

Grant Street Grow Homes

Cultivate Inc.

1930 Grant Street



- New construction proposal
- Four units, with a total of four bedrooms: Three one-bedroom units with upstairs that can be finished by owner to become three-bedroom units; one ADA accessible one-bedroom unit
- Middle housing type development in backyard of existing home
- Uses fee-simple, homeownership model; includes deed restrictions and a third-party nonprofit steward to ensure affordability and income-limits at sale



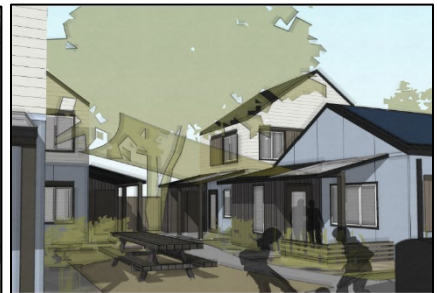
- Would assist low-income homeowners; Eligible buyers earn between 61-80% Area Median Income (AMI)
- Affirmatively marketed to Latino/a households
- Lower cost homeownership opportunities help address historic and systemic disparities that continue to limit homeownership opportunities for people of color in Eugene and further widen the racial wealth gap.



- Total City award: \$380,000 (\$321,528 in AHTF and \$58,472 in City Fee Assistance)
- Total development cost: \$1,107,709
- Cost per unit: \$276,927
- Cost per bedroom: \$276,927
- Other proposed funding sources: Social impact investors, Eugene City Fee Assistance



- Construction is anticipated to begin in Spring of 2024



Bridges on Broadway

Homes for Good Housing Agency

599 East Broadway



- Adaptive reuse of an existing building proposal
- 56 studio units of permanent supportive housing (PSH), one manager unit; six units ADA accessible
- Four story former hotel, will include common space, supportive service offices, a community room, management offices, a public restroom, laundry facilities on each floor, green space, a pet relief area, and bike storage
- On-site resident services provided, including case management



- 14 units will be for households with incomes at or below 30% AMI and 42 units will be for households at or below 50% AMI.
- All residents will receive project-based vouchers as rental assistance so they will only pay 30% of their income on rent
- Will serve people experiencing chronic homelessness, including individuals with severe and persistent mental illness and/or substance use disorder
- On-site services will help residents maintain stable housing, access needed health and mental health services, connect to benefits, and help residents increase or maintain their income



- Total City award: \$557,024 (\$383,434 in AHTF and \$173,590 in City Fee Assistance)
- Total development cost: \$10,907,024
- Cost per unit: \$191,351
- Cost per bedroom: \$191,351
- Other proposed funding sources: Oregon Housing and Community Services PSH funding, Eugene City Fee Assistance



- Construction anticipated to begin in Spring of 2024



The Coleman

Homes for Good Housing Agency

Hwy 99 and Roosevelt Blvd



- New mixed-use construction proposal
- 38 units with total of 38 bedrooms of permanent supportive housing: 8 studio and 30 one-bedroom units; two ADA accessible units
- Three-story building will include bike storage on each floor, a residential common area on the first floor with community room and kitchen, a laundry, and a fitness room; one wing will provide office space, a meeting room and space for the relocated Sponsors' Re-entry Resource Center
- On-site resident services provided, including case management



- Ten units will be for households with incomes at or below 50% AMI, 28 units will be for households with incomes at or below 60% AMI
- Ten units will have project-based vouchers as rental assistance so they will only pay 30% of their income on rent
- Will serve people with conviction histories
- Residents will receive individualized, regularly scheduled case management, and have access to behavioral health services, therapy groups, training and classes, and employment support.



- Total City award: \$1,023,497 (\$552,650 in AHTF and \$470,847 in City Fee Assistance)
- Total development cost: \$19,256,200
- Cost per unit: \$506,742
- Cost per bedroom: \$506,742
- Other proposed funding sources: 4% Low Income Housing Tax Credits (LIHTC), Oregon Housing and Community Services Small Projects funds, Congressionally Directed Spending funds; Eugene City Fee Assistance, bank loan
- Council awarded HOME funds to the project in 2022, but Homes for Good withdrew from the award to instead use the funds for their Naval Reserve Apartments and Early Learning Center project (now called Ollie Court).



- Construction anticipated to begin in Spring of 2024

