



HOPE COMMUNITY CORPORATION

Nonprofit Manufactured Housing Facility – 1st in the Nation!



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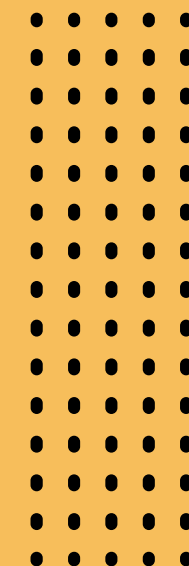


ABOUT US

HOPE Community Corporation, a newly established nonprofit in Eugene, Oregon, is committed to providing high-quality, affordable manufactured homes to communities across the West Coast.

HOPE has revitalized an old American Steel factory, turning it into a vibrant HUD certified manufactured home facility.

This enterprise was made possible by a \$15 million grant from the State of Oregon in 2022, spearheaded by Representative Pam Marsh, District 5, in response to the devastating 2020 wildfire season. HOPE is focused on tackling the critical housing shortage for lower-income residents, individuals affected by natural disasters, and workforce housing needs.



WHY CHOOSE HOPE?



Non-Profit Mission: We aim to serve the community while ensuring self-sustainability, by providing affordable manufactured housing throughout the West Coast.

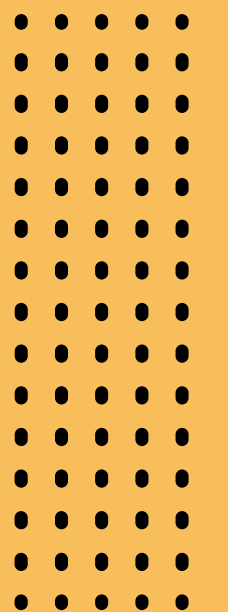
High Standards: Our HUD and NEEM+ certified homes offer energy efficiency, climate resilience, and safety, resulting in lower utility bills and fewer repairs for homeowners.

Community Focus: We partner with land developers, community organizations, non-profits, tribes, and park owners to create or replace low-income and workforce housing communities.

Support for Disaster Victims: We prioritize those affected by natural disasters by waiving income requirements and expediting production.

Second Chance Employer: We provide opportunities for workforce re-entry, including veterans and seniors, with over 60% of our staff being second chancers.

Skilled Workforce for Tomorrow: Through educational partnerships, we train the next generation of tradespeople, ensuring a skilled future workforce.



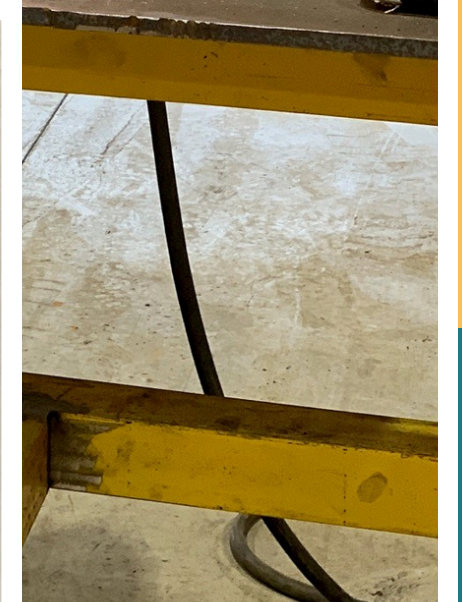
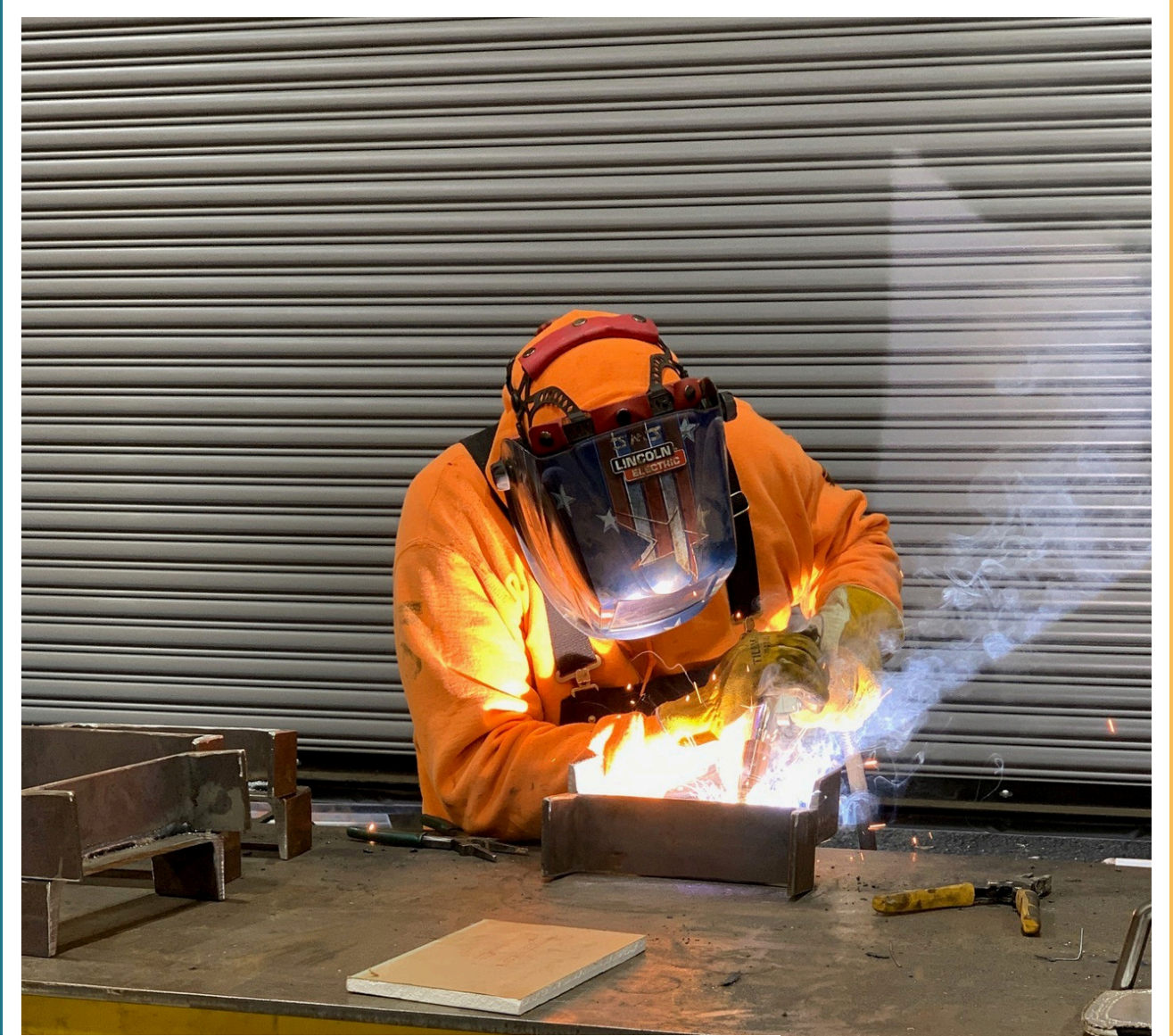
THE NONPROFIT ADVANTAGE

Attention to Detail...

Our non-profit status allows us to prioritize quality over speed. Unlike for-profit manufacturers, we aren't driven by tight deadlines or profit margins. This flexibility lets us be meticulous in our construction process, ensuring every detail is perfect.

Our team takes the time to ensure everything is square and true, finishes and trims are tight, and all aspects of the build meet our high standards.

This attention to detail results in homes that are beautiful, functional, durable, and reliable—built for longevity!



STRUCTURAL ADVANTAGES

Features that make a difference...

8' SIDEWALLS WITH
2X6 EXTERIOR
WALLS AND FLOORS

5/8" TONGUE &
GROOVE FLOOR
DECKING

SUB-SIDING WITH
WHOLE HOUSE WRAP
& EXTRA FLASHING OF
DOORS & WINDOWS

ENGINEERED ROOF
TRUSSES



HOPE homes meet the stringent standards set by HUD (Department of Housing and Urban Development) ensuring durability, safety, and comfort. Advanced engineering techniques and high-quality materials enhance longevity and occupant well-being.

Homes meet the minimum requirements for snow loads and wind zones, making them suitable for placement across most of the Western United States.

ENERGY EFFICIENCY



We pride ourselves on designing homes that meet the highest energy efficiency standards set by the Northwest Energy-Efficient Manufactured Housing Program (NEEM).

Our homes are certified with the prestigious NEEM+ rating, ensuring unparalleled comfort and sustainability.

NEEM+ Details:

ENERGY STAR RATED
APPLIANCES

INSULATION VALUES OF R-44
CEILINGS, R-33 FLOORS, AND R-21
EXTERIOR WALLS

HIGH-PERFORMING ENERGY
EFFICIENT EGRESS WINDOWS

ERV WHOLE HOUSE FAN AND
HEAT PUMP READY

LED LIGHTING AND
SMART THERMOSTAT

ENTIRE EXTERIOR AND
CONNECTIONS SEALED

FIRE RESILIENCY

A Critical Consideration...

We prioritize fire resiliency in our manufactured homes to address the growing threat of wildfires across the West.

Our homes feature fire & ignition resistant materials, enhancing their ability to withstand extreme conditions.



ASPHALT ROOF SHINGLES



HARDIE PANEL FIBER-CEMENT SIDING & TRIM



VENTS DESIGNED TO RESIST EMBERS & FLAMES

STANDARD FEATURES

Items that make a difference...

MOLD AND MILDEW
RESISTANT DRYWALL IN
ALL WET AREAS OF THE
HOME

FULLY FINISHED
WATER HEATER AND
FURNACE CLOSETS

WOODEN TRIMWORK
AND WINDOW SILLS
ROLL UP SHADES FOR
ALL WINDOWS

SOFT CLOSE CABINETS
RECESSED LIGHTING
50 GALLON WATER
HEATER



While our homes are competitively priced, comparing them to others in the market is comparing apples to oranges – especially when you compare the level of quality.

HOPE homes come with numerous upgrades that other base model homes offer as costly add-ons. With us, these premium features come **STANDARD**.

HIDDEN IN THE WALLS

A Special Touch...

Attention to detail is one of the key aspects that makes HOPE stand out. We go above and beyond in every detail.

As part of our unique manufacturing process and the pride we take in our homes, we add a special touch to each one.

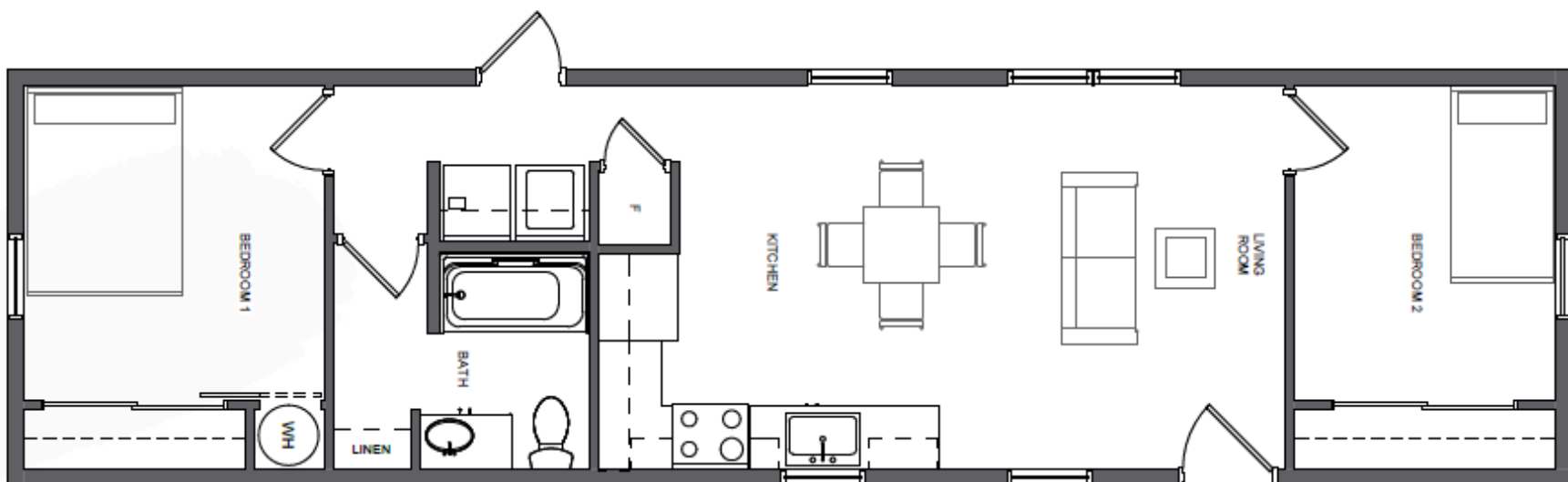
As the home moves down the production line we each sign the walls and include a positive message or blessing, making each home unique!



- INITIALS & DATE
- POETRY, LYRICS, DRAWINGS
- WISHING YOU NOTHING BUT HAPPINESS AND LOVE IN YOUR NEW HOME!
ALL OUR LOVE, TEAM HOPE



THE SUNSTONE - 14' X 52' SINGLEWIDE



728 Sq. Ft.



2 Bedroom



1 Bathroom



Fire Resistant



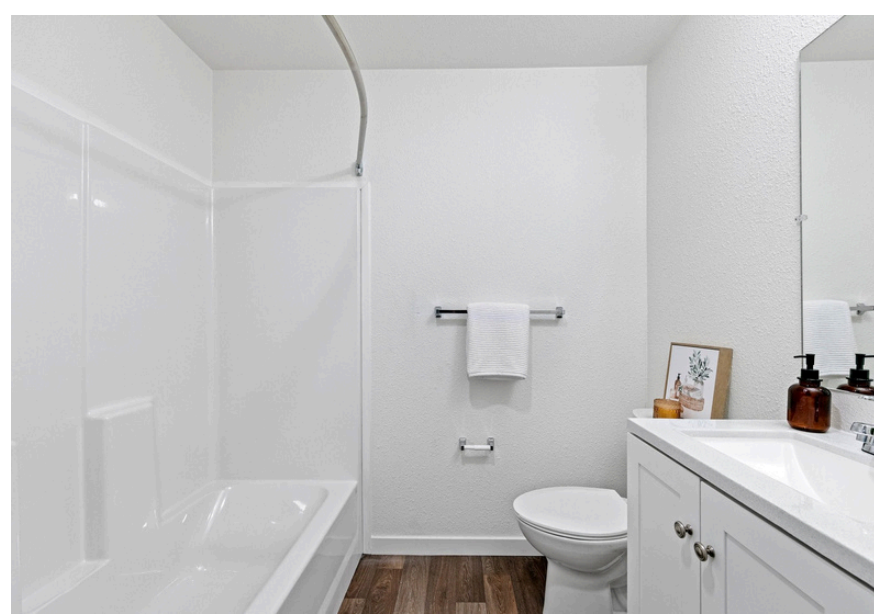
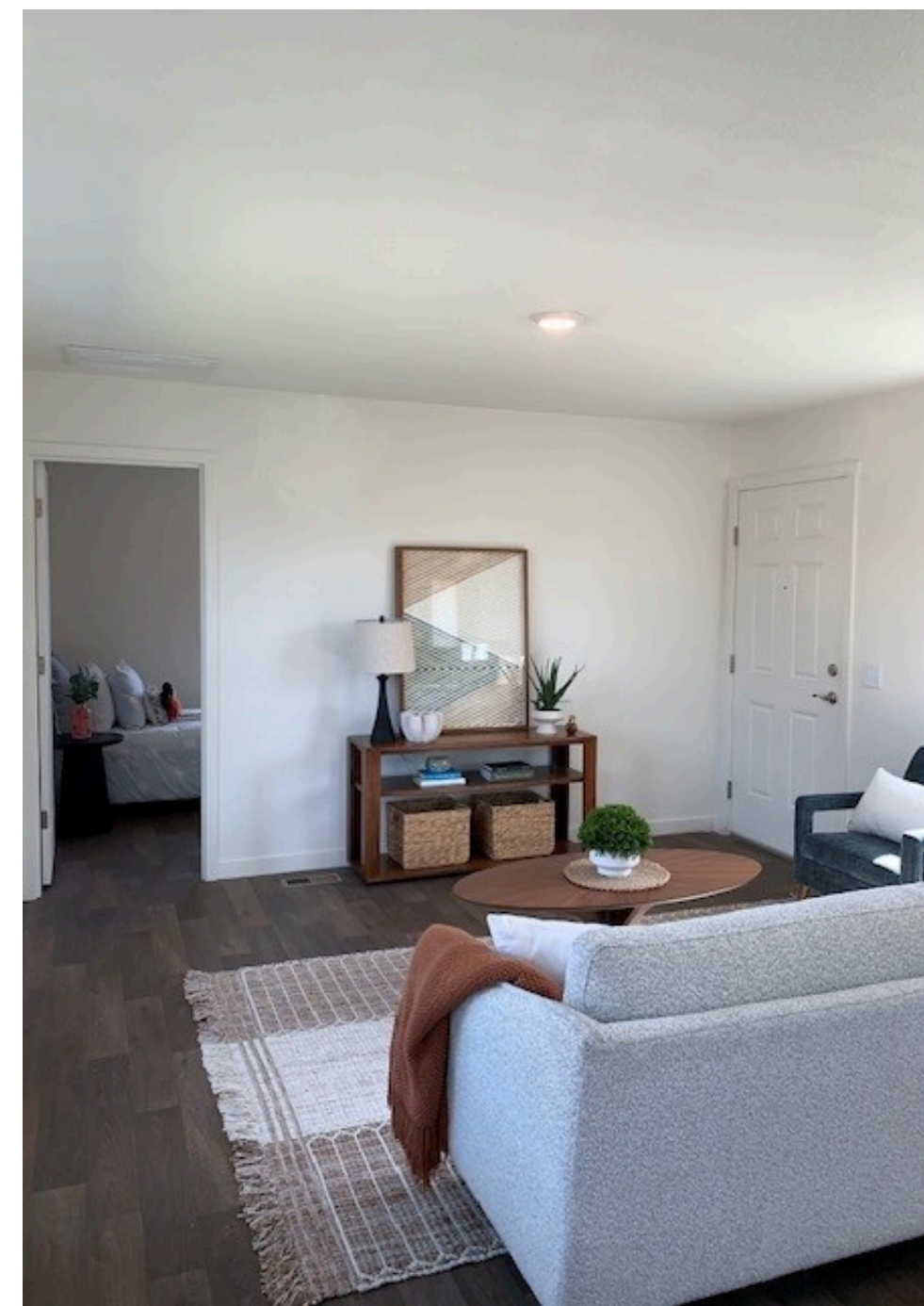
Energy Efficient

factory pricing

\$75,000

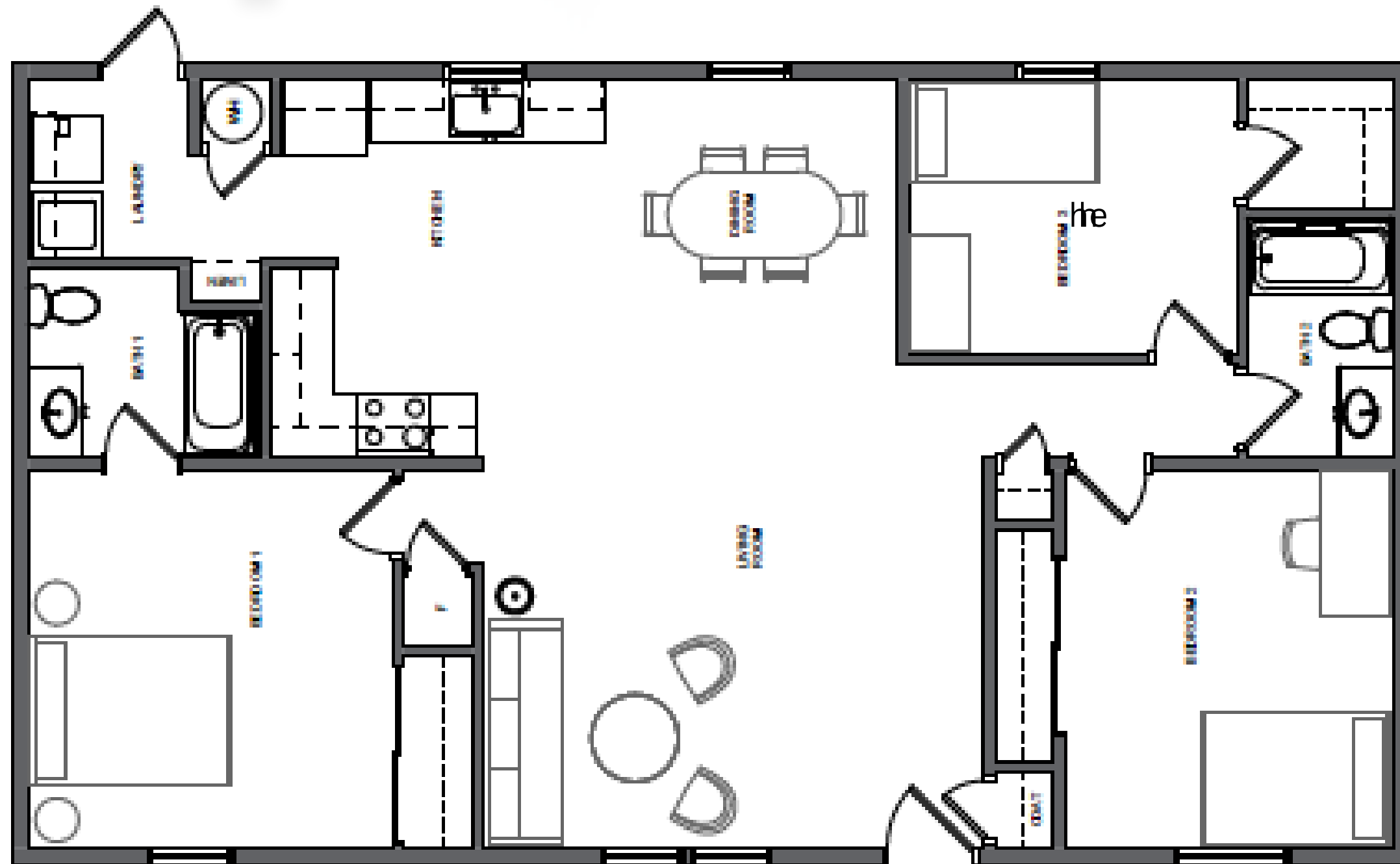


the SUNSTONE



the SEQUOIA

COMING SOON!
IN PRODUCTION 2026
28' X 48' DOUBLEWIDE
PRIMARY BED/BATH ADA COMPLIANT



1,344 Sq. Ft.



3 Bedrooms



2 Bathrooms



Fire Resistant



Energy Efficient

factory pricing

\$125,000



EFFORTLESS BUYING EXPERIENCE

At HOPE, we ensure a seamless purchasing experience with our network of trusted vendors for transportation and installation. Buyers also have the flexibility to choose their own.

For added convenience, we offer a comprehensive, **MOVE-IN READY** package that includes transportation, setup, and any necessary on-site construction after delivery. We handle all the coordination, so you don't have to worry about a thing!

Individual buyers must be at or below 100% of the area median income to purchase a HOPE home. (120% in Portland Metro Area). We can provide a list of preferred mortgage lenders to help you get pre-approved for a loan.

SINGLEWIDE HOMES ARE
CURRENTLY AVAILABLE AND
READY TO BE DELIVERED

ACCEPTING DEPOSITS ON
DOUBLEWIDE HOMES

MOVE-IN READY PACKAGES
AVAILABLE

CONTRACT WORK

As a smaller organization, HOPE is nimble and able to take on contract work for specific home designs.

However, we generally can only accommodate larger orders of 50+ for each new home design due to the required HUD certification process, which requires additional funds and time.

This is an ideal opportunity for multiple agencies or communities to partner with us on specific designs and place joint orders, meeting the minimum order requirement and ensuring efficient production and certification.



large scale
PROJECTS

ONE-YEAR WARRANTY

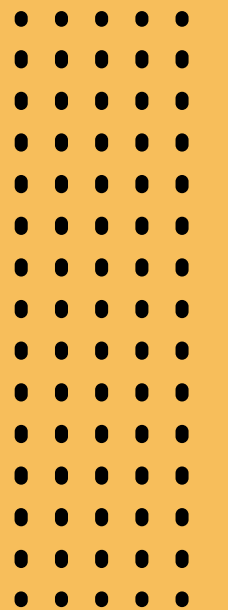


Peace of Mind with HOPE...

We stand behind the quality of our homes with a comprehensive one-year warranty, ensuring peace of mind from day one. Our dedicated service team is ready to assist with any warranty issues.

Our goal is to build homes to such high standards that you won't need to call us for repairs. We take pride in our meticulous construction process, aiming for perfection so your home is reliable and worry-free.

While we'd love to visit, we HOPE it's only for a friendly chat, not repairs!



HOPE FACTORY

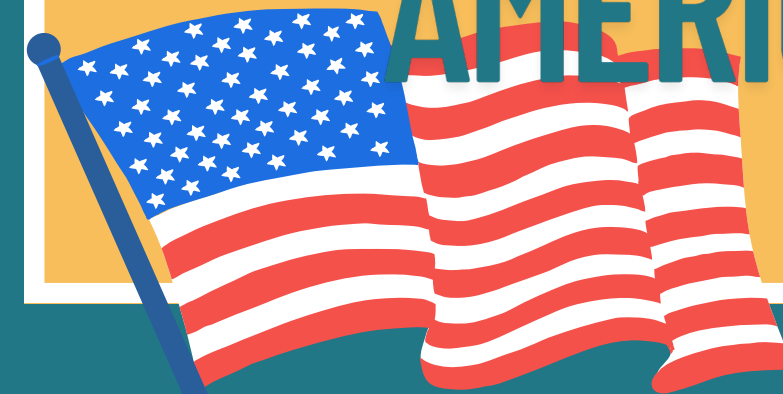
HOPE collaborates with Lane Education Service District (LESD) and Lane CTE to create the Lane Career Academy: HOPE Factory.

The program allows 11th and 12th grade students to be on the production floor daily, learning from experienced tradesmen and women while earning high school credits.

Students gain on-site skills, industry certifications, and real-world work-based learning in welding, carpentry, electrical, plumbing, and manufacturing.



future
**TRADESPEOPLE OF
AMERICA**



TEAM HOPE

Dedicated to making a difference...

Our team works tirelessly to address the housing shortage, taking pride in our mission and workmanship.

We have a diverse workforce, with over 60% being second-chancers, alongside veterans, employees aged 55+, and individuals from various backgrounds.

We support each other like family, celebrating achievements, birthdays, and holidays together. And yes, we partake in lots of practical jokes!

Safety is paramount. We prioritize a safe environment for our team through rigorous protocols and regular safety meetings, ensuring everyone feels protected and valued. When you visit for a factory tour – we will gear you up in PPE (Personal Protective Gear).



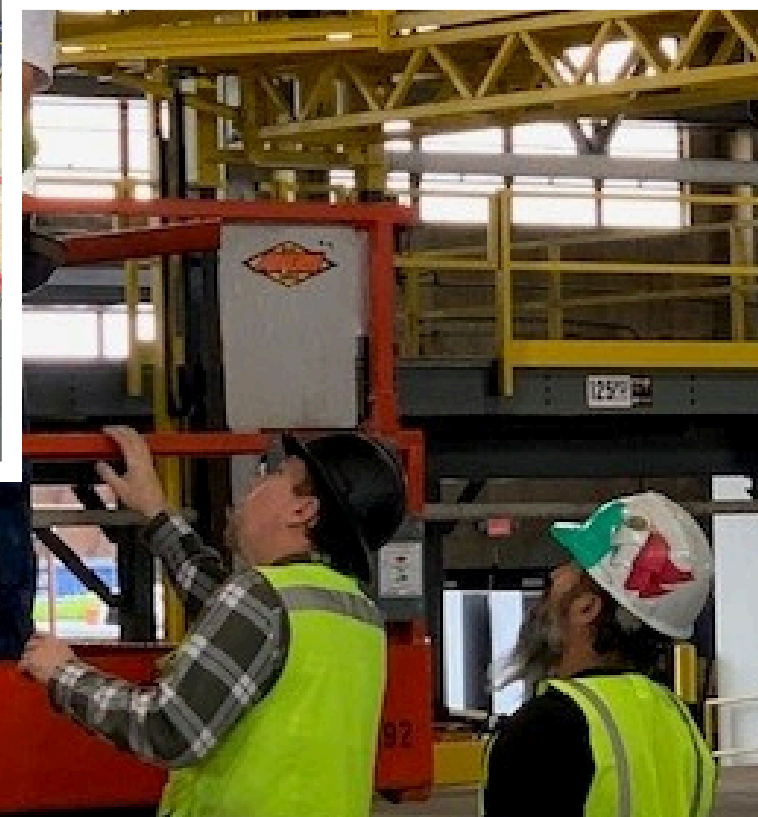
VISIT US

Public tours every Wednesday @ 3 pm

During your visit, you'll get an exclusive look at our bustling production line, where we transform raw materials into beautiful, HUD-certified manufactured homes.

Our knowledgeable team will guide you through the entire construction process and answer any questions you may have. Whether you're an individual buyer, an affordable housing developer, or simply curious about our operations, we welcome you to come and see firsthand how HOPE is making a difference in the housing industry.

We look forward to sharing our mission and vision with you. You will get to wear a hard hat!



THANK YOU

*Let's work together to bring **HOPE** to our communities, one home at a time!*

