

PERMANENT HOUSING CASE STUDY



Title: NeighborWorks Umpqua (NWU), Douglas County, Oregon, Supportive Housing for Low-Income Victims of Crime

Property Name: Newton Creek Manor

Basic Description: Five new manufactured homes – three 2-bedrooms and two 3-bedrooms; Single Site units

Developer: NeighborWorks Umpqua

Property Management: Umpqua Community Property Management

Service Provider: Cow Creek Band of Umpqua Tribe of Indians, NeighborWorks Umpqua, and other community service providers for victims of crime

Tenant Profile: Low-income individuals and families who are victims of crime

Service Approach: An onsite case manager will provide 24/7 availability and individualized restorative services and referrals and work closely with Tribal programs and community service providers to identify needs and develop a case plan to address and resolve issues using a Trauma Informed Care approach. Services include but are not limited to budgeting, substance abuse treatment, domestic violence treatment, empowerment services, parenting, mental health treatment, cultural related services, etc.

Project Background:

As the largest affordable housing developer and provider in southern Oregon, NWU assessed recent studies and local data that highlighted the need for permanent, affordable housing development in the area. While planning for the project was underway, the Cow Creek Band of Umpqua Tribe of Indians reached out to NWU about their housing needs among tribal members enrolled in their Victims of Crime Program. This partnership led to the development of Newton Creek Manor. NWU acquired a mobile home park in 2016 from a local family who had owned the park for over 50 years. It was important to NWU to preserve this natural occurring source of affordable housing in the community. The units located in the park were owner-occupied with several spaces for RVs. While the infrastructure upgrade was underway, NWU received funding which allowed them to assist the owners in making repairs to several of the existing units. There were also four units that were abandoned and were beyond the point of rehab. These units were demolished and opened the current opportunity to infill with new manufactured homes.

Key Features and Impact:

- Energy Star units that meet Northwest Energy-Efficient Manufactured Housing standards
- Development included upgrades to the water, sewer and street infrastructure
- Unique partnership between the local Tribe and a housing developer
- No Smoking policy enforced for all units for preservation and health
- Master Lease program

FINANCING INFORMATION

Development Budget

Funding Source	Amount Received
NWU (Revolved ReHome)	\$13,000
Network for Oregon Affordable Housing	\$600,000
Energy Trust of Oregon Incentive	\$30,500
Total	\$643,500

DEVELOPER PROFILE

NWU was founded in 1991 in response to the lack of affordable housing development in Douglas County, Oregon. Formed by a group of concerned citizens, NWU began developing affordable housing and community development projects and over the years has grown to serve a vast rural area in Southwestern Oregon consisting of the five counties of Coos, Curry, Douglas, Jackson, and Josephine. NWU provides affordable housing development, asset building, homeownership, lending, community engagement and advocacy, and community-based economic development services. NWU is a chartered member of the NeighborWorks America community development network, a certified Community Housing Development Organization (CHDO), and is a member of Rural LISC, Rebuilding Together and the NextStep Network. NWU has an affordable housing portfolio of 609 units. Since 2011, they have created 389 homeowners and assisted 273 homeowners in maintaining their homes.

PROJECT PICTURE



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