

# WAITLIST OPENING FOR:



## ONE-, AND THREE-BEDROOM PROJECT BASED VOUCHER (PBV) APARTMENTS AT SHORE PINES



### OCCUPANCY REQUIREMENTS:

Occupancy and Family Composition will be assessed at the time of full application and will determine your bedroom size:

- The head of household, including the spouse or co-head, will be allocated one bedroom.
- All other household members will be based on two (2) persons per bedroom, without regard to gender or age.
- Live-in aides will be allocated a separate bedroom. Family members of a live-in aide will not be considered when determining family unit size.

If you do not meet the occupancy requirements at the time of full application, you will be taken off the wait list.

Starting June 21st, 2023 at 9am Homes for Good will be accepting Project Based Voucher (PBV) waitlist pre-applications for one- and three-bedroom apartments at Shore Pines at Munsel Creek in Florence, OR. The voucher subsidy is set so you will pay 30% of your adjusted monthly income for rent and utilities. After living in a Project Based Voucher subsidized unit for 12 months, you can apply to have your subsidy converted to a Section 8 voucher and move to a dwelling of your choice.

Shore Pines at Munsel Creek resides in the rural coastal town of Florence Oregon, about an hour west of Eugene. Located at 3900-3910 US HWY 101, the 68-unit new construction development will accommodate people in all stages of life with 31 units receiving project-based rental subsidy through Homes for Good. The community has a large range of units for all household sizes, including including 34 three-bedroom units in one building, and 33 one-bedroom units in a second building. The community will include on-site parking, outdoor play areas, a light-filled community room, and offices for resident services and other providers. The building's construction is a cost efficient 3-story wood frame design with a strong outward focus and access to light and air. The community includes sustainable and green measures featuring air systems suited to the coastal climate; energy star appliances, LED light fixtures, durable siding/rain screen, all hard surface flooring, and native coastal landscaping. The abundant coastal shore pine trees surrounding the property create an ideal setting for outdoor nature play and community gardening.

Managed through Cascade Management Inc. onsite services include on-site management. Cascade Management Inc. has a no pet policy, emotional support animals and service animals can be allowed through a reasonable accommodation (RA).

Residents pay only for electric and internet. Water, sewer, and garbage are included with the rent. Move-in costs include a deposit of first and last month's rent. Applicants must meet very-low income guidelines (50% area median income) to qualify. Income will be assessed at full application.

For applications while the waitlist is open, go to: [www.homesforgood.org/find-a-home/housing-details/wait-list](http://www.homesforgood.org/find-a-home/housing-details/wait-list). Applications are online only, and will be done through a random selection process. Those with lower numbers will be served second in numerical order after Local Preference Referrals.

### APPLICATION HELP:

#### Assistance Over the Phone:

June 21st - 28th (Excluding Weekends)  
9am-4pm  
Call 541-682-2550

#### In Person One-on-One Support:

##### Homes for Good Service Center

June 21st - 28th (Excluding Weekends)  
9am-4pm  
100 W.13th Avenue Eugene, OR 97401

##### Florence Grocery Outlet Parking Lot

June 22nd  
3pm-7pm  
2066 US-101, Florence, OR 97439

##### Florence ODHS Office

June 28th  
11am-3pm  
3180 HWY 101, Florence

Income Limits:	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons
	\$29,550	\$33,750	\$37,950	\$42,150	\$45,550	\$48,900	\$52,300

#### PRE-APPLICATIONS OPEN

**Wednesday**  
**June 21st, 2023**  
**at 9am**

#### PRE-APPLICATIONS CLOSE

**Wednesday**  
**June 28th, 2023**  
**at 4pm**

### LOCAL PREFERENCES:

Referrals from local preference partners will be served first.

Local Preference referrals for Shore Pines can qualify under the "Homeless Family Preference" for one- and three-bedroom units, OR the "Veteran's Assisted Supportive Housing (VASH) Voucher Participant Preference" for one- and three-bedroom units.

For contact information for Referring Partners, reference the Homes for Good website at:

<https://www.homesforgood.org/find-a-home/eligibility-and-applications/local-preferences>

### FOR APPLICATION DETAILS AND MORE INFORMATION:

[ 541-682-2550 ] [ [waitlist@homesforgood.org](mailto:waitlist@homesforgood.org) ]

or go to [www.homesforgood.org/find-a-home/housing-details/wait-list](http://www.homesforgood.org/find-a-home/housing-details/wait-list)