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City of Eugene  
99 W. 10<sup>th</sup> Avenue  
Eugene, Oregon 97401  
(541) 682-5443  
(541) 682-5572 FAX  
[www.eugene-or.gov](http://www.eugene-or.gov)

## **APPLICATION FOR Affordable Housing Trust Funds General Instructions**

### **Application Components:**

The Application must be complete for an application to be reviewed:

#### **A. Narrative Questions and Attachments**

This WORD document contains the Narrative Questions portion of the application. The Narrative Questions are divided into Sections. For example, Section 1 is *Project Summary*. The Sections request attachments. Please include attachments with the narrative in the appropriate sections.

#### **B. Project Proforma**

The Project Proforma portion of the application is an EXCEL document.

### **Application Assembly:**

- The Application requires 10 Sections as outlined in the Table of Contents. Materials should be organized in the following manner:
  - First, insert the responses to the narrative questions.
  - Second, insert required attachments labeled with the name of the Attachment.
- Please print double-sided whenever possible.

### **Submit Your Application by 12:00 pm (noon) **Tuesday March 23, 2021.****

- Mail one (1) copy of the application (post marked by the due date) to Ellen Meyi-Galloway at 99 W 10<sup>th</sup> Ave. Eugene, OR 97401
- Submit an electronic copy via email to [emeyi-galloway@eugene-or.gov](mailto:emeyi-galloway@eugene-or.gov)





*Doug Circosta, Architect*



**SECTION 1**  
**Project Summary**

**1. Project Name and Location**

Project Name: 11th & Lincoln Apartments  
335 W 11TH AVE

Project Address: \_\_\_\_\_

City and Zip Code: Eugene 97401  
Assessors Map IDs 12900, 13000, 13100, 13200, 13300  
Tax Lot #'s 1703311312900, 1703311313000,  
170331313100, 1703311313300

Project Map and Taxlot: \_\_\_\_\_

Census Tract and Block Group\*: 21660-41-039-0039.00

Name of Ownership Entity: 1050 Lincoln LLC

**Total amount requested:** \$300,000

\*This information can be found from the [US Census Bureau](http://www.census.gov)

**2. Applicant Information**

Organization: 1050 Lincoln LLC (Stewardship Properties and 11thandLincoln LLC)

Project Contact Person: Craig Weicker

Phone: 541-321-6191 Fax: \_\_\_\_\_

Email: [CWeicker@yahoo.com](mailto:CWeicker@yahoo.com)

**3. Rental Project Activity Type (check all that apply):**

- Acquisition
- Rehabilitation/Preservation of Existing Rental Housing
- New Construction
- Rehab or Adaptive Reuse of an Existing Building (not currently residential)
- Mixed Use (please explain)
- Other (please specify)

**4. Proposed Ownership Structure (check all that apply)**

- Nonprofit
- Limited Liability Corporation (LLC)
- Limited Liability Partnership (LLP)
- Limited Partnership (LP)
- CHDO
- Nonprofit Single Asset Entity
- Other Corporation
- Joint Venture

- Cooperative
- Other, Describe:

5. For Existing Housing Only (*check one*):

- Privately Owned
- Publicly Owned
- Owned by Applicant
- Other (please specify)

6. Total number of existing units:
















Total number of units proposed:

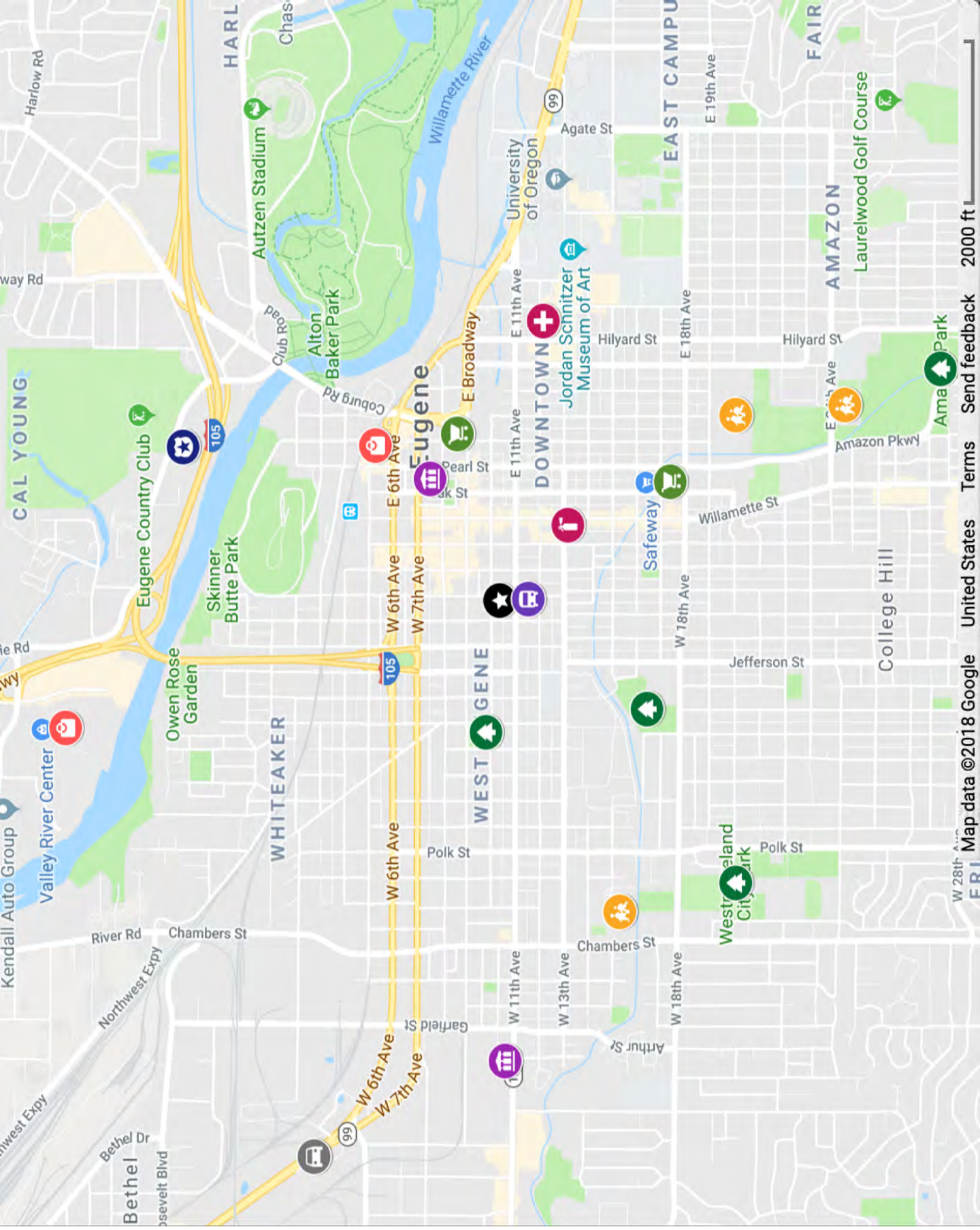
Will there be a unit set aside for an on-site manager? Yes  No

**Attachments:**

- 1-1. Map showing project location, nearby facilities (schools, bus stops, parks, etc.) and distances to those facilities

# Vicinity Map

-  Site Location
-  Bus Stop
-  Whole Foods Market
-  Safeway
-  South Eugene High School
-  Roosevelt Middle School
-  César E. Chávez Elementary
-  Monroe Park
-  Amazon Park
-  Jefferson City Park
-  Westmoreland City Park
-  Lane County Human Services
-  OR Dept. of Human Services
-  OR 99N
-  Eugene Police Department
-  PeaceHealth Medical Center
-  Lane Fire Station # 1
-  Valley River Center
-  5th Street Public Market



**Section 2**  
**Project Description**  
**PROJECT CHARACTERISTICS**

**Project Summary**

- 1. Please provide a brief overall summary of the proposed project. Please describe:**
- a. Location in the community, existing conditions on the site, and plan for development.**

The community created by 11th & Lincoln Apartments at 1050 Lincoln Street will attract a target population of 59 low and extremely-low income families at or below 60% and 30% AMI respectively, with specific outreach to Latinx families. The Latinx population in the Eugene area has steadily increased in recent years in part because of the increasing demand for workforce and agricultural jobs. Many of these families are rent burdened and a large proportion are homeless or doubling up with other families. The 2020 Consolidated Plan clearly identified the Latinx population as a priority.

An important point to make about this RFP and this project, is that it is not in the conceptual phase but is ready to commence construction this October. Please note the following important points:

- 100% of this project is directed towards residents in need – below 30% and 60% AMI with NO market rate units or operations
- Received competitive award from the State of Oregon (OHCS),
- Received Project Based Vouchers (PBV) from the local HUD Authority (Homes for Good)
- Awarded SDC credits and Property Tax exemption from the City of Eugene City Council
- Engaged the City of Eugene as the Authorized Representative for the administration of the Environmental Review for HUD requirements
- LOIs from Banking and LIHTC Equity Investors
- Years of work and financial resources exhausted on securing the property and completing due diligence and multiple applications for State funding

Centro Latino Americano, a bilingual, multicultural agency that serves Latino and Hispanic families in Lane County, has signed an MOU to partner with 11th & Lincoln Apartments to help Latinx community members secure safe and affordable housing providing services for mixed-immigration status, eliminating language barriers, and providing culturally sensitive services. All of the non-PSH units (46 units) will be rented at 60% AMI. 13 of the three bedroom units will have project-based rental assistance (already committed) and thus will be available to households earning 30% AMI and below. **The existing condition of the site is flat, vacant land.**

The central downtown **location in the community** will provide much needed affordable housing in a census tract where the poverty rate is above 20% and no other affordable housing exists within a mile. 11th & Lincoln Apartments are the answer to the primary need expressed by the City of Eugene, Lane County, Oregon Housing and Community Services, Cornerstone Community Housing and Centro Latino Americano for affordable family sized units in a walkable, centralized location providing educational opportunities, employment opportunities, and access to needed goods and services; specifically: the Lane County Transit Center, grocery stores (Safeway and Whole Foods), the

Eugene Public Library, Lane County Human Services, Jefferson City Park, Cornerstone Community Housing, and 5th Street Public Market.

With the approval of this grant the **plan for development** can proceed on target for construction start October of 2021. The ideal location and unique multicultural partnership is reflected in the strong local support for the 11th & Lincoln Apartments. The development has already received:

1. Property tax abatement and SDC waivers from the City of Eugene.
2. LIFT Funding from OHCS - \$3.4 million
3. 13 Project based vouchers from Homes for Good
4. 4% LIHTC Reservation – Tax Credit - \$6 million

Even with these critical funding sources, the project faces challenges and obstacles. Construction costs continue to skyrocket with some of the highest recorded prices ever for lumber and steel. The ongoing global pandemic has complicated every facet of the operation. Legislative changes at the end of 2020 had a positive impact on 4% Tax Credit projects, but also placed further downward pressures on Equity Fund pricing, thus adding to an already challenging environment to secure equity funding. Interest rates remain low but have climbed significantly in the last 6 months; multi-family lenders have tightened underwriting requirements significantly over the past year, facing economic uncertainties in 2021 and beyond. Additionally, the property seller has continued to increase the price for the land.

The lack of safe and affordable housing options, steadily increasing costs of living and an increasing homeless population all contribute to a community with a deep need for affordable housing options. Immigrant families and a growing Latinx community in Eugene face multiple barriers including a lack of culturally sensitive services and application policies. Without AHTF resources available through this RFP, the project will not be feasible. SDC waivers and tax exemption from the City of Eugene will expire. The developer cannot afford to further extend the option to purchase the site, having already held the land for over 2 years. Without funding, the 13 project-based vouchers awarded by Homes For Good will not be utilized. Low income and very-low income families in Eugene who are struggling to find safe and affordable housing will be without affordable options in their community.

The 11th & Lincoln Project seeks \$300,000 in AHTF funds to close our gap and stay on track to start construction in Q3 2021, delivering much-needed affordable units for the City of Eugene.

11th & Lincoln Apartments represents a unique cross-discipline collaboration: a partnership between Eugene-based real estate developer, Craig Weicker; Eugene-based owner/operator and Property Manager, Stewardship Properties; Eugene-based housing and service provider with 30 years of experience, Cornerstone Community Housing for referrals; and the area's leading multicultural, bilingual service delivery agency, Centro Latino Americano. With the City of Eugene's partnership, we are excited about the opportunity to quickly bring 59 much needed affordable housing units to the City of Eugene.



**b. Target population and income level that would be served expressed in percentage of area median income (AMI).**

The **Target population and income level AMI** for the Lincoln Street Apartments:

- 13 very-low income families at 30% AMI will benefit from quality culturally responsive affordable housing and supportive services all in the three bedroom units (secured committed funds for PSH HUD rent subsidy)
- 46 units will serve low-income families at 60% AMI in one, two and three bedroom units with quality culturally responsive affordable housing and services as needed

The community created by 11<sup>th</sup> & Lincoln Apartments at 1050 Lincoln Street will attract a target population of low and extremely-low income families at or below 60% and 30% AMI respectively, with specific outreach to Latino and Hispanic families. The Latinx population in the Eugene area has steadily increased in recent years in part because of the increasing demand for workforce and agriculture jobs. According to the United States Census Bureau, Latinx individuals now make up nearly 10% of Eugene's total population. At the same time, the Latinx poverty rate in Lane County is disproportionately high at 22% according to the United States Census Bureau.

A unique opportunity to serve the Latinx population has become possible with the partnership of two key non-profit service providers. 1. Cornerstone Community Housing a resident services provider and referral agency in Lane County, has signed an MOU to partner with Lincoln Street Apartments on recruitment and referral for families 2. Centro Latino Americano, a culturally-responsive organization. Services made available to residents will be focused on health and wellness, youth development, adult education, and community building. Spanish speaking residents will benefit from the 100% bilingual staff at Centro Latino Americano.

The apartments have been designed to serve low-income families with family size units of mainly two- and three-bedrooms. The unit mix and partnerships are a response to the priorities established by Governor Kate Brown and Oregon Housing and Community Services to significantly increase the number of family units for low-income Oregonians across the state while incorporating culturally informed services in urban areas.

c. **Market need/housing demand for the target population in the city and the neighborhood in which the project is proposed.**

According to the Consolidated Plan 2020, Eugene and Springfield are becoming increasingly racially and ethnically diverse. Latinx residents are the fastest growing population, representing 10.2% of the population in the two cities, and this population has grown 26.4% between 2000 and 2017. Approximately 21% of the population of Eugene and Springfield are either Latinx or another minority race.

The Consolidated Plan of Eugene and Springfield 2020 specifically identified the west downtown neighborhood as an area in need not only of affordable housing but also of investment, where 51% of the population earns less than 80% of the AMI. This development would house people in need and add investment to the area.

With the inclusion of 13 family sized three bedroom units at 30% AMI, and 46 units at 60% AMI 11<sup>th</sup> & Lincoln Apartments will be a resource to help families get out of homelessness or prevent homelessness.

The 2019 Point-in-Time Count (PIT) identified 2,165 people in Lane County experiencing homelessness, 113 were families with children staying in a shelter. For FY 2018, Lane County reported that 2,753 unduplicated individuals who were homeless received human services from one or more agencies. During the 2018-2019 school year, the three public school districts in Eugene and Springfield report 1,629 homeless youth, includes students who are staying with friends or family. Persons of color have been disproportionately affected by the pandemic and are likely to be doubled up with other families to provide for their children.

Centro Latino Americano, a bilingual, multicultural agency that serves Latino families in Lane County, has seen a dramatic increase in the **need** for housing in Eugene based on daily interactions with families, youth, and seniors. The lack of safe and affordable housing options, steadily increasing costs of living and an increasing homeless population all contribute to a community in desperate need of affordable housing options. Immigrant families in Eugene face multiple barriers and obstacles to securing safe and affordable housing including those associated with mixed-immigration status, language barriers, lack of culturally sensitive services and application policies. The 46 non-PSH units will be rented at 60% AMI. Units benefiting from project-based rental assistance will be available to households earning 30% AMI and below.

**Market** studies of the area show the census tract (21660-41-039.00) for 11<sup>th</sup> & Lincoln Apartments includes housing stock which has been increasing in cost at a staggering rate over the last few years. In June 2018, market statistics indicate that sales of housing in this district averaged \$333,198. Current statistics of pending housing units in the same area have an average price of \$463,171, a 39% increase over the past 21 months (RMLS Market Statistics Report, 02/2020).

Rental housing costs during the same time period have risen similarly. According to the 2020 Consolidated Plan the median rental rate rose to \$1,373 in Eugene. A posting on Reddit highlights the dilemma of finding housing within a budget; “Why are there no affordable rentals in Eugene?” There are no low-income multifamily apartments within a 1 mile radius of the 11<sup>th</sup> & Lincoln Apartments.

Introducing additional affordable housing at 30% AMI and 60% AMI to downtown will bring neighborhood stability to the area by allowing current Eugene residents who are being priced out of housing, either owned or rented, to keep their families stabilized within their home area, schools, and community. With 59 total apartments, and the majority of them three bedroom units, 48 families will be able to stay in their neighborhood; a clear benefit not only to those families, but to the community at large.

The project site is unique, as it is adjacent to a variety of zones, with limited high-density to the West, low density residential to the South, major commercial to the East and community commercial to the North. The close proximity to service providers, public transit, single-family residential neighborhoods, parks, and shopping are positive impacts that will benefit the residents of the 11<sup>th</sup> & Lincoln Apartments for years to come.

**d. The importance of an allocation of Affordable Housing Trust funds to successfully implement your project.**

At the time we applied for and received our LIFT Funding Award and Project Based Voucher Awards, the Covid lockdowns had not begun. When they did they caused time delays and increased costs as shown by our revised proforma with a gap of \$300,000.

Construction costs continue to skyrocket with some of the highest recorded prices ever for lumber and steel. The ongoing global pandemic has complicated every facet of the operation. Legislative changes at the end of 2020 had a positive impact on 4% Tax Credit projects, but also placed further downward pressures on Equity Fund pricing, thus adding to an already challenging environment to secure equity funding. While interest rates remain low, multi-family lenders have tightened underwriting requirements significantly over the past year, facing economic uncertainties in 2021 and beyond.

This **allocation of AHTC** is vital and means the difference between completion of this needed project with an income and mix that provides housing for 13 very low income at 30% AMI families in three bedroom units and 46 families that will be housed at 60% AMI (potentially 90+ adults and their children) or abandonment of this project and all the carefully gathered resources.

The lack of safe and affordable housing options, steadily increasing costs of living and an increasing homeless population all contribute to a community with a deep need for affordable housing options. Immigrant families and a growing Latinx community in Eugene face multiple barriers and obstacles to barriers, lack of culturally sensitive services and application policies. Without AHTF resources available through this RFP, the project will not be feasible. SDC waivers and tax exemption from the City of Eugene will expire. The developer cannot afford to further extend the option to purchase the site, having already held the land for over 2 years. Without funding, the 13 project-based vouchers awarded by Homes For Good will be unutilized. Low income and very-low income families in Eugene who are struggling to find safe and affordable housing will be without affordable options in their community.

The 11th & Lincoln project needs the \$300,000 in AHTF funds to close our gap and stay on track to start construction in Q3 2021, delivering much-needed affordable units for the City of Eugene.

11th & Lincoln Apartments represents a unique cross-discipline collaboration: a partnership between Eugene-based real estate developer, Craig Weicker; Eugene-based owner/operator and Property Manager, Stewardship Properties; Eugene-based housing and service provider with 30 years of experience in this market, Cornerstone Community Development; and the area's leading multicultural, bilingual service delivery agency, Centro Latino Americano. With the City of Eugene's partnership, we are excited about the opportunity to quickly bring 59 much needed affordable housing units to the City of Eugene.

By providing this funding in keeping with the priorities of the Affordable Housing Trust Fund and this RFP, rental housing with high numbers of units, and higher numbers of bedrooms serving larger households will be served. This project will serve historically underserved communities; Black, Indigenous and People of Color (BIPOC) including the growing Latino/Hispanic populations.

## **Project Design**

- 2. Provide a detailed description of the proposed design, construction, rehabilitation, and/or other improvements. Include a description of how the design of the proposed housing is suitable for and will meet the needs of targeted and Special Needs populations (if any).**



The 11<sup>th</sup> & Lincoln Apartments are new construction and are **designed** to be energy efficient to benefit the residents and save money on energy bills. The target Hispanic/Latino community often have large families. These apartments have been designed to serve large families with a mixture of family sized two- and three-bedroom units with just 3 one bedroom units. The unit mix and partnerships are a response to the priorities established by Governor Kate Brown, Oregon Housing and Community Services, and this RFP to significantly increase the number of family units for low-income Oregonians across the state while incorporating culturally informed services in urban areas. The partnerships for resident services with Centro Latino Americano and Cornerstone Community Housing will encourage rental by diverse BIPOC families and are documented with the attached MOU's.

A key ingredient in designing affordable housing communities that work for the benefit of the residents are walkable locations with needed amenities. The site for 11<sup>th</sup> & Lincoln Apartments was chosen because of its proximity to needed transportation and services. Within walking distance of the site are Lane County Transit Center, grocery stores (Safeway and Whole Foods), the Eugene Public Library, Lane County Human Services, Jefferson City Park, Cornerstone Community Housing, 5th Street Public Market and more.

Residents of all ages will benefit from affordable, energy-efficient one, two, and three-bedroom units ranging in size from 400 to 850 SF. All units include Corian countertops and windowsills, efficient low-flow fixtures, LED lighting, durable vinyl plank flooring, and quality finishes that reduce utility bills and improve livability. The building will include a lobby, community room, private office, indoor bike storage, community laundry room and landscaped courtyard with outdoor patio. The building is five stories with an elevator, brick and fiber cement lap siding, covered walkways, and a pitched roof.

On-site, 33 outdoor parking spaces and 27 bicycle spaces are envisioned. The building will be appropriately articulated with bay windows, canopies, and variations in form for architectural character and to create a sense of scale suited to building's use.

11<sup>th</sup> & Lincoln Apartments has been designed to consist of less than 25% subsidized units (13 of 59 total units). As there are no other low-income affordable multifamily housing units in the immediate area, this project will help further Home for Good's goal of deconcentrating poverty and expanding housing and economic opportunity.

3. **Please describe any on-site amenities, including any project characteristics that address special needs of the population you intend to serve:**

Residents of all ages will benefit from affordable, energy-efficient one, two, and three-bedroom units ranging in size from 400 to 850 SF. All units include Corian countertops and windowsills, efficient low-flow fixtures, LED lighting, durable vinyl plank flooring, and quality finishes that reduce utility bills and improve livability.

The **on-site amenities** include a lobby, community room, private office, indoor bike storage, community laundry room and landscaped courtyard with outdoor patio and high speed internet. The building is five stories with an elevator, brick and fiber cement lap siding, covered walkways, and a pitched roof. On-site, 33 outdoor parking spaces and 27 bicycle spaces are envisioned. The building will be appropriately articulated with bay windows, canopies, and variations in form for architectural character and to create a sense of scale suited to building's use. Services made available to residents will be focused on health and wellness, youth development, adult education, and community building. Spanish speaking residents will benefit from the 100% bilingual staff at Centro Latino Americano.

4. **Please describe any unique or innovative design components or characteristics of the Project.**

11<sup>th</sup> & Lincoln Apartments incorporates sustainable materials with high-quality durable finishes, including Energy Star appliances, energy efficient heating and cooling, efficient LED lighting package, Corian countertops and window sills, high quality vinyl Milgard window packages, expansive indoor community recreation space, secured community courtyard, and more.

11<sup>th</sup> & Lincoln Apartments development team has a strong commitment to sustainability and chose Hyland Construction for their energy efficiency expertise. The units will be highly efficient engineered units for consistent use of less energy resulting in lower utility costs for residents. Please reference the attached Utility Analysis report from Energy Modeling consultant Tyler Moffet, which demonstrates the lower energy consumption in our efficient units which lower the cost residents will spend on utilities.

11<sup>th</sup> & Lincoln Apartments **innovative design components** emphasize long-term durability and value to enhance tenant health and well-being, promote equitable economic opportunity, protect the ecosystems and climate, and create long-term value for owners.

Project specifications meet Earth Advantage Gold certification standards.

Additionally 11<sup>th</sup> & Lincoln Apartments utilizes "Home Free" a national initiative developed by the Healthy Building Network which "provides tools to leaders in affordable housing who are improving human health by using less toxic building materials." Examples include:

- Contractors and subcontractors are required to review Home Free recommendations
- Contractors and subcontractors are informed that the project developer prefers products that have a health product declaration (HFD)
- Vinyl flooring should be phthalate-free
- Carpets should not use fluorinated stain-repellent treatments and should not contain fly ash in the backing
- Paint should meet the Green Seal-11 standard from 2010 or later
- Paint bases and colorants should not exceed a VOC content of 50g/L
- Drywall boards should be made with natural gypsum
- The project should utilize Residential fiberglass batt insulation reformulated to be free of formaldehyde or formaldehyde-free mineral wool batts.

This type of innovative construction prioritizes minimized maintenance and operational costs with a focus on keeping moisture from infiltrating the building, keeping the building envelope properly sealed to reduce loss of heat/minimize the use of the heating system and structurally sound construction that can withstand everything from an earthquake to day-day wear and tear.

**5. Does the Project include components that contribute to improved energy performance, thermal comfort, a healthier indoor environment, increased durability and/or simplified maintenance requirements (green building measures)?**

11<sup>th</sup> & Lincoln Apartments incorporates sustainable materials with high-quality durable finishes, including Energy Star appliances, energy efficient heating and cooling, efficient LED lighting package, Corian countertops and window sills, high quality vinyl Milgard window packages, expansive indoor community recreation space, secured community courtyard, and more.

11<sup>th</sup> & Lincoln Apartments sponsors have a strong commitment to sustainability and work with contractors that share that commitment to advancement of a variety of social, environmental, and economic objectives through the work as developers, owners, and property managers. The units will be highly efficient engineered units for consistent use of less energy resulting in lower utility costs for residents. Please reference the attached Utility Analysis report from Energy Modeling consultant Tyler Moffet which demonstrates the **improved energy performance** which lower the cost residents will spend on utilities.

11<sup>th</sup> & Lincoln Apartments is designed and will be built with an emphasis on **increased durability** and value to enhance tenant health and well-being, promote equitable economic opportunity, protect the ecosystems and climate, and create long-term value for owner and **simplify maintenance requirements** by utilizing Earth Advantage Gold certification standards.

EA guidelines included within planned specifications include:

- Erosion Control Site Plan
- Bio-retention Stormwater Control system onsite
- Inclusion of Community Gathering Spaces
- Energy Modeling: 10% better than energy code
- Recycle 95% of Wood & Cardboard
- Recycle Jobsite Waste
- Slab Insulation: Concrete slab fully insulated (R10)
- Increased Floor Insulation
- Durable Roof: 40-years or greater warranty
- Fiber Cement: (50-80% /81-100%)
- Durable Exterior Trim
- Outdoor Patio: Concrete or pavers



- Window Efficiency – U-Value 0.32
- Window Framing Material: Composite or Wood with clad exterior
- Exterior Doors: Steel and/or Fiberglass, insulated to R-5 min
- Blown-in Insulation System: High density in enclosed cavities
- Building Air Tightening Measures: Blower Door Test
- Thermal Bypass Checklist: Energy Star Checklist
- Bath/Kitchen Fans: Fans in full baths meet ENERGY STAR and ASHRAE 62.2 requirements
- ENERGY STAR Lighting Package: 100% LED and ENERGY STAR products
- Energy Star rated Dishwashers, Clothes Washers, and Refrigerators
- Hot Water units: Electric High Efficiency
- Low VOC Sealants, Adhesives, and Paint
- Water Efficient Showerheads: 2 gpm or less
- Efficient Kitchen Faucet: 1.5 gpm or less
- High-Efficiency Toilet: WaterSense qualified toilet – 1.28 gpf
- Weather Based Irrigation Controller
- Low Water-Use Plants: Drought Tolerant – 50 percent/80 percent,
- Green Cleaning Products and Methods

To provide a **healthier indoor environment**, 11<sup>th</sup> & Lincoln Apartments will utilize “Home Free” a national initiative developed by the Healthy Building Network which “provides tools to leaders in affordable housing who are improving human health by using less toxic building materials.” Examples include:

- Contractors and subcontractors are required to review Home Free recommendations
- Contractors and subcontractors are informed that the project developer prefers products that have a health product declaration (HFD)
- Vinyl flooring should be phthalate-free
- Carpets should not use fluorinated stain-repellent treatments and should not contain fly ash in the backing
- Paint should meet the Green Seal-11 standard from 2010 or later
- Paint bases and colorants should not exceed a VOC content of 50g/L
- Drywall boards should be made with natural gypsum
- The project should utilize Residential fiberglass batt insulation reformulated to be free of formaldehyde or formaldehyde-free mineral wool batts.

This type of construction prioritizes minimized maintenance and operational costs with a focus on keeping moisture from infiltrating the building, keeping the building envelope properly sealed to reduce loss of heat/minimize the use of the heating system and structurally sound construction that can withstand everything from an earthquake to day-day wear and tear.

**6. For new construction and rehabilitation projects, 5% of units must be accessible to persons with physical disabilities and persons with sensory disabilities. Please describe your plan for accessible units.**

The 11<sup>th</sup> & Lincoln Apartments will be managed in compliance with all applicable civil rights statutes, including the Fair Housing Act (FHA) and Americans with Disabilities Act (ADA) standards, tolerating no discrimination or harassment in its housing programs, activities or employment on the grounds of race, color, religion, ethnicity, national origin, sex, sexual orientation, gender identity, familial status, marital status, disability, veteran status, age, source of income or any other status protected under applicable federal, state or local laws.

Many of the units will be built meeting visitability standards and adaptable for ADA compliance.  
**5% of the units will be built as fully accessible**

**Existing Structures**

7. Does the site contain existing structures? Yes  No
- a. If yes, how many?
- b. If yes, what year were they constructed?

8. Are any on-site structures subject to historical preservation requirements? Yes  No
- a. Governing body/code:
- National Historic Register
  - State Department of Archaeology and Historic Preservation
  - Other:
- b. Briefly state how you plan to comply with applicable historic preservation requirements (if applicable):

9. What is to be done with on-site existing structures?
- Demolish
  - Rehab
  - Nothing (does not apply/not part of this project)

10. Please provide the following information for any on-site structures to be retained and/or rehabilitated as part of this project:
- Approx. Total Sq. Footage
  - Number of Building(s)
  - Date Built
  - Number of Stories

11. Please give a brief description of the condition of the buildings to be rehabilitated (include photos):

The site is vacant. There are no buildings.

## **Contracting**

**12. What steps will you take to hire businesses that are registered with the State of Oregon through the Certification Office for Business Inclusion and Diversity (COBID): Minority Business Enterprises (MBE), Women’s Business Enterprises (WBE), Emerging Small Businesses (ESB), Service Disabled Veteran Business Enterprises (SDVEB), and Disadvantaged Business Enterprise (DBE)?**

Hyland Construction the General Contractor has experienced staff to supervise and insure hiring compliance with all **Minority Business Enterprises (MBE), Women’s Business Enterprises (WBE), Emerging Small Businesses (ESB), Service Disabled Veteran Business Enterprises (SDVEB), and Disadvantaged Business Enterprise (DBE). The comprehensive MWESB plan will ensure goals to increase the awareness of opportunities and use of MWESB contractors on this project.** Contractors can be certified with COBID or eligible for certification are met through the end of construction. Upon completion, Hyland Construction, Stewardship Properties as property manager and part owner and the developer, Craig Weicker, will develop a comprehensive report on progress made towards meeting stated MWESB goals and will continue to utilize MWESB strategies in hiring ongoing staff and professionals.

Hyland Construction will link non-certified contractors to organizations that assist contractors to become COBID certified. Hyland Construction will review the contracting opportunities and develop a successful strategy that aligns with the availability and capacity of MWESB businesses. The team will provide adequate time for MWESB firms to receive information and respond to proposals and bid requests. 11<sup>th</sup> & Lincoln Apartments will prioritize MWESB businesses, but also consider the use of local businesses within the City of Eugene and Lane County. The region surrounding Eugene is mostly rural, and it is essential to provide economic opportunity to small local businesses. Outlined below are some of the critical components of our strategy.

1) COBID Certification - Hyland Construction will provide information to non-certified contractors about organizations that assist contractors in becoming COBID certified.

2) Pre Development - The team will review the project and identify the best contracting opportunities and strategies to reach MWESB contractors. The team will use regional resources to identify, market, and request proposals/bids from MWESB firms. The resources used to identify MWESB businesses include the general contractor, local college or university small business development programs, or regional organizations that provide small business networking forums, such as Salem Capital Connections. Professional service firms will be contacted during this phase for their respective contracting opportunities.

3) Construction Bidding – The general contractor will provide a bid announcement to the local contracting community and include the best entities outlined above to provide project information. The general contractor will give adequate time to notify businesses about the opportunity and allow a minimum of 3 weeks for subcontractors and suppliers to submit bids. The general contractor will keep a list of whom was contacted by construction discipline and contact them at least 2 weeks prior to the bid due date. The general contractor to use a bid announcement/plan center/bid tracking software.

4) Construction Estimate Evaluation – The team will evaluate the schedule of values prior to the contract award. The general contractor will provide a preliminary estimate of the percentage of contracts awarded to MWESB firms.

5) Construction – The contractor will provide a mid-project and end of project award summary for review to be sure the MWESB contractors are utilized and the actual awards keep to the estimated percentage established at the construction estimate evaluation. Hyland Construction will prepare a report summarizing the contract awards and efforts to meet the aspirational goal.

### **Neighborhood/Off-Site Amenities**

**13. Briefly describe the property location, neighborhood, transportation options, local services and amenities adjacent to the property. Describe the location relative to schools, jobs, and parks. What makes this location suitable? (Please include these locations in the site map in Section 1.)**

The central downtown **property location** will provide much needed affordable housing in a census tract where the poverty rate is above 20% and no other affordable housing exists for within a mile circumference. Lincoln Street Apartments are the answer to the primary need expressed by Cornerstone Community Housing and Centro Latino Americano for affordable family sized units in a walkable, centralized location providing educational opportunities, employment opportunities, and access to needed goods and services; specifically: the Lane County Transit Center, grocery stores (Safeway and Whole Foods), the Eugene Public Library, Lane County Human Services, Jefferson City Park, Cornerstone Community Housing, and 5th Street Public Market.

Introducing additional affordable housing at 30% AMI and 60% AMI to downtown will bring neighborhood stability to the area by allowing current Eugene residents who are being priced out of housing, either owned or rented, to keep their families stabilized within their home area, schools, and community. With 59 total apartments, and the majority of them three bedroom units, 48 families will be able to stay in their neighborhood; a clear benefit not only to those families, but to the community at large.

The project site is unique, as it is adjacent to a variety of zones, with limited high-density to the West, low density residential to the South, major commercial to the East and community commercial to the North. The close proximity to service providers, public transit, single-family residential neighborhoods, parks, and shopping are positive impacts that will benefit the residents of the Lincoln Street Apartments for years to come.



14. Please calculate the location efficiencies of the proposed site:

- a. Walk Score (<https://www.walkscore.com/>): 97
- b. Proximity to the following (in number of miles):
  - Major grocery store .12 / .36 mile
  - Public transit stop 196 ft.
  - Medical services .5 mile
  - Public schools 2 miles
  - Libraries .2 mile
  - Parks .49 mile

### Neighborhood Notification

15. The level of neighborhood notification appropriate for a project is based on the size and proposed use. Applicants are required to inform the relevant neighborhood association of the project proposal.

- a. **In what neighborhood is the project located?** Downtown
- b. **How did you notify the adjacent property owners and neighborhood association about the project? Please include correspondence in application.**

Letter of approval from City Council is attached showing we followed the neighborhood notification process.

- c. **In what Ward is the project located?** 1
- d. **Did you notify the applicable City Councilor for the site? If so, what was the Councilor's response? Please include correspondence in application.** yes

The letter of approval from City Council, including Emily Simple from this ward is attached.

### SITE/PARCEL CHARACTERISTICS

#### Site Control

16. Has site control been established?

Yes  No

*Please submit documentation of site control.*

17. What is the form of site control?

- Deed (developer owned site)
- Conditional Contract
- Purchase Option
- Lease
- Lease Option
- Other:

18. Expiration date of option or conditional contract (if applicable): July 2021, with discussions with the owner for an extension to 12/31/2021. Or Developer will buy the property outright. Site control will not be allowed to expire.

19. Is the proposed project site subject to any existing encumbrances such as a restrictive covenant, use restriction, or regulatory agreement? Yes  No

a. If so, how do you plan to mitigate the encumbrance?

- Quit-Claim Deed
- Subdivision of the Property
- Other:

### Zoning

20. What is the current zoning of the project site? C-2

21. Has your project had a City of Eugene Project Consultation? Yes  No

22. Is the proposed project consistent with the zoning status of the site? Yes  No   
*Please provide documentation that the projects meets local zoning and land use laws.*

a. If current zoning is not consistent, please explain:

Overwrite this text with your answer

b. Please outline the steps that will be taken to address zoning issues and include the time frame needed to resolve these issues:

Zoning is fully approved.

c. Do you anticipate applying for any Adjustment Reviews (e.g. multi-family development standards, access connections, etc.) through the land use application process? Please outline the adjustments that would potentially be requested, if known.

Zoning is fully approved.

23. Is the proposed project consistent/compatible with surrounding uses? Yes  No   
 If yes, please describe how it is compatible with surrounding uses.

The project site is unique, as it is adjacent to a variety of zones, with limited high-density to the West, low density residential to the South, major commercial to the East and community commercial to the North. The close proximity to service providers, public transit, single-family residential neighborhoods, parks, and shopping are positive impacts that will benefit the residents of the 11<sup>th</sup> & Lincoln Apartments for years to come.

24. On-site surface parking:
- a. How many parking spaces are required for the development? 33
  - b. How many parking spaces will be provided for the development? 33
  - c. Describe how on-site surface parking will be minimized to the greatest extent possible.

The site is within short walking distance to transit, stores, schools restaurants, copy text here.

**Environmental**

25. Are there known adverse environmental conditions on the site? (These may include high level of noise, wetland on site, within a floodplain, leaking underground storage tank, above ground storage of toxic materials within sight, etc.) Yes  No

- If yes:
- a. What are they?

Overwrite this text with your answer

- b. Describe how they can be mitigated through reasonable measures:

Overwrite this text with your answer

**Attachments:**

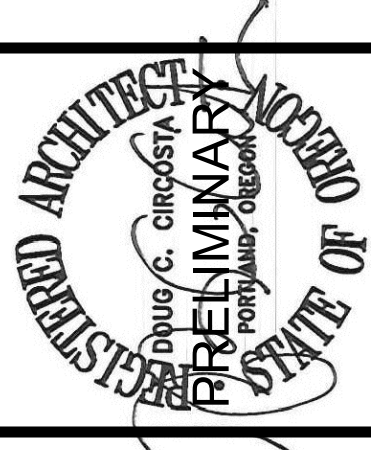
<input type="checkbox"/> 2-2. Preliminary drawings and site plan
<input type="checkbox"/> 2-11. Photos of the site, and existing buildings and interiors of units (if applicable)
<input type="checkbox"/> 2-15. Correspondence with neighborhood association and City Councilor
<input type="checkbox"/> 2-16. Documentation of Site Control
<input type="checkbox"/> 2-22. Documentation that proposed Project meets Zoning and Land Use laws





*Doug Circosta, Architect*





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 Doug Crockett, Architect  
 503-730-6908  
 14670 SW Forest Drive  
 Beaverton, OR 97007

CONCEPT  
 DESIGN

11th AND LINCOLN APARTMENTS  
 EUGENE, OREGON

job no.: 1813  
 date: 02-24-2020

OPTIONS  
 1 AND 2

SITE PLAN /  
 FIRST FLOOR  
 PLAN

A100

POWER POLE  
 W/ TRANS  
 ENDED #211

BUILDING TOTALS

OPTION 1					
FLOOR	#UNITS	LIVING	COMMON	TOTAL	TOTAL
FLR 1	6	4,481	7,718		12,199
FLR 2	14	10,494	1,894		12,388
FLR 3	14	10,494	1,894		12,388
FLR 4	25	10,494	1,894		12,388
FLR 5	-	8,776	0		8,776
TOTAL	59	44,739 SF	13,400 SF		58,139 SF

OPTION 1:

3 BEDROOM UNITS (801 GSF/751 NSF) = 48  
 2 BEDROOM UNITS (645 GSF/598 NSF) = 8  
 1 BEDROOM UNITS (413 GSF/380 NSF) = 3  
 TOTAL = 59

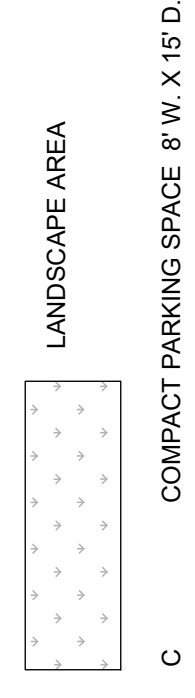
OPTION 2

OPTION 2					
FLOOR	#UNITS	LIVING	COMMON	TOTAL	TOTAL
FLR 1	6	4,481	7,718		12,199
FLR 2	14	10,494	1,894		12,388
FLR 3	14	10,494	1,894		12,388
FLR 4	14	10,494	1,894		12,388
FLR 5	14	10,494	1,894		12,388
TOTAL	62	46,457 SF	15,294 SF		61,751 SF

OPTION 2:

3 BEDROOM UNITS (801 GSF/751 NSF) = 48  
 14 BEDROOM UNITS (645 GSF/598 NSF) = 14  
 1 BEDROOM UNITS (413 GSF/380 NSF) = 62

SYMBOL LEGEND



SITE AREAS

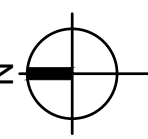
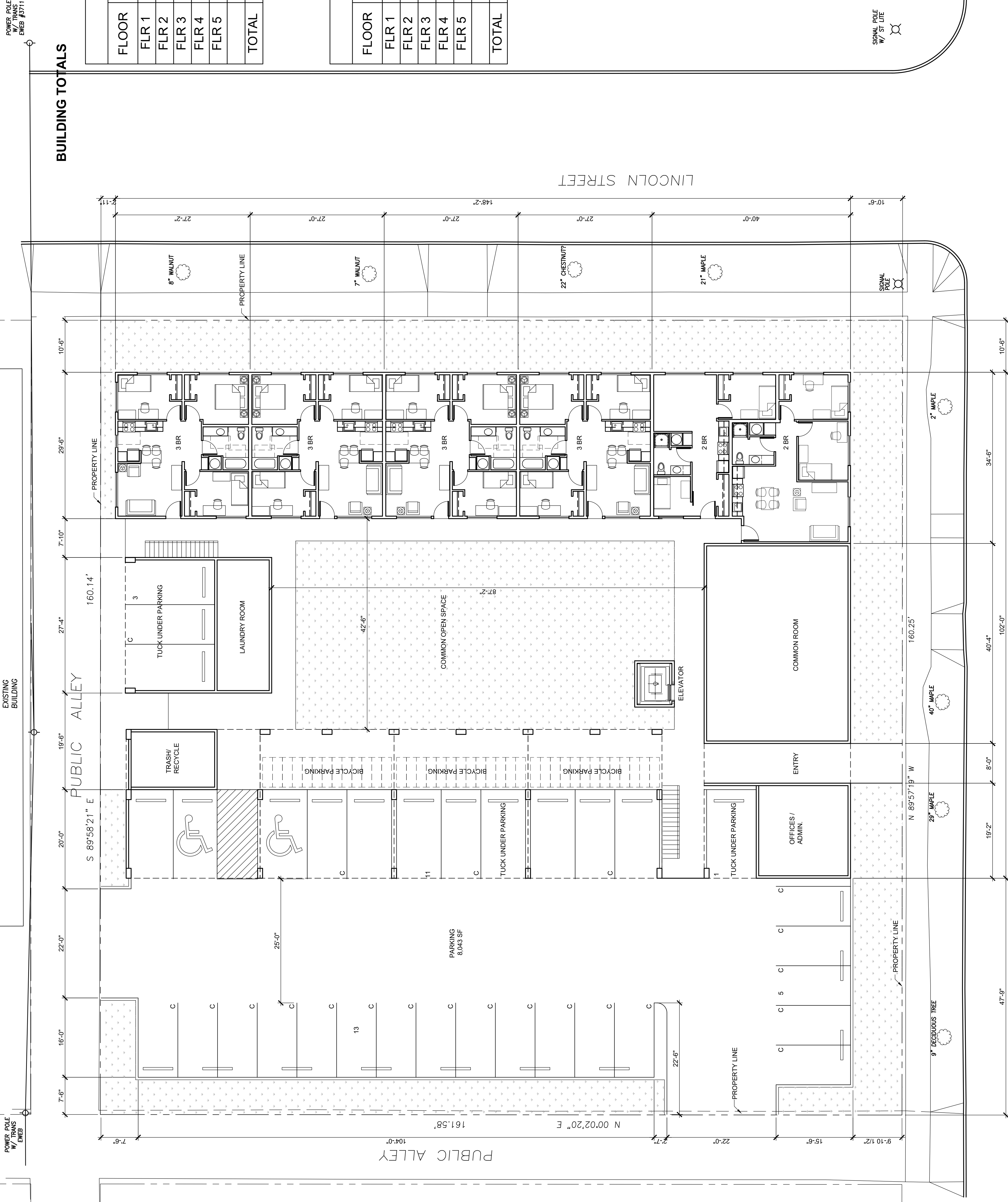
SITE AREA: 25,875 SF (0.594 ACRES)  
 BUILDING COVERAGE: 12,189 SF = 47.1%  
 PARKING AREA: 6,583 SF = 25.4%  
 TOTAL LANDSCAPE AREA: 7,113 SF = 27.5%  
 COMMON OPEN SPACE (COURTYARD): 3,705 SF = 14.3%

PARKING

STANDARD SPACE: 9' W. X 18' D. = 9  
 COMPACT SPACE: 8' W. X 15' D. = 22  
 ACCESSIBLE SPACE: 9' W. X 18' D. = 2  
 TOTAL PARKING = 33

SIGNAL POLE  
 W/ ST LITE

FIRE  
 HYDRANT



OPTIONS 1 AND 2 - ARCHITECTURAL SITE PLAN / FIRST FLOOR PLAN  
 1" = 10'-0"

A100