

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

**Project Narrative**

- 1. Please provide a brief narrative summary of the proposed project. Please describe:**
  - a. location in the community, existing conditions on the site, and plan for development.**
  - b. target population and income level that would be served expressed in percentage of area median income (AMI).**
  - c. market need/housing demand for the target population in the city and the neighborhood in which the project is proposed.**
  - d. The importance of an allocation of HOME funds to successfully implement your project.**

Naval Reserve Apartments and Early Learning Center (“The Naval Reserve”) is a collaborative project led by Homes for Good Housing Agency to address two critical shortages impacting our community: the shortage of affordable housing and the shortage of affordable childcare. Co-locating these services is a proven model for promoting healthy child development and enabling economic self-sufficiency for parents. A recent report developed for the Oregon Joint Committee on Ways and Means identifies that there is an acute lack of access to childcare in every part of the state. BIPOC populations, low-income children, children living in limited English proficient (LEP) households, and single-parent households are particularly impacted by lack of access to affordable housing and childcare. The Naval Reserve will address both shortages by developing a new 81-unit community with an Early Learning Center on the ground floor large enough to serve up to 80 children.

Located at approximately 1520 W. 13<sup>th</sup> Avenue, The Naval Reserve will provide 15 one-bedroom units, 49 two-bedroom units, and 16 three-bedroom units in two four-story buildings. All units will be restricted to those with incomes at or below 50% of Area Median Income. One additional two-bedroom unit will be reserved for an onsite manager and will not be income restricted. The range of bedroom sizes will make this community ideal for low-income renters, families with children, and seniors.

Homes for Good intends for this community to be in service of the BIPOC community who would benefit greatly from access to this housing and services. As such, Homes for Good plans to intentionally collaborate with culturally specific service providers in our community to provide input on design, market units to the populations they serve, and have access to community spaces to provide services and programming onsite. Homes for Good has already been in conversation with Centro Latino Americano, Lane Educational Service District’s Lane African American/Black Student Success program, and grassroots BIPOC parent organization H.O.N.E.Y (Honoring Our New Ethnic Youth) for input on design and future onsite programming to intentionally cater to the needs of residents of color.

Project Based Vouchers for all units will ensure affordability to all residents by allowing tenants to pay 30% of their income as rent. Along with childcare that will be accessible to all Lane County residents, all residents of The Naval Reserve will also have access to resident services provided on-site by Homes for Good and community partners. Such services include programs to achieve financial independence, referrals to jobs skills training, and food and nutrition programs. Homes for Good is exploring partnerships with Head Start of Lane County, Parenting Now, University of Oregon College of Education’s Early Childhood CARES, Eugene School District 4J, and Eugene Relief Nursery to support children and families with programming or

opportunities to refer families for units. Homes for Good has a history of similar successful partnerships to support children, such as our existing partnerships with Head Start of Lane County and Bethel School District to refer McKinney-Vento families for housing.

The location of this site in the Jefferson Westside neighborhood provides ideal proximity to a variety of nearby services. César E. Chávez Elementary School and the Eugene Faith Center Food Pantry are directly adjacent to the site and both Looking Glass Riverfront School and the University of Oregon College of Education’s Early Childhood CARES are within one block of the property. Other services and amenities within a half mile of the property include the Lane County Brookside Clinic, Albertson’s Grocery, Bi-Mart, Boys & Girls Club of Emerald Valley, Westmoreland Park, and the Lane Events Center. An LTD bus stop along 13<sup>th</sup> Avenue also provides direct connectivity to Downtown Eugene and related services including the Downtown Public Library, Senior and Disability Services, LTD Eugene Station, Lane County Public Health, and numerous employment opportunities. Access to the Fern Ridge Trail one block away one also allows multi-use connectivity to West Eugene.

The need for affordable housing is well documented in our community, especially for families and seniors. This year, Homes for Good opened all its waitlists for 14 days and accumulated over 25,000 applications for rent assistance or affordable housing. According to the 2020 Eugene-Springfield Consolidated Plan, family households make up the largest percentage of households in Eugene at 52%. The average household size in Eugene is 2.33. In the census tract in which this property is located, the poverty rate is approximately 20% higher than in the rest of Eugene and about 1.4 times the poverty rate of Lane County. People aged 65 or older make up 13% of the population of this census tract and 16% of the neighboring census tract.

As shown in the attached proforma, HOME funds are critical for this project to be feasible. The project will pursue 4% Low-Income Housing Tax Credits and Local Innovation and Fast Track funds. The Naval Reserve will be subject to Oregon Housing and Community Services 60-year affordability period, however, the equity provided by these tax credits is not enough to cover much of the development budget. Without HOME funds, the project will have insufficient capital to begin construction. With your assistance we can ensure that hundreds of people in our community have access to affordable housing in a location specifically designed to encourage individuals to thrive from birth, no matter their income.

**Total number of units:**

**Number of proposed HOME units:**

**Have HOME funds previously been awarded to this project?** Yes  No

a. If yes, when does/did the affordability period end?

**Has your organization previously received HOME funds through the City of Eugene or City of Springfield?**  
Yes  No

**Please explain what other public investments (if any) have been received or awarded to the project?**

No other public sources of funding have yet been committed to this project. This project will apply for 80 Project Based Vouchers during the current, open RFP due December 20, 2022. Homes for Good projects have been successful in all prior applications for Project Based Vouchers. If awarded the land and HOME funds through this process, the Naval Reserve will pursue 4% LIHTCs and LIFT funding through OHCS in Spring 2023.

## **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 housing is suitable for and will meet the needs of targeted and Special Needs populations (if any).**

Homes for Good Housing Agency and a Coalition of Early Learning Service Providers are leading the effort to develop a newly constructed, 81-unit intergenerational and family-oriented housing community. This project will include a collocated Early Learning Center and will be sited at the Naval Reserve site on West 13th in Eugene, Oregon. The vision for this proposal is to develop needed housing for renter households earning less than 50% AMI to promote stability and resilience for our most financially vulnerable community members. Family-sized dwelling units, ample vehicle and bicycle parking, an on-site Early Learning Center, and family-oriented site amenities will contribute to this beacon of family housing where families will be supported in raising their children in a safe, nurturing, and vibrant community.

The site is ideally located in the Jefferson Westside neighborhood in Eugene, near public transit, schools, recreation facilities, and other services that support the anticipated needs of future tenants. Based on initial community engagement and conversations with stakeholders in the Early Learning community in Lane County, this project is intended to serve the needs of low-income families and seniors. The development proposal seeks to add a vibrant family-oriented addition to the area that truly responds to the neighborhood's calls for additional affordable family housing in the City's central core.

The design and layout of the Naval Reserve project responds to the urban nature of the site as well as the desire to create an attractive and safe family-friendly atmosphere that recognizes the transitioning nature of West 13<sup>th</sup> Avenue. Looking forward to the potential of large-scale community development proposals along this corridor, this project proposes two four story, uniquely formed buildings that anchor the northwest and southeast corners of the site. The size and shape of these two apartment buildings cradles the interior of the site to protect it from traffic noise on 13<sup>th</sup> and provide an inner sanctuary for the development's residents. While these buildings are larger in scale than the nearby one- and two-story single family detached houses and garden apartments, the design looks to the near future when nearby parcels will be developed with significant community-oriented recreation facilities. Providing this density of units supports the long-term development needs for housing in Lane County and is consistent with our community's sustainability and affordability goals of developing housing within the urban growth boundary. In doing so, this project will provide as much affordable housing as possible while still using standard and more affordable light-wood frame construction allowable in buildings that are four-stories or less.

#### **Project Design Features:**

- Two four-story buildings comprising 110,000 square foot (SF) for 81 residential units, ground floor common spaces, and a 12,000 SF Early Learning Center.
- 114 Parking Spaces (including 8 ADA parking spaces) as well as temporary and long-term bike parking for residents and visitors.
- Family-oriented outdoor spaces that support safe play areas for children with covered and uncovered social spaces for all residents.
- Naturalized on-site storm water treatment that provides a significant landscaped buffer between 13<sup>th</sup> and 14<sup>th</sup> avenues and the residential buildings.

- On-site, 12,000 SF Early Learning Center with approximately 40 leased parking spaces and student bus and parent vehicle access on the adjacent church parking lot to the east.

### **Building A (Northern building)**

- 52,000 SF (13,000 SF per floor)
- 42 efficient residential units on four stories with some ground floor common spaces
  - Six 1 bed/1 bath – 640 SF each
  - Twenty-four 2 bed/1 bath – 850 SF each
  - Twelve 3 bed/2 bath – 1000 SF each
- Ground floor lobby including mailbox area and community bulletin board
- Ground floor property management office and storage (150 SF)
- Ground floor community room and kitchen (600 SF)
- Two ground floor single stall accessible restrooms (100 SF each)
- Ground floor common laundry room (120 SF)
- Ground floor secure, long-term bicycle storage room
- Ground floor trash and recycling room
- Two accessible elevators
- Two egress stairs
- Three fully accessible units
- Rooftop solar array
- Conditioned hallways with access to daylight at both ends and in central circulation areas
- All units provided with laundry hookups

### **Building B (Southern building)**

- 58,000 SF (14,500 SF per floor)
- Three stories and 39 dwelling units over ground floor common and early learning spaces
  - Nine 1 bed/1 bath – 640 sf each
  - Twenty-seven 2 bed/1 bath – 850 sf each
  - Three 3 bed/2 bath – 1000 sf each
- Ground floor lobby including mailbox area and community bulletin board
- Ground floor property management shop and storage (150 SF)
- Two ground floor single stall accessible restrooms (100 SF each)
- Ground floor common laundry room (120 SF)
- Ground floor secure, long-term bicycle storage room
- Ground floor trash and recycling room
- Two accessible elevators
- Two egress stairs
- Three fully accessible units
- Rooftop solar array
- Conditioned hallways with access to daylight at both ends and in central circulation areas
- All units provided with laundry hookups

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

The Naval Reserve is intended to serve low-income families and seniors. In addition to providing predominantly family-sized dwelling units to meet the needs of families with children, the project proposal is designed to serve this population with a variety of targeted site amenities and features.

**On-Site Amenities:**

- On-site property manager
- On-site common laundry facility
- Air-conditioned units
- 750 SF community room and kitchen to support resident events and resident services like classes or trainings
- On-site maintenance office and shop
- 12,000 SF Early Learning Center with 6 classrooms, commons, and administration facilities to serve children living on site and in surrounding neighborhoods
  - The Early Learning Center will be supported with parking and vehicle access on the adjacent lot to the east
- Designated outdoor play area for Early Learning Center
- Designated outdoor play area for residents including play structures, natural play areas, and bike and trike pathways throughout the center of the site
- Outdoor “front porches” for each residential building, adjacent to the building entrances, with covered pavilions for residents to enjoy in all seasons
- Significant landscaped buffers between 13<sup>th</sup> and 14<sup>th</sup> and the residential buildings and between parking bays
- Designated smoking areas for residents away from children play areas and building entrances

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

The design of the Naval Reserve is meant to provide a vibrant yet classic, innovative yet functional, and family-oriented addition of dwelling units to our community’s affordable housing stock. The uniqueness of the project starts with the overall form of the buildings – two crescents that cradle the interior of the site to protect open space from the bustle and traffic of West 13<sup>th</sup>. The heart of the site will be focused on community space featuring green space, play areas, pedestrian amenities, walking paths, and a common area for all to enjoy. It is protected from parking and traffic circulation and provides visibility to and from the residential buildings. The building form and layout also promotes privacy for ground floor residential units along 13<sup>th</sup>, provides an opportunity for high quality daylighting in all residential units, and contributes to community identity and residential vibrancy.

This project is intended to serve families and uses smaller scale design components to promote visible connectedness between residents and their homes. The proposed cladding materials are familiar systems that capitalize on our local building knowledge, and are applied in ways to promote uniqueness for individual residential units. Taking into account durability and ease of maintenance, this proposal uses different materials and color to break the building up into smaller, more human scale masses and highlights features like angled walls with pops of color. The ground floor of both residential buildings is meant to serve as a strong durable base, clad in masonry and opening to the street with storefront glass to highlight community spaces and vertical circulation cores.

The indoor community spaces lead to a richly designed active-play outdoor space at the center of the site that will serve the needs of residents young and old. The shared outdoor space is maximized through designing parking access from two opposing locations without providing vehicle access through the site. Protecting the center essentially creates an accessible park for residents that can be used year-round.

The project team is also well-versed in Trauma-Informed Design principles, which are integrated into the project design. Access to daylight, sensitive use of color, navigable hallways, straight-forward sight lines, and noise-dampening construction are all design considerations included thus far. This project is intended to be welcoming to all residents and the development team will continue to use Trauma-Informed Design principles as a guide for future detailing and design decisions.

**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? Does the project meet any green building certification standards?**

The Naval Reserve Site project will include numerous components to provide improved energy performance and a healthy living environment. These include:

- High density Site Design on a previously developed site
- Located on a public transit corridor and near the multi-use Fern Ridge Trail
- Solar Array on south facing slope of both building roofs
- High performance building envelope informed by Passive House principles
- Daylighting provided in residential hallways at both ends and in central circulation core
- Improved energy performance and thermal comfort by providing Packaged Terminal Air Conditioner (PTAC) units in all residential units and centralized conditioned air in common spaces and the Early Learning Center
- Operable windows that allow access to natural light and ventilation
- High Efficiency hot water heaters
- 100% LED lighting
- 100% Energy Star Appliances
- 100% low-flow plumbing fixtures
- Paints and finishes that are zero or low-VOC
- 100% hard surface flooring with no carpet, which contributes to improved indoor air quality with longer material life cycle and simplified maintenance
- Water-efficient landscaping
- On-site stormwater treatment
- Targeting a Platinum Certification utilizing Earth Advantage Homes

**a. If planning to apply for Low Income Housing Tax Credits through Oregon Housing and Community Services (OHCS), which Sustainable Building Path will be integrated into the project design?**

- Enterprise Green Communities
- Earth Advantage Homes
- Leadership in Energy and Environmental Design (LEED)
- Not Applicable (not applying for LIHTC)

**6. Does the Project meet Section 504 (Rehabilitation Act of 1973) accessibility standards? For new construction and major rehabilitation projects with 5 or more units, 5% of units must be accessible to persons with physical disabilities and 2% additional units must be accessible to persons with sensory disabilities. For small projects or minor rehabilitation, accessibility improvements must be made to the maximum extent feasible. Please describe your plan for accessible units.**

The project will meet the requirements of Section 504 by providing a minimum of 6 fully accessible units (7.4% of total), and 2 units for people with hearing/visual impairments. Common area amenities such as kitchens will be designed to be fully accessible. Furthermore, due to the anticipated OHCS funding, the units at this project will all be “visitable” which means that the living area and bathroom area will be accessible even in non-accessible units. The design for this project envisions two elevator accessible buildings, which contributes to the visitability of all units. To support visitability, the design provides visitor and accessible parking as well as loading zones for residents close to building entrances. Four ADA parking stalls per building will allow for accessibility to units and accessible common areas from vehicles.

**7. The HOME program now requires installation of broadband infrastructure in new construction or substantial rehabilitation projects with 4 or more units to narrow the “digital divide” in low-income communities. For more information click [here](#). Please explain how the project will incorporate this infrastructure.**

All residents will have access to high-speed Wi-Fi at 1 Gigabit per second (Gbps) in all units as well as in common areas at no-cost. Fiber infrastructure is located one block away and would be easy to connect to the site. Homes for Good has included telecommunications service and routers for all units in the operational budget for this project.

**Existing Structures**

**8. Does the site contain existing structures?** Yes  No   
a. If yes, how many?

**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 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 (*Please provide photos if applicable*):**

N/A

**Neighborhood/Off-Site Amenities**

**12. 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 Naval Reserve is in an ideal location for the target populations of low-income renters, families with children, and seniors to conveniently access services and amenities. The nearest major grocery, Albertsons, is 0.2 miles away as is the closest Community Health Center, the Lane County Brookside Clinic. The project is served by an LTD transit stop along 13<sup>th</sup> Avenue, which provides direct connection to Eugene Station and Downtown Eugene every half hour and every fifteen minutes at peak hours. One block to the south of the site is the multi-use Fern Ridge Trail which allows multimodal east-west connectivity through Eugene. Nearby services for families include César E. Chávez Elementary, Early Childhood CARES, and Looking Glass Riverfront School located directly across 14<sup>th</sup> Avenue. Furthermore, the Boys & Girls Club of Emerald Valley and the Eugene Relief Nursery are within one mile of the property. The office for Senior and Disability Services is located in Downtown Eugene, 1.2 miles from the project site.

**13. If planning to apply for Low-Income Housing Tax Credits (LIHTC), the project proposal should try to meet the State's [Qualified Allocation Plan](#) priorities. If planning to apply for 9% LIHTC, please calculate the location efficiencies of the proposed site (please skip if it is not applicable):**

- a. Walk Score (<https://www.walkscore.com/>): 80
- b. Proximity to the following (in number of miles):
  - Major grocery store 0.2 miles
  - Public transit stop 0.1 miles
  - Medical services 0.2 miles
  - Public schools 0.1 miles
  - Libraries 1.1 miles
  - Parks and Public Space 0.3 miles

**14. If planning to apply for 9% Low-Income Housing Tax Credits (LIHTC), please describe how the site fits into a Vulnerable Gentrification Area or an Opportunity Area as defined by OHCS. (Please skip if it is not applicable):**

This project is not planning to apply for 9% LIHTC.

**Neighborhood Notification**

**15. The level of neighborhood notification appropriate for a project is based on the size and proposed use, but applicants are required to inform neighborhoods of the project.**

- a. For Eugene project proposals including the 13<sup>th</sup> Avenue site\*: Have you contacted the neighborhood and notified the City Councilor about your development proposal? Yes

\*The 13<sup>th</sup> Avenue site is in the Jefferson Westside Neighborhood (JWN) on the border of Far West neighborhood. JWN has demonstrated interest in the development of the site. Please contact the [City neighborhood services staff](#) and the [JWN board chair](#) listed on the City's website. [Councilor Emily Semple](#) is the Eugene City Councilor representing the ward for the 13<sup>th</sup> Avenue site.



**b. For Springfield and Eugene projects: How did you notify the adjacent property owners and the neighborhood about the project?**

Homes for Good has been actively engaged with City of Eugene Councilor Emily Semple, Lane County Commissioner Laurie Trieger and Jefferson Westside Neighbors (JWN) Chair Ted Coopman since we started pre-development for The Keystone in early 2020. This engagement included numerous meetings and conversations with Councilor Semple, Commissioner Trieger and Chair Coopman along with engagement with a broader array of neighbors during JWN board and membership meetings. While this initial engagement was focused on designing and building The Keystone, a significant amount of these engagements were also focused on communicating Homes for Good's desire to develop affordable housing and supportive services on the Naval Reserve site. Once The Keystone was completed in August 2021, Homes for Good shifted our focus to planning for the opportunity to develop affordable housing and supportive services on the Naval Reserve site. Numerous meetings with Councilor Semple, Commissioner Trieger, Chair Coopman, JWN members and key stakeholders such as the administration of César Chávez Elementary School and the Eugene Faith Center were held throughout 2022. The specific engagement on this project by the Homes for Good's Executive Director and project team is as follows:

1. Met with Councilor Semple, Commissioner Trieger, and Chair Coopman on January 13, 2022 to specifically discuss Homes for Good's desire to build affordable housing and an Early Learning facility on The Naval Reserve site.
2. Attended and presented to the JWN membership meeting on January 24, 2022 at the Eugene Faith Center, engaged with Chávez Elementary Principal Dierdre Pearson.
3. Attended the JWN general membership meeting on May 10, 2022 which included attendance by Chávez Elementary Principal and staff.
4. Attended and presented to the JWN membership meeting at the Eugene Faith Center on June 21, 2022, which included attendance by Principal Pearson.
5. Met with Commissioner Trieger numerous times throughout 2022 and provided updates on pre-development progress for The Naval Reserve site.
6. Met with Councilor Semple on July 28, 2022.
7. Met with Chair Coopman on September 14, 2022.
8. Met with Chair Coopman and Councilor Semple on November 8, 2022.

**c. Given the specific characteristics of your project, what will be done to encourage neighborhood support? Describe how surrounding neighbors will continue to be informed about the project. Identify concerns that neighbors have raised and strategies to mitigate those concerns.**

Homes for Good will continue to be actively engaged with Jefferson Westside Neighbors throughout pre-development and development of this project, including through presence at future JWN meetings and in engagement with JWN leadership. Homes for Good, PIVOT Architecture, and Chambers Construction all have an established history of development in this neighborhood and engagement with neighbors. The design team at PIVOT has committed to listening sessions with JWN members to solicit feedback on project design as it continues to evolve. Chambers has also committed to proactive and open communication with neighbors to share information on scheduled activities as well as to garner any concerns and feedback

throughout construction. Homes for Good will plan to present updated designs and project concept at the JWN General Meeting in March ahead of the OHCS LIFT NOFA application deadline.

Concerns voiced through prior engagement with residents include potential impacts on neighborhood parking. Homes for Good has engaged with the neighboring Eugene Faith Center to explore an agreement for shared use of the Faith Center’s parking lot for use by the Early Learning Center on weekdays when use of the parking lot is currently minimal. Additionally, design of the Naval Reserve includes ample parking for residents and visitors that exceeds parking minimums required by code and mirrors successful parking ratios seen by other Homes for Good multiunit developments.

**SITE/PARCEL CHARACTERISTICS**

**Site Control** (*Eugene proposals for the 13<sup>th</sup> Avenue property please skip to Question 23.*)

**16. Has site control been established?** Yes  No

If the project is an acquisition, please ensure the project followed the Option Agreement guidance in the Reference Section. *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
- City owned site
- Other:

**18. Expiration date of option agreement or conditional contract:**

**19. If the project involves acquisition, did you submit the Informational Notice to the Owner/Seller prior to submitting the option or conditional contract?** Yes  No  N/A

*Please submit documentation of the Notice to Seller.*

**20. Are there any anticipated changes to the project’s legal description? If yes, please describe.**

Overwrite this text with your answer

**21. What is the square footage of the proposed project parcel?**

**22. 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

23. What is the current zoning of the project site? Public Land

24. For new construction proposals: has your project had a Project Consultation (Eugene) or Development Issues Meeting (DIM) (Springfield)? Yes  No  N/A

25. 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:**

A Zone Verification application has been submitted to the Eugene Planning Division with response expected by November 28, 2022. A receipt of this application submission is attached.

Homes for Good intends to meet the requirements for offering affordable housing on property zoned as public lands under ORS 197.308. To that end, units will be made available to individuals and families with incomes at or below 60 percent of area median income and the affordability will be enforceable for a duration of no less than 30 years.

While ORS 197.308 applies here, as a public entity that will own and operate all aspects of the property, Homes for Good submits that the proposed development is an outright permitted use under the PL zone. As a result, reliance on ORS 197.308 is not necessary.

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

No zoning issues are anticipated at this time. The possible need for Adjustment Reviews is addressed below. These applications would be submitted in time to ensure approval would occur prior to when building permit approval is needed.

**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.**

We do not anticipate needing any Adjustment Reviews as uses proposed under the Public Land designation. However, if Multiple-Unit standards are applied, the development team would apply for two Adjustment Reviews.

**1. EC 9.5500 6 (a)**

To maximize energy performance, minimize the building footprints, and develop as much needed affordable housing as possible, this design proposal includes two building forms that are longer than the maximum dimension allowed (150') as described in EC 9.5500 6 (a). An adjustment to these criteria is allowed via EC 9.8030(8)(a). The project team would demonstrate that this design proposal meets all the criteria outlined in that section.

**2. EC 9.5500 (4) (b)**

To enhance the privacy of the residential units along 13<sup>th</sup> along 14<sup>th</sup> and reduce noise intrusion from these streets into the residential units, this design proposal curves the residential buildings away from the street. Additionally, the northern building facing West 13<sup>th</sup> Avenue is set back from the Right of Way 20' to provide for an EWEB power line easement. These factors reduce the building frontage along both streets to less than the minimum required in EC 9.5500 (4) (b). An adjustment to these criteria is allowed via EC 9.8030 (2). The project team would demonstrate that this design proposal meets all the criteria outlined in that section.

**EC 7.410-7.420**

For this site, we believe that providing two site access locations – one from West 13<sup>th</sup> Avenue and one from West 14<sup>th</sup> Avenue – meets the intention of EC 7.410-7.420 since each building faces each street and will have different addresses. Additionally, the two access locations are not connected by an internal vehicle route. If the City of Eugene determines that the site is only allowed one access location (likely from West 14<sup>th</sup> Avenue), then the project team will seek an adjustment to allow for two access locations to maintain access from 13<sup>th</sup>.

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

The proposed project has been designed for compatibility with the existing neighborhood characteristics as well as anticipated future uses. Directly adjacent uses include a church to the east and an armory to the west. An elementary school and a variety of residential developments including single and multiple-unit dwellings make up much of the other surrounding uses. While these buildings are larger in scale than the nearby one- and two-story single unit detached houses and garden apartments, the thoughtful and interesting design looks to complement the surrounding neighborhood and look to the near future when nearby parcels may be developed with significant community-oriented recreation facilities.

**27. Do you plan to charge for residential parking separately from rent?** Yes  No

**Environmental**

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

**If yes, what are they and please describe how they can be mitigated through reasonable measures.**

The development team is aware of two potential adverse environmental conditions on the site: noise and potential SHPO concerns regarding site archaeology and impacts to nearby buildings of historical significance.

**Noise:**

Traffic noise from West 13<sup>th</sup> Avenue has been documented at the very top end of acceptable levels at the Naval Reserve site. This project design uses the mass of the northern residential building to protect the interior of the site from traffic noise so that outdoor recreation and gatherings occur within positive

environmental conditions. Additional landscape buffering is used on the Northeast area of the site to further diminish traffic noise on site.

The northern side of the northern building will also utilize additional sound dampening glazing in window specifications and a sound dampening building envelope to minimize noise impacts in north facing dwelling units. Additionally, each unit will be provided with air conditioning to reduce the need for opening windows to provide cooled air and minimize noise intrusion into the units.

**SHPO Concerns:**

The project team is unaware of any specific historic building or archaeological features on this site but has extensive experience working with Oregon’s State Historic Preservation Office on newly built and renovation projects. Homes for Good’s own Administrative Building is a Historically Significant building (not designated) and its 2019 renovation, designed by this project team, was subject to SHPO review. The project team is confident in its ability to address SHPO concerns, and findings as needed throughout the design and construction process.

**Historical Elements**

**29. Are any on-site structures subject to historical preservation requirements?** Yes  No

**a. Governing body/code:**

- National Historic Register
- State Historic Preservation Office
- Other:

**b. Briefly state how you plan to comply with applicable historic preservation requirements:**

N/A

**Other Federal Regulations**

**30. For projects requesting \$100,000 or more, what will you do to assure that employment and/or job training opportunities for low-income individuals are provided in the development of your project, per HUD Section 3 requirements? Click here for the [HUD Section 3 website](#) including FAQs.**

As a recipient of a variety of HUD funds, Homes for Good is developing a Section 3 implementation component as part of our Equitable Contracting Initiative. Historically there have been few certified Section 3 individuals and businesses available for contracting efforts in Lane County. The Equitable Contracting Initiative is a larger effort to increase the number and participation of businesses that have not historically had access to Homes for Good contracts and subcontracts. In developing this initiative, Homes for Good staff are taking trainings on the new Section 3 requirements and are working with HUD and other local partners to employ best practices in implementing Section 3 requirements. Our priority is to carry out outreach to increase the number of individuals and businesses that are certified as Section 3 locally. From there, we will facilitate the matching of Section 3 Workers and Section 3 Business Concerns with our contracts. In support of these priorities, Homes for Good has developed the following strategies and will work with community partners to implement and refine them as needed to ensure Section 3 work is maximized in our community:

#### Outreach Strategies:

- Homes for Good has joined the Contracting Alliance for Diversity and Equity (CADE) chapter of Lane County allowing us to partner with other contracting agencies such as ODOT, LTD and the U of O to host outreach events to provide information on Section 3 requirements and opportunities to both individuals and businesses in Lane County.
- Through Resident Services and Family Self Sufficiency staff, reach out to existing residents and residents who have businesses that live in Homes for Good housing who qualify for Section 3.
- Assist residents who qualify as Section 3 Workers and residents who are independent business owners in signing up on the HUD Section Opportunity Portal, which provides a central location for Section 3 Individuals and businesses to connect with contractors and other work.
- Reach out to existing resident councils with employment opportunities and request their assistance in notifying residents of training and employment opportunities.
- Advertise training and employment positions by posting flyers the common areas or other prominent areas of our housing development or developments.

#### Procurement Strategies:

- During the Request for Proposal (RFP) hiring process, the Construction Manager/General Contractor (CM/GC) was selected and scored on how they intend to meet Section 3/MWESB requirements and their past utilization rates, if available.
- Provide contractor training on Section 3 requirements and strategies, and award additional points in the RFP for contractors who attend those trainings.
- Require contractors and subcontractors to utilize the HUD Section 3 Opportunity Portal when recruiting workers or businesses for Homes for Good contracts.
- Contract set asides or preference for Section 3 Business Concerns and MWESB for contracts less than \$50,000.

#### Other Strategies:

- Meet early and often with contractor and subcontractors to ensure they are clear on Section 3 compliance and reporting.
- Engage with contractors quarterly during construction projects to evaluate success versus targets.
- When possible, break contract work into smaller tasks or quantities to permit maximum participation by Section 3 Business Concerns.
- Work directly with partner agencies to identify prospective Section 3 Workers and Section 3 Business concerns and provide them direct support to become certified and join the Section 3 Opportunity Portal.

**31. For projects requesting \$10,000 or more, what steps will you take to hire businesses that are registered with the State of Oregon as Minority Business Enterprises (MBE) or Women's Business Enterprises (WBE) firms? Click here for [HUD's guidance on MBE/WBE outreach](#).**

As Lane County's Public Housing Authority, Homes for Good is fully committed to a procurement strategy that achieves race and gender contracting equity while providing small businesses opportunities, as well as local economic growth. To this end, Homes for Good endeavors to provide MBE or WBE firms ease of access to its procurement process and provide MWESB (Minority-owned, Women-owned, and Emerging

Small Business) vendors and contractors with the support necessary to successfully participate in its bidding process. As noted above, Homes for Good is developing its Equitable Contracting Initiative. A significant portion of this initiative is dedicated to increasing the number registered Minority Business Enterprise (MBE) or Women’s Business Enterprise (WBE) firms that are available in Lane County through outreach and then matching these firms with contracting opportunities.

Homes for Good is setting a target of a 20% MWESB utilization goal for the Naval Reserve Site. The selected CM/GC firm, Chambers Construction, was selected in part due to its commitment to maximizing MWESB participation. Chambers will utilize the COBID (Certification Office for Business Inclusion and Diversity) database in all bidding, will engage MWESB firms early in the bidding process, and collaborate with Homes for Good and other community partners to increase the number of MWESB firms locally.

Strategies employed above regarding Section 3 will include MWESB outreach as well. In addition to those strategies Homes for Good will:

- Utilizing the COBID database and community outreach, place qualified Emerging Small Businesses, Minority Owned Businesses and Women Owned Business on a solicitation list which allows them to receive all applicable contracting opportunity as they arise. This list will include certified firms as well as prospective MWESB firms.
- Conduct outreach events to connect with prospective MBE and WBE firms and assist them in registering into the state COBID database. Homes for Good recently participated in the Contracting Alliance for Business Diversity & Equity (CADE) workshop which includes guidance toward registering businesses for COBID certification. Homes for Good will continue to partner with other local organizations to hold these type of outreach events regularly.
- Coordinate with the prime contractor to divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises.
- Provide the prime contractor updated internal lists of all MBE or WBE firms locally. During the bidding process work closely with the General Contractor input on procurement of subcontractors to ensure there is good coverage in reaching MBE and WBE firms.
- Work directly with partner agencies to identify MBE, WBE businesses and assist them in understanding the contracting and bidding process.

Using the strategies above which require working closely with partner organizations, contractors and sub-contractors, Homes for Good expects to hire an increasing number of businesses that are registered with the State of Oregon as Minority Business Enterprises (MBE) or Women’s Business Enterprises (WBE) firms.

## Attachments

- 2-2. Preliminary drawings and site plan
- 2-11. Photos of the site, buildings, and interiors of units (if existing units)
- 2-16. Documentation of Site Control
- 2-19. Informational Notice to Seller (for acquisition projects)
- 2-25. Documentation that proposed Project meets Zoning and Land Use laws
- Title Report (if available)