G | B | I | R | D |




Two more birds are in the puzzle. They are hidden in either of these directions: cat → c↓a↓t. Can you find them?

**Hey There!**

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

## Agency SPOTLIGHT

CERT
COMMUNITY EMERGENCY RESPONSE TEAM

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**
Tia Politi 541-972-0853
*tpoliti@homesforgood.org*
**Assistant Property Manager**
Lindsey Schrauf 541-357-5790
*lschrauf@homesforgood.org*
**Property Management Division Director**
Darlene Kelly 541-682-2599
*dkelly@homesforgood.org*

**Work Order Line:** 541-682-4010
*(Submit a work order online at www.homesforgood.org)*
**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*
**FSS Information**
Suzanne Gatch 541-682-2548
*sgatch@homesforgood.org*

**Member, Board of Commissioners**
Michelle Thurston 541-682-3409
*thurston.mn@gmail.com*
Char Reavis 541-682-3410
*charreavis@charter.net*