



Homes for Good is proud to partner with Head Start of Lane County and Early Childhood CARES to develop an innovative model for housing that will co-locate 81 units of new Affordable Housing with an Early Learning Center to address the need for affordable housing and affordable childcare in our community. A mix of one, two, and three-bedroom units will accommodate households large and small. The site is zoned Public Land (PL) and is currently owned by the City of Eugene. Homes for Good has been granted the right to develop affordable housing and an Early Learning Center at this site through a competitive Request for Proposal (RFP). The development will consist of two four-story buildings centered around community green space and ample parking for residents.

Homes for Good intends to submit a funding application for the development to Oregon Housing and Community Services in March 2023. If awarded funding, construction would begin approximately one year later.

PIVOT Architecture has started conceptual design for this development and Homes for Good has selected Chambers Construction as the Construction Manager/General Contractor through an RFP process.

Site Details

- Two four-story buildings housing all residential units, Early Learning Center, and community gathering spaces
- 12,000 Sqft Early Learning Center operated by Head Start of Lane County and Early Childhood CARES
- One, Two, and Three-bedroom units to accommodate a variety of household sizes
- Onsite Manager, Maintenance, and Resident Services
- 3.0-acre site
- Convenient location with access to Downtown Eugene, nearby grocery stores, and other services

This chart shows the full scope of the funding for the Naval Reserve Affordable Housing and Early Learning Project:

Naval Reserve Project Budget					
Financing Sources			Estimated Project Cost		
	Residential	ELC		Residential	ELC
Housing Tax Credits	\$13,479,451		Construction	\$26,810,518	\$4,360,733
LIFT Grant	\$11,254,000		Development	\$1,769,086	\$118,236
City Fee Assistance	\$735,000		General Fees	\$6,592,465	\$369,208
City HOME	\$2,225,341		Financing Costs	\$1,154,820	\$295,750
EWEB Contributions	\$66,504		Contingency	\$3,417,263	\$548,288
HFG Contributions	\$2,383,856				
Permanent Loan	\$9,600,000				
Lottery Bond Funds		\$4,900,000			
Permanent Loan		\$792,265			
Total	\$39,744,152	\$5,692,265	Total	\$39,744,152	\$5,692,265
Combined Total	\$45,436,417		Combined Total	\$45,436,417	

The Early Learning Partners:

Head Start of Lane County serves infants, toddlers and preschool age children from low-income families and Early Childhood CARES serves infants, toddlers and preschool age children with developmental delays and disabilities throughout Lane County.

The classrooms in the early learning center will provide high quality and inclusive early learning services and supports.

We plan to include a childcare provider partnership to meet the needs of families for extended hours of care including before and after school hours. All the early learning programs in the center will collaborate to best serve children and families. We will serve 80 children.

Homes for Good- Head Start of Lane County and Early Childhood CARES formed a partnership over a year ago and have been working towards this goal. All three programs have secure and steady state and federal funding to ensure operations for many years. They all have long, sustainable track records with Head Start of Lane County providing services since 1978 (45 years) and Early Childhood CARES providing services since 1992 (31 years).

We hope to receive \$4.9 m of funding for the early learning center building from lottery bond funds allocated in HB 5030 (Section 6-7).

Thank you,

Jacob Fox – Homes for Good
 Charleen Strauch – Head Start of Lane County
 Judy Newman – Early Childhood CARES