

Lazy Days Mobile Home and RV Park is located on the north side of the McKenzie Hwy at 52511 McKenzie River Hwy. The park was completely destroyed in the Holiday Farm fire in the fall of 2020 and Homes for Good is completely rebuilding the park to provide 20 spaces for modular/manufactured homes and an additional 10 spaces for park model RVs as well a community building, open space, and other amenities. This project is funded through the Preserved Manufactured Housing Park – Disaster Recovery program through OHCS and is intended for those that lost their home in the Holiday Farm fire in 2020.

Question	Page #
Are these homes for homeownership or rental?	2
How do I apply for Lazy Days?	2
What is the income limit for Lazy Days?	2
What are the eligibility criteria?	3
How many occupants can live in a unit?	4
How much is the rent?	4
Can a Section 8 voucher be used for space rent?	4
Are any of the units ADA accessible?	4
What type of services are available on-site?	4
Are pets allowed?	4
If I am selected, what happens next?	5

1) Are these homes for homeownership or rental?

The first 20 modular homes will be granted as replacement housing through an award through OHCS that will allow eligible applicants to own their homes. All 20 modular homes will be two-bedroom units. Eligibility for award amount from OHCS is based on the household size or the comparable size of the damaged home and any disaster relief assistance received to date. Homes for Good will work with applicants who are not eligible to be granted a home to enter into a “rent to own” agreement to transition to ownership over time.

The 10 park model RV’s will be for rental and applications for these units are not open at this time. All 10 units will be one bedroom and will be delivered in 2025. Applications will open at that time.

2) How do I apply for Lazy Days?

Applications are only being accepted for two-bedroom modular homes at this time. Applications for one-bedroom Park Model RVs at Lazy Days will be accepted at a later date pending confirmation of the delivery schedule of those units.

Lane County Human Services, acting as the Community Action Agency, is responsible for receiving and processing applications for Lazy Days. Primary contact is Melanie Stanley, the assigned Housing Navigator for Lazy Days.

Melanie Stanley - Housing Navigator, Lane County
melanie.stanley@lanecountyor.gov Ph: 458-239-1875

Cognito Application Link: <https://www.cognitoforms.com/LaneCounty1/LazyDaysApplication>

3) What is the income limit for Lazy Days?

There is an income limit of 80% of area median income with exceptions up to 120% AMI for Priority 1 applicants only.

80% Area Median Income Limits, By Impacted County, Adjusted for Household Size:

1 Person	2 People	3 People	4 People	5 People
\$49,950	\$57,050	\$64,200	\$71,300	\$77,050

4) What are the eligibility criteria?

Applications will be prioritized based on OHCS funding requirements:

- **Priority 1:** Previous residents of Lazy Days
- **Priority 2:** Impacted households who owned and lost their manufactured home from the 2020 Labor Day Fires. Must have been the owner-occupant of the disaster damaged property in an impacted manufactured housing park at the time of disaster and the damaged property must have been the applicant’s primary residence at the time of the disaster.
- **Priority 3:** Impacted households who owned and lost their primary residence from the 2020 Labor Day Fires if the applicant lost their home, but didn’t own the land or if they owned the land and it is now unbuildable.
- **Priority 4:** Impacted households who were renting and lost their primary residence for the 2020 Labor Day Fires. Impacted renters would move into the park as renters and Homes for Good can work with residents to move towards home ownership over time.

	Eligible Applicants	Income	Recovery Status
Phase I	Impacted residents returning to the same preserved park that is being redeveloped.	80% Area Median Income (AMI), with an exception process for returning residents above 80% AMI, up to 120%AMI	Replacement home has not yet been ordered or purchased, safe permanent housing has not been achieved.
Phase II	Disaster-impacted MH owners interested in living in a preserved park. Previous RV owners may be considered with an exception.	At or below 80% Area Median Income (AMI)	Replacement home has not yet been ordered or purchased, safe permanent housing has not been achieved.

5) How many occupants can live in a unit?

Modular homes are all 2-bedroom units with an occupancy of 2-5 individuals. Park Model RV's will all be one bedrooms with an occupancy of 1-3 individuals.

6) How much is the rent?

Space rent is \$600 for the modular home ownership units and includes water, garbage, and septic. Modular rent (including space rent) is \$1,000 with rent applied towards a "rent to own" agreement.

7) Can a Section 8 voucher be used for space rent?

No, applicants are not able to use a Section 8 voucher to pay space rent unless they have an approved Reasonable Accommodation.

8) Are any of the units ADA accessible?

There are 2 fully ADA modular units with some accessibility features in all units. All modular units will be visitable (exterior doors meet ADA width standards).

9) What type of services are available on-site?

There is a community center on-site with offices for Property Management and Resident Services. Resident Services will be available to help residents connect to needed services and provide community building and on-site programming.

10) Are pets allowed?

Yes, there may be no more than three (3) domestic pets per household. Management approval is required for all pets.

11) If I am selected, what happens next?

Lane County will screen for eligibility and duplicate benefits to determine maximum eligible award and notify applicant and Homes for Good once approved.

Once approved, a referral will be sent to Homes for Good, and the property management team will reach out to schedule an intake appointment to complete lease-up paperwork.

