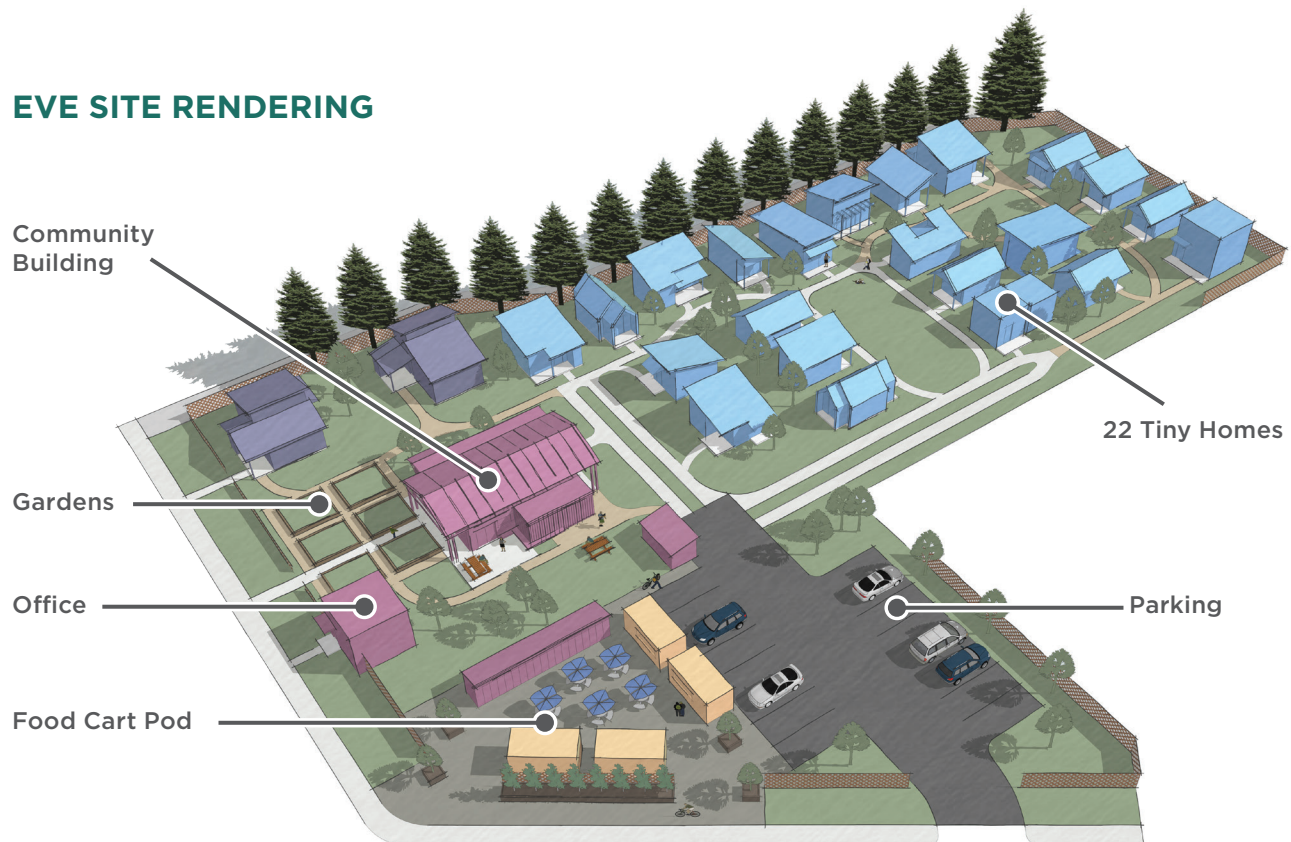


FACT SHEET

Emerald Village Eugene

- Square One Villages is a non-profit organization that creates self-managed communities of low-cost, tiny homes for people in need of housing. Emerald Village Eugene (EVE) is one of its projects.
- EVE will include 22 tiny houses (160-288 sq. ft.) designed as permanent dwellings on a slab foundation—complete with sleeping and living areas, kitchenette, and bathroom.
- The tiny houses will be supported by a community building that will provide a common larger kitchen, meeting space, laundry, and tool storage.
- Residents of EVE will be members of a housing cooperative and will have a share in the village—enabling them to create a modest asset that can be cashed out when they choose to move-out.
- The monthly cost to live at EVE will be \$250-\$350 per month, and will cover the share payment, utility expenses, maintenance, and all other operating costs.
- A community agreement outlines a basic code of conduct that all residents must abide by, and requires that each resident participate in helping to manage the village.
- EVE will offer security of a stable home to very low-income people, as well as a voice in shaping how their housing is operated and managed through a democratic process.

EVE SITE RENDERING



FREQUENTLY ASKED QUESTIONS

Emerald Village Eugene

WHO WILL LIVE AT EVE?

The initial group of applicants come from diverse backgrounds and circumstances. In general, they are lower-income individuals, couples, and small families seeking stable, affordable housing within a community setting.

WHERE ARE THEY LIVING NOW?

The residents selected for EVE are currently experiencing homelessness or are at a very high risk of becoming homeless. Many are currently staying at Opportunity Village Eugene—our transitional micro-housing community that opened in 2013. Others are staying with friends, living in vehicles, or sheltering at the Eugene Mission as they wait for EVE to open.

HOW WERE INITIAL RESIDENTS SELECTED?

Potential residents must submit an application and interview with the membership committee. Applicants need to meet income requirements, demonstrate willingness to live in accordance with the community agreements, and contribute 50 hours of sweat equity during EVE's development phase.

WHAT WILL RESIDENTS CONTRIBUTE?

We've selected our first residents months ahead of opening because we want them to be active participants in shaping how their housing is operated and managed—creating a sense of ownership on which our village model thrives. In addition to making monthly payments,

residents will also be required to attend a monthly meeting, serve on a committee, and contribute 10 volunteer hours per month.

HOW IS EVE FUNDED?

As a new and innovative approach to affordable housing, EVE is being funded by generous donations from community members and grants from local and regional foundations. Local architects and builders are providing in-kind services to design and build fourteen of the tiny houses, and a System Development Charge (SDC) credit from the City further helped reduce costs. Hopefully, EVE will serve as a demonstration project to spur the funding and development of more cost-effective affordable housing.

WHY IS IT 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 not kept pace. As a result, a significant majority of low-income renters (76%) have a "housing cost burden," which means they spend more than 30% of their income on housing and utilities. A majority (51%) have a "severe cost burden" and spend more than 50% of their income on housing.



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