



Homes for Good Rent Assistance and Family Self-Sufficiency Overview

Homes for Good is Lane County's housing agency and whose primary work is to help low-income residents with the logistics of affordable housing.



Homes for Good Philosophy: We are neighbors united to get every Lane County resident who needs help, into a home.

- Serving Lane County since 1949, previously as the Housing and Community Services Agency of Lane County (HACSA).
- New single Service Center 100 W 13th Ave
- New website at www.homesforgood.org





**Have you been touched by
Homes for Good Housing Agency?
We'd love to hear from you!**

**Our goal is to share 75 stories to
celebrate 75 years of service over our
social media channels.**

Share your story here



<https://ow.ly/3ITj50SGoPk>



Rental Assistance

- 2669 Housing Choice Vouchers
- 192 Project Based Vouchers
- 112 Rental Assistance Demonstration PBV
- 7 Foster Youth to Independence
- 314 Veteran's Assisted Supportive Housing Vouchers
- 5 VASH PBVs
- 181 Mainstream Vouchers
- 184 Emergency Housing Vouchers
- Continuum of Care, Supportive Housing



Supportive Services

- Resident Services
- Family Self-Sufficiency Program
- Section 8 Home Ownership Program



Weatherization

- 175 homes served per year
- Assists income-qualified residents to reduce energy costs



Developing + Operating Affordable Housing

- 1633 current units
- 306 units in development
- 595 public housing units
- 957 additional in the portfolio
- Tax Credit, HOME, Rural Development Units



HOMES FOR GOOD
What We Do



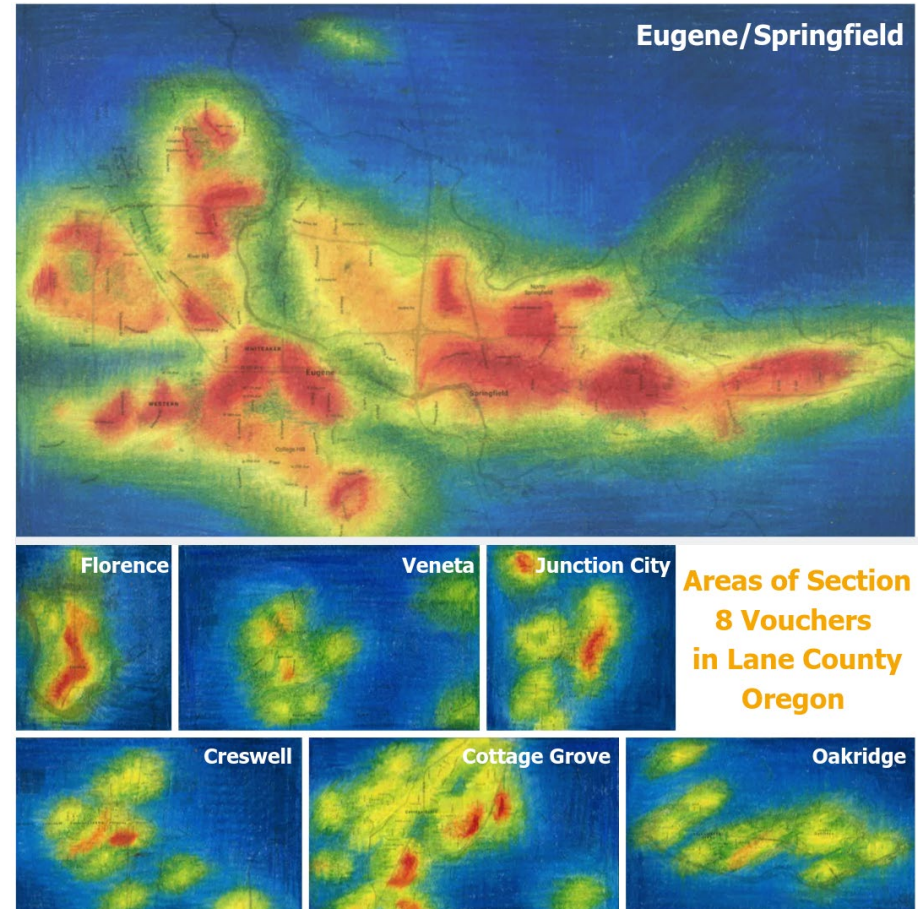
Homes for Good

What We Do: Rent Assistance



In 2024 we distributed over \$29 million in Housing Assistance Payments.

- Supports more than 3,200 families using vouchers!



What is the Housing Choice Voucher Program?



Subsidized
rental assistance
program

Commonly
known as
Section 8

Must be low
income to
qualify

Subsidy based
on household
income

Participants
locate their
own rental unit

What are Project Based Vouchers

Subsidy
attached to unit

Subsidy stays with
unit when tenant
moves

Must be low
income to qualify

Subsidy based on
household income

Participants gain
“Choice Mobility”
after one year

PBV vs HCV

PROJECT BASED VOUCHER

HOUSING CHOICE VOUCHER

Subsidy Type

Unit based

Tenant based

Subsidy Amount Based on Income

30% of adjusted Income

30% to 40% of adjusted income during initial lease term, no limit outside of initial lease

Ability to Move with Subsidy

Choice Mobility after one year

Immediate choice mobility for moves within Lane County. One year residence for moves outside of Lane County

Locating a Unit

No need to locate unit as subsidy and unit are attached


Voucher holder responsible to find own unit

Open Rental Listing (ORL)



Homes for Good provides a listing of current vacancies of affordable rental units in Lane County that is updated on a monthly basis.

Families searching for housing may sign up to receive a notification when a new list is published.

	OPEN RENTAL LISTING							Tenant-Paid Utilities:		E = Electricity	
	Available Properties for Rent in Lane County*			*The rentals on this Open Rental Listing are within the dollar amount of the Fair Market Rent for Lane County, OR. Review your Housing Choice Voucher Calculation Worksheet for your maximum allowable rent and utilities. For the most accurate, up-to-date information & photos of properties, please go online to the individual property management websites provided. As rents are subject to change, contact the property management company directly to verify rent amounts before applying. Note that this is NOT a complete listing of every available rental in Lane County. Please utilize your internet search engine to find rentals through other property management companies or private landlords.							W = Water
	Updated April 4th, 2025										S = Sewage
	Fair Market Rent										T = Trash
											G = Gas
Property Management Company: Affinity Property Management											
www.affinityproperty.com			1303 SW 16th Ave, Portland, OR 97201								
Phone Number: 503-892-0099			Application Fee: \$45								
Address	Type/Apt #	City	Zip	Beds	Baths	Sq Ft.	Rent	Deposit	Tenant-Paid Util.	Census Tract #	
565 Harlow Rd.	Apt #H05	Springfield	97477	2	1	855	\$ 1,500	\$ 500	Call for more info	21.04	
565 Harlow Rd.	Apt #H47	Springfield	97477	2	1	855	\$ 1,505	\$ 500	Call for more info	21.04	
Property Management Company: AG Campus Housing											
Website: www.agcampushousing.com			1400 High St Ste C3, Eugene, OR 97401								
Phone Number: 541-505-9906			Application Fee: \$35, due at time of submission								
Address	Type/Apt #	City	Zip	Beds	Baths	Sq Ft.	Rent	Deposit	Tenant-Paid Util.	Census Tract #	
1711 Patterson St	Apt #1	Eugene	97401	2	1		\$ 1,395	\$ 1,395	Call for more info	38.01	
1711 Patterson St	Apt #8	Eugene	97401	3	2		\$ 1,595	\$ 1,595	Call for more info	38.01	
1747 Hilyard Alley	Apt A	Eugene	97401	3	1	825	\$ 1,500	\$ 1,500	E	38.01	
1747 Hilyard Alley	Apt D	Eugene	97401	3	1	825	\$ 1,500	\$ 1,500	E	38.01	
671 1/2 E. 16th	Apt #2	Eugene	97401	3	1		\$ 1,895	\$ 1,895	W, S, T, E	38.02	
Property Management Company: Available Rental Properties											
Website: www.arponline.net			2221 Main St. Springfield, OR 97477								
Phone Number: 541-726-5570			Application Fee: \$40, non refundable, due at time of submission								
Address	Type/Apt #	City	Zip	Beds	Baths	Sq Ft.	Rent	Deposit	Tenant-Paid Util.	Census Tract #	

Finding a Rental Unit



Vouchers are issued to client after a class explaining the rules and regulations of the program

Voucher recipients have 120 days to find a landlord that accepts them as a renter

Participants may choose a unit anywhere in Lane County

Failure to find an approvable unit within 120 days results in the loss of the voucher

Request for Tenancy Approval (RTA)



Participants will have the following when looking to rent:

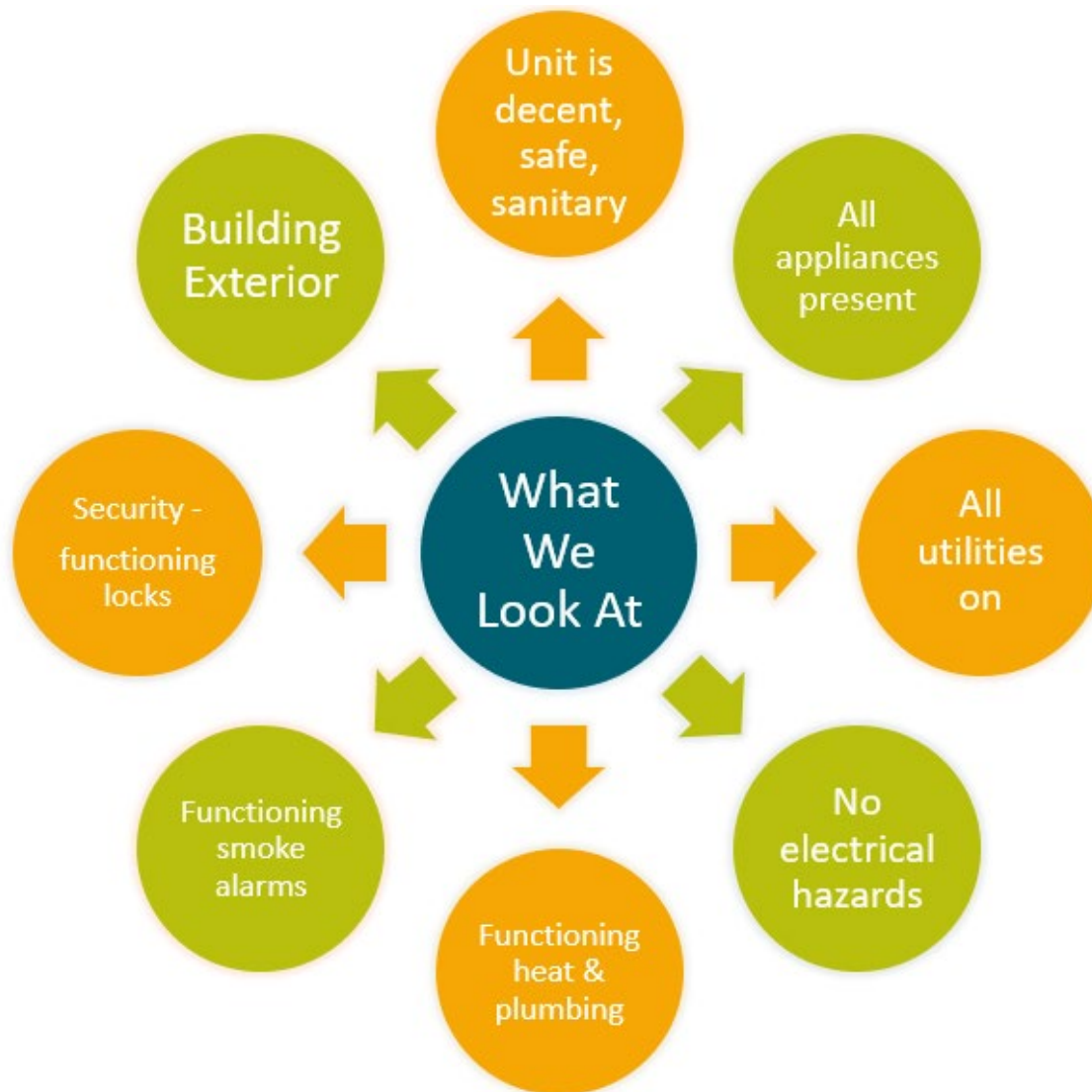
- * Current Housing Choice Voucher (HCV)
- * Request for Tenancy Approval (RTA) packet
- * Calculation Worksheet

A completed RTA must be returned to Homes For Good via email, fax or in person

Once received by Homes For Good, the RTA will be reviewed to ensure the unit falls within the income parameters of the family

Each client/family will receive only one RTA form to ensure they are not applying at several properties

Housing Quality Standards (HQS)



After a Unit Passes Inspection and is Approved:



Lease

Enter into a lease with your approved tenant.
A signed copy must be submitted to Homes For Good

HAP

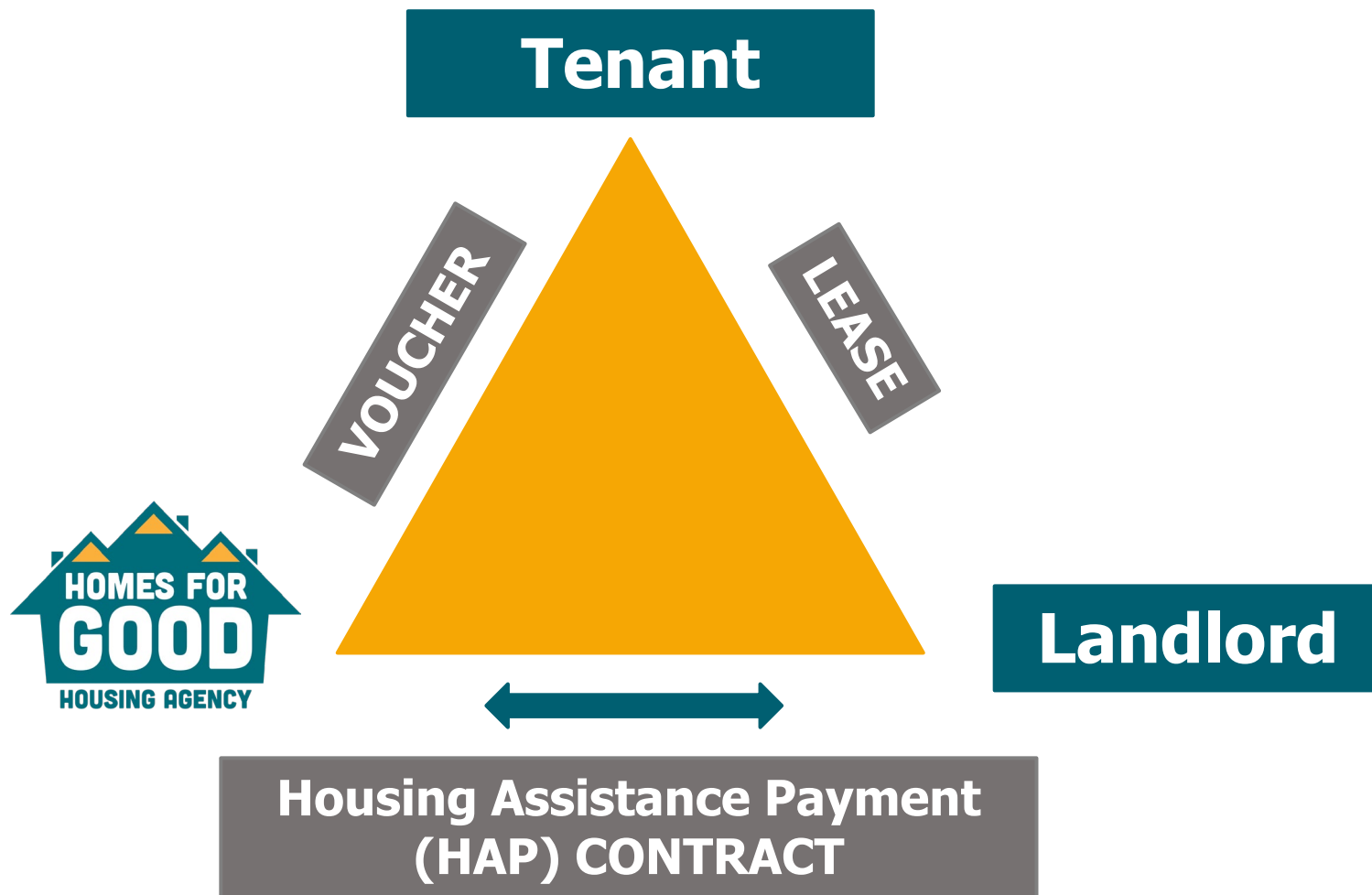
We send the Housing Assistance Payments (HAP) contract and contract documents
Sign and return to Homes For Good

Payment

Start date of the payment will be the later of:

- Lease start date
- Day unit passed inspection
- Day after the last day of the HAP agreement for the previous unit*

How We All Work Together



Family Self-Sufficiency Program



What We Do: Supportive Services

- The **Family Self Sufficiency Program (FSS)** is a program offered by Homes for Good to help participants of our Section 8, Public Housing, and Project Based Voucher programs get support, set goals, save money and work towards greater economic self sufficiency.
- Participants can be in the program for up to five years and work with a coordinator to make big and small changes in their lives.

Some of the benefits include:

- Connection with local programs, job opportunities, and community resources.
- Ability to turn rent increases into savings via a personal savings account
- Access to matched savings accounts (IDAs) to help you reach your savings goals

Find more information on our website:

<https://www.homesforgood.org/> >Services for Residents> Programs for Residents>
Family Self Sufficiency

FAMILY SELF-SUFFICIENCY IMPACT



Over \$2.6 Million

Paid to FSS graduates since the start of the program,
with over \$180,000 paid out last year alone.



125

Purchased homes
upon graduation

\$5,400

Average Escrow
paid to graduates



\$11,000

Average increase in income
during program

Homes For Good's Main Office

- 100 W 13th Ave – Eugene OR 97401
 - Phone: 541-682-3755
 - Fax: 541-682-3411
- **Landlord & Community Relations Specialists**
 - 541-682-2602
 - landlordliaison@homesforgood.org

A Presentation By

