

Emerald Village Eugene

Frequently Asked Questions

- ***What is Emerald Village Eugene?***

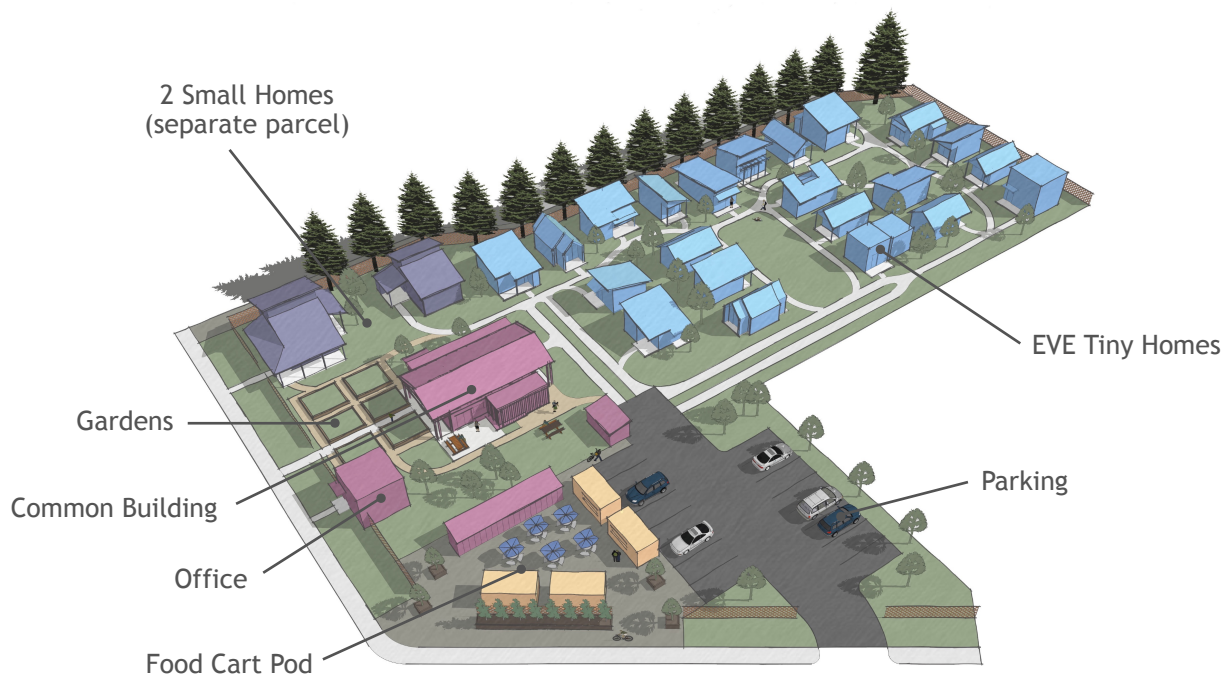
Emerald Village Eugene (EVE) is an affordable tiny house community planned for the Whiteaker neighborhood at the corner of N. Polk and Railroad Blvd. It includes 22 tiny homes ranging from 160 - 288 square feet; each complete with sleeping and living areas, a kitchenette, and a bathroom. The individual homes are supported by a common building that includes a community gathering space, kitchen, and laundry.

- ***Who is SquareOne Villages?***

SquareOne Villages (SOV) is the non-profit organization developing EVE, and once built, will also provide ongoing oversight, guidance, and training to residents. The organization includes a small staff and a board of directors composed of a variety of local community members. The mission of SOV is to create self-managed communities of cost-effective tiny homes for people in need of housing. SOV's first project, Opportunity Village Eugene, opened in 2013 as transitional micro-housing community. It began as a one year pilot project, and the lease has since been renewed on two occasions by a unanimous City Council vote. EVE will offer a next step with permanent, affordable tiny houses for people with low-incomes.

- ***Who will live at EVE?***

The initial group of applicants selected to live at EVE come from diverse backgrounds and circumstances, but in general they are lower-income individuals, couples, and small families seeking affordable housing. Several are seniors on a fixed income, currently homeless because their SSI or social security is not enough to afford market rate rent, and they have not been one of the luck few to receive a Section 8 voucher. There's also a young couple soon expecting a baby, currently living at Opportunity Village with part time work. Another individual will very soon not be able to afford their current housing, and EVE will allow that person to avoid becoming homeless.



EVE Site Rendering

- ***What will residents contribute?***

Residents will be members of a housing cooperative, making monthly payments of around \$250-350—affordable to someone on a limited income such as SSI or part-time work—that is unable to afford market rate housing. As part of these payments, residents will accrue a financial share in the community, creating a modest asset that can be cashed out if and when they decide to move. Residents will also be expected to abide by a set of Community Agreements, attend a monthly village meeting to discuss issues of common interest, and give at least 10 volunteer hours per month towards the operation and maintenance of the village; thus residents will be active members of their community.

- ***How are residents selected?***

To live at EVE, you must submit an application and interview with the membership committee. The initial membership committee is composed of members of the surrounding community, including: Mackenzie Karp (NEDCO); Thea Lee (Whiteaker Neighbor/Landlord); Guadalupe Quinn (latino rights advocate); Lynne McKinney (LILA); Susan Schroeder (SOV, Board Member); Dharma (East Blair Housing Cooperative, Office Manager). Resident representation will be integrated after the initial residents are selected.

- ***What is the membership selection criteria?***

- Each household should have a monthly income of at least twice the monthly payment amount. Preference will be given to those who earn extremely low-incomes (30% area median income or under) and very low-incomes (50% of area median income or under).
- Willingness to undergo a criminal background check and interview process.
- Ability to live in accordance with the community agreements, including participation in the day-to-day life and governance of the Village in a cooperative manner.
- Two references to support the applicants ability to live in accordance with the Community Agreements.
- Initial residents will complete at least 50 hours of sweat equity.

(See the EVE application for more details)

- ***Why is EVE needed?***

The Eugene-Springfield area suffers from a severe lack of low-income housing options. According to the 2015 Consolidated Plan, housing costs have risen sharply over the past 25 years while income levels have failed to keep pace. As a result, a significant majority of low-income renters (76%) have a “housing cost burden”—spending more than 30% of their income on housing and utilities—and a majority (51%) has a “severe cost burden”—spending more than 50% of their income on housing.

Public programs aimed at addressing our affordability crisis continue to prove direly insufficient. Lane County's Section 8 waiting list was opened just one week in 2015, and the local housing authority listed a 5-year wait time for 1-bedroom subsidized housing.

New construction of traditional low-income housing is very expensive to build. A recent project in Eugene cost \$169,000/unit, not counting the cost of land. However, the Consolidated Plan anticipates just \$13 million over the next five years to build more of such projects. EVE provides a much more cost-effective approach with tiny houses that are safe, decent, and significantly more affordable.

- ***How is EVE funded?***

Funding to purchase and develop the property is being raised by Square One Villages through private donations and grants. In addition to financial contributions, a significant amount of in-kind donations have been pledged to help build EVE. The only public subsidy received was a waiver on the city's system development charge, which was estimated at \$140,000. It's our hope that EVE will serve as a demonstration project to support public funding for tiny houses in the near future.

- ***Who is designing and building the homes?***

SOV has partnered with several local architects, builders, and students providing in-kind services to design and construct high quality tiny homes. Those teams include:

- site A: Nir Pearlson Architect
- site B: Envelop Architecture + Design
- site C: Bergsund DeLaney Architecture & Planning
- site E: Rainbow Valley Design & Construction
- site F: Bryan Hadley & Don Goerz, UO graduate students (architecture)
- site H: Dustrud Architecture
- site I: Lyndsey Deaton & Christina Bollo, UO graduate students (architecture)
- site J: Arbor South Architecture
- site M: Envelop Design | Architecture + Interiors
- site N: Honn Design and Construction & DMc Architecture
- site P: The Urban Collaborative
- site Q: Alicia Ginsberg, SOV project coordinator
- site S: Fifield Architecture + Urban Design
- site V: Willard C Dixon Architect

This broad collaboration has taken our housing model to the next level, demonstrating what's possible when a local community comes together around a common cause. The remaining sites will be led by SOV, using a structural insulated panel design. We plan to pair each team with a resident so that they can personalize their home to meet their individual needs and desires.

- ***Learn more about Emerald Village Eugene and SquareOne Villages at www.squareonevillages.org or by contacting us at info@squareonevillages.org.***



EVE Tiny House design by Arbor South Architecture