

Springfield Housing Strategy

UPDATE
FALL
2022

In 2016, the **Springfield City Council** directed staff to evaluate housing needs and to build on strategies to both increase the supply of housing and the accessibility of housing across the housing continuum. The result is the **Springfield Housing Strategy**, which includes the actions the City is taking to address the community's housing needs.

We want Springfield to be a welcoming community for all people in every phase of life, whether it's just starting out with a new family or downsizing to a smaller home.

Sheltering

Allow for temporary sheltering options.

Overnight Parking Program

Allow religious and social institutions and industrial sites to host up to 3 vehicles/campers/trailers. Provide \$37,000/yr in City general funds to support non-profits running the parking program. **STATUS: ONGOING**

RVs as Temporary Housing

Temporarily allow RVs to be occupied on private property to address regional shortage of affordable temporary housing options. **STATUS: ONGOING**

Shelter Sites

Assist with siting emergency shelter as needed. Work with Mainstream Housing Inc to continue operation of a temporary emergency pallet shelter site. Award one-time federal ARPA funds toward acquisition of a house to shelter unhoused women in Springfield. **STATUS: IN PROGRESS**

Egan Warming Center

Continue looking for a long-term solution to ensure a cold weather emergency shelter is available in Springfield. Use State general funds to help meet this need. **STATUS: IN PROGRESS**

Affordable Housing Development

Incentivize and fund development of income-restricted housing.

Income-Restricted Affordable Housing Development

Award federal HOME funds and other one-time funds toward new Affordable Housing projects. Help develop a new Manufactured Dwelling Park with \$3 million in State general funds. **STATUS: ONGOING**

Land Acquisition

Identify land suitable for Affordable Housing development and use federal funds to acquire or help developers acquire land. **STATUS: IN PROGRESS**

Development Fee Waiver for Non-profit Affordable Housing Providers

Waive development fees for affordable homeownership and Rental Housing developed by non-profits. **STATUS: ONGOING**

Low-Income Rental Housing Property Tax Exemption

Allow property taxes to be exempted for 20 years for income-qualified Rental Housing. **STATUS: ONGOING**

SDC Waiver for Homeownership

Implement temporary program to waive System Development Charges (SDCs) for housing that is sold affordably to low-income homebuyers. **STATUS: IN PROGRESS**

Renter Assistance

Assist agencies supporting low-income renters in Springfield.

Rent Assistance for Low-income Households

Award one-time Community Development Block Grant (CDBG) coronavirus relief funds to the County to distribute to local non-profit agencies to provide emergency household assistance. **STATUS: IN PROGRESS**

Springfield Eugene Tenants Association (SETA)

Award one-time CDBG coronavirus relief funds to SETA to support their tenant hotline to assist, educate, and empower renters on housing rights issues. **STATUS: IN PROGRESS**

Home Ownership Assistance

Provide assistance to prospective and current low-income homeowners.

Home Repair Program

Provide up to \$10,000 over 5 years in financial assistance with CDBG funds (as a grant) to help very low-income homeowners with home repairs that address health, safety, or accessibility needs. **STATUS: ONGOING**

Springfield Home Ownership Program

Provide up to \$25,000 in financial assistance with CDBG funds (as an interest-free loan) to help first-time low-income homebuyers purchase a home. **STATUS: ONGOING**

Housing Diversity & Production

Increase the supply and diversity of housing at all levels.

Springfield Development Code Update

Updated Development Code to support efficient, timely, clear development review. Implement State middle housing laws (House Bill 2001) to allow more diverse housing types in residential zones. **STATUS: COMPLETED**

SDC Waiver for ADUs

Waive System Development Charges (SDCs) for Accessory Dwelling Units (ADUs) through June 2027. **STATUS: ONGOING**

Housing Diversity Tax Exemption

Consider multi-year waiver of property taxes for multiple unit housing to incentivize development in some areas of Springfield. **STATUS: IN PROGRESS**

The status for each action listed above indicates how far along the City is in implementing that action.

Springfield Housing Snapshot UPDATE FALL 2022

What is housing affordability?

Housing is considered affordable if a household spends less than 30% of its income on housing-related costs, including utilities.⁶ Housing affordability is a term applicable to households at a range of incomes.

How is that different from Affordable Housing?

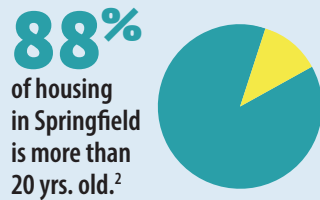
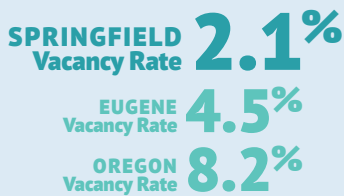
Affordable Housing is housing priced so that a household at or below the median income pays no more than 30% of its total gross income on housing and utilities.¹⁰

Springfield's housing market

Springfield's population will grow by almost **300 people per year**, through 2040. The population within the urban growth boundary was 70,337 in 2020 and is estimated to be 76,042 by 2040.¹

Housing is **hard to find** in Springfield, due to a very low vacancy rate.²

Springfield's **housing inventory** is aging.



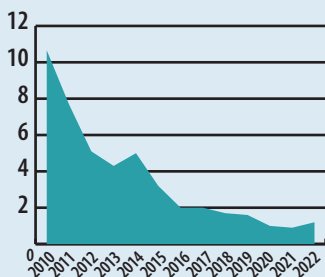
Springfield needs to build about **296 dwelling units per year** to keep up with population growth from 2010 to 2030.³

The **average sale price** of Springfield homes has increased.⁵

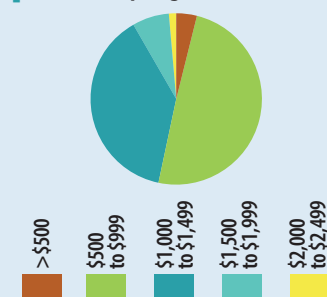
2022 Q2 average home sale: **\$443,000**
 2021 Q2 average home sale: **\$371,000** > difference of **\$72,000**
 2020 Q2 average home sale: **\$315,000** > difference of **\$56,000**

2020 Fair Market Rent in Springfield:⁶
 1 Bedroom **\$893** 2 Bedroom **\$1,176**

Lane County's **home sales inventory** is decreasing.⁵



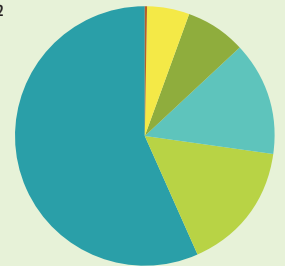
Gross monthly rent paid in Springfield in 2020²



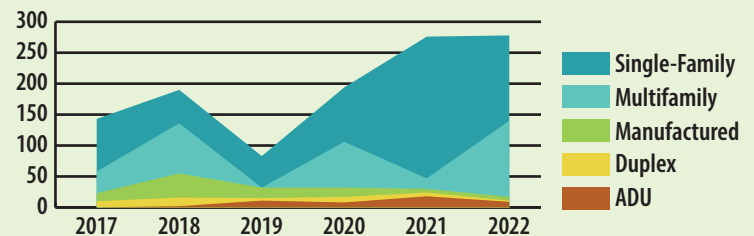
Housing mix & development

Springfield's housing mix²

- 56.5%** Detached single unit
- 16.2%** Multi-family (5+ units)
- 14%** Attached single unit or duplex
- 7.6%** Mobile home
- 5.3%** 3-4 units
- 0.4%** Boat, RV, van, etc.



The City has issued **building permits for over 1,000 new dwellings** in the last 5 years.⁴



Income & affordability

Springfield **UNEMPLOYMENT** Rate **8%**²

Springfield **POVERTY** Rate **18.3%**²

Springfield Poverty Rate for **RENTERS** **23%**²

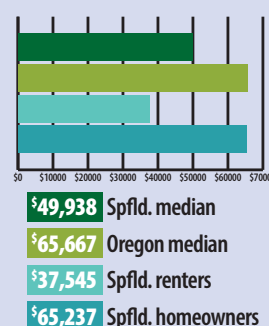
Springfield **UNHOUSED** residents **1,055 people**⁷

Tenant-based vouchers **IN SPRINGFIELD** **932 households**⁹

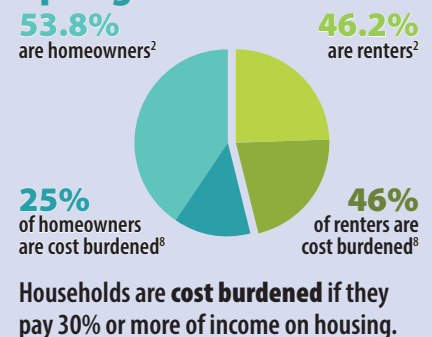
Wait list for **HOUSING CHOICE VOUCHERS** **3,699 households**⁹

At some point in 2022.

Median income²



Springfield households



SOURCES: ¹ PSU Population Research Center, ² US Census ACS 5-year (2020), ³ 2011 Residential Land & Housing Needs Analysis, ⁴ City of Springfield (2022), ⁵ RMLS, ⁶ HUD, ⁷ Lane County Homeless by Name List (Oct. 2022), ⁸ CHAS (2015-2019), ⁹ Homes for Good (Sept. 2022), ¹⁰ Eugene-Springfield Metro Plan

