

Springfield Housing Strategy

UPDATE
FALL
2023

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, or trailers. Provide 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

Process emergency shelter site requests from local agencies. **STATUS: ONGOING**

Affordable Housing Development

Incentivize and fund development of income-qualified housing.

Income-Qualified Affordable Housing Development

Award federal HOME funds and other one-time funds toward new Affordable Housing projects. **STATUS: ONGOING**

Springfield Land Acquisition Program

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

Development Fee Waiver for Non-profit Affordable Housing Providers

Waive development fees for homeownership and rental Affordable 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

Waive system development charges (SDCs) for housing that is sold affordably to low-income homebuyers. **STATUS: WAIVED THROUGH 2025**

Renter Assistance

Provide assistance to support low-income renters in Springfield.

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: FUNDED FOR 2024**

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

Partner with DevNW to 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 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). **STATUS: WAIVED THROUGH JUNE 2027**

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**

Springfield Housing Snapshot UPDATE FALL 2023

What is housing affordability?

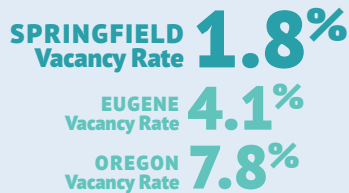
Housing is considered affordable if a household spends less than 30% of its gross income on housing-related costs, including utilities.⁴ Housing affordability is a term applicable to **households at a range of incomes.**

How is that different from Affordable Housing?

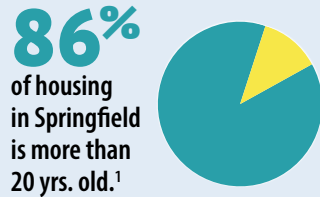
Affordable Housing is housing priced so that a **household at or below the median income** pays no more than 30% of its total gross income on housing and utilities.⁹

Springfield's housing market

Housing is **hard to find** in Springfield, due to a very low vacancy rate.¹



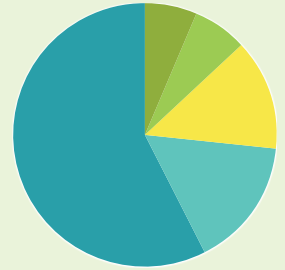
Springfield's **housing inventory** is aging.



Housing mix & development

Springfield's housing mix¹

- 57% Detached single-unit
- 15.7% Multi-unit (5+ units)
- 13.5% Attached single-unit or duplex
- 6.9% Mobile home
- 6.3% 3-4 units
- 0.6% Boat, RV, van, etc.



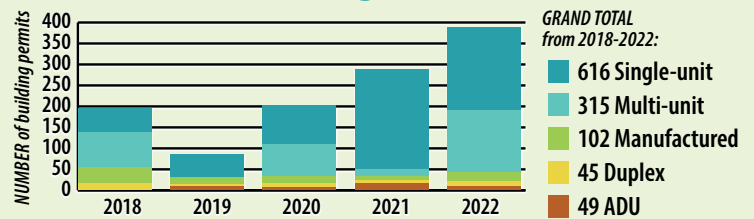
Springfield needs an estimated **8,258 new housing units** over the next **2 decades** to address **existing** underproduction and **projected future need.**²

The **average home sale price** in Springfield has increased.³

Year	Average home sale price
2022	\$434,900
2021	\$382,400
2020	\$334,800
2019	\$287,300
2018	\$268,300

The City issued **building permits**

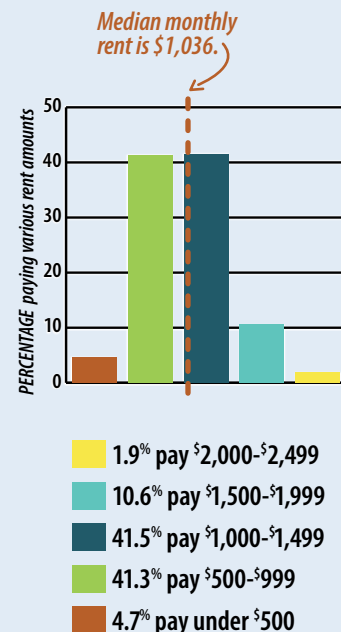
for **1,127 new dwellings** over the last 5 years.⁵



Fair Market Rent in Springfield:⁴

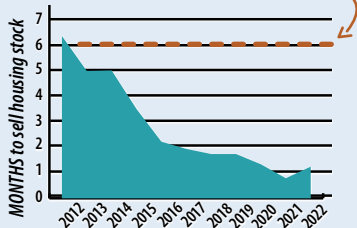
Year	1-Bedroom	2-Bedroom
2023	\$1,025	\$1,349
2022	\$958	\$1,254
2021	\$917	\$1,201

Gross monthly rent paid in Springfield in 2021.¹



Inventory for home sales is low in Lane County.³

Less than 6 months is a sellers market.



Inventory is based on how long it would take to sell the entire stock of homes at the current sales pace.

Income & affordability

Springfield overall **POVERTY** Rate **16%**¹

Poverty among Springfield's **RENTERS** **19.9%**¹

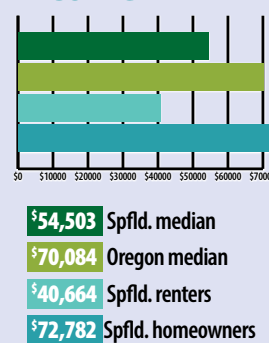
Poverty among Springfield's **HOMEOWNERS** **5.3%**¹ *At some point in 2022.*

Springfield **UNHOUSED** residents **1,014 people**⁶

TENANT-BASED VOUCHERS in Springfield **994 households**⁷

WAIT LIST for **HOUSING CHOICE VOUCHERS** **3,094 households**⁷ in Lane County

Median household income¹



Springfield households

53.5% are homeowners¹

46.5% are renters¹

25% of homeowners are cost burdened⁸

46% of renters are cost burdened⁸

Households are **cost burdened** if they pay 30% or more of income on housing.

SOURCES: ¹ US Census ACS 5-year (2021), ² EcoNW for OHCS (2021), ³ RMLS, ⁴ HUD, ⁵ City of Springfield (2023), ⁶ Lane County (2022), ⁷ Homes for Good (Aug. 2023), ⁸ CHAS (2015-2019), ⁹ Eugene-Springfield Metro Plan.



COMMUNITY DEVELOPMENT DIVISION | Development & Public Works Dept.
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