

Springfield Housing Strategy

UPDATE
SPRING
2025

Introduction

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 has evolved over the years and includes the actions the City is currently 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 provide shelter by hosting up to 3 vehicles, campers, or trailers. Provide City general funds to support agencies running the parking program. **STATUS: ONGOING**

RVs as Temporary Housing

Temporarily allow recreational vehicles (RVs) to be occupied on private property to address regional shortage of affordable temporary housing options. Due to ongoing need, the City Council is considering allowing this type of use on a more permanent basis. **STATUS: UNDER REVIEW**

Shelter Sites

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

Income-Qualified Housing Development

Incentivize and fund development of income-qualified housing.

Income-Qualified Housing Development

Award federal HOME funds and other one-time funds toward new housing projects. Award City-owned land-banked sites for development with housing. **STATUS: ONGOING**

Springfield Land Acquisition Funding

Award funding to developers for the purchase of land to be developed with housing to serve households with incomes below 80% AMI. **STATUS: FUNDED THROUGH 2025**

Development Application Fee Waiver

Waive development application fees for income-qualified housing providers and for applicants with incomes below 60% AMI. **STATUS: ONGOING**

Low-Income Rental Housing Property Tax Exemption

Exempt property taxes for 20 years for rental housing serving households with incomes below 60% AMI. **STATUS: ONGOING**

SDC Waiver for Homeownership

Waive system development charges (SDCs) for housing that is sold affordably to homebuyers with incomes below 80% AMI. **STATUS: WAIVED THROUGH 2025**

Key Terms

Income-qualified housing is housing reserved for households within certain income limits. It may be (but is not always) subsidized to lower costs for residents so specific populations can more likely afford it. When income-qualified housing is subsidized, it is often referred to as "affordable housing".

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

Housing affordability, in contrast, is applicable to households of all income levels. Housing is considered affordable if a household spends less than 30% of its gross income on housing-related costs, including utilities.

Area median income (AMI) is calculated annually by the US Department of Housing & Urban Development (HUD) for Lane County using the median family income and adjusting for different household sizes. AMI limits are used to determine eligibility for many housing incentives and programs.

Home Ownership Assistance

Provide assistance to prospective and current low-income homeowners.

Home Repair Program

Grant up to \$10,000 over 5 years in financial assistance with federal CDBG funds to help homeowners with incomes below 50% AMI 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 federal CDBG funds (as an interest-free loan) to help first-time homebuyers with incomes below 80% AMI to purchase a home. **STATUS: ONGOING**

Housing Diversity & Production

Increase the supply and diversity of housing

Springfield Development Code Updates

Update Development Code to encourage housing development and comply with State law. Recent updates: clear and objective development review, allow middle housing in R-1, provide opportunities for housing in non-residential areas. Upcoming: revise mixed-use land use districts to support housing development. **STATUS: IN PROGRESS**

SDC Waiver for ADUs

Waive system development charges (SDCs) for Accessory Dwelling Units (ADUs). **STATUS: WAIVED THROUGH JUNE 2027**

Housing Diversity Tax Exemption

Exempt property taxes for 10 years for qualifying multiple-unit housing to incentivize development in targeted areas of Springfield. **STATUS: ONGOING**

Springfield Housing Snapshot UPDATE SPRING 2025

HOUSING MARKET

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

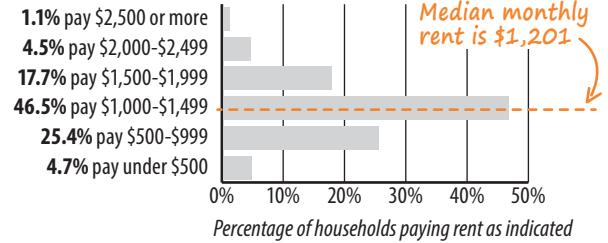
2.1% Rental Vacancy Rate
5.0% Healthy Rate
0.4% Homeownership Vacancy Rate
2.0% Healthy Rate

Springfield's housing **inventory is aging**.¹

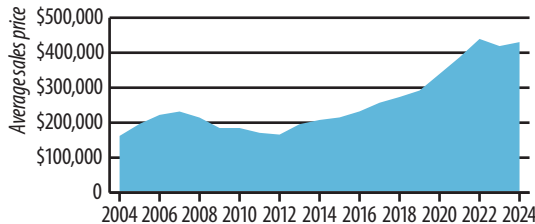
4.2% of housing in Springfield has been built **since 2010**.¹



Gross monthly rent paid in Springfield in 2023.¹

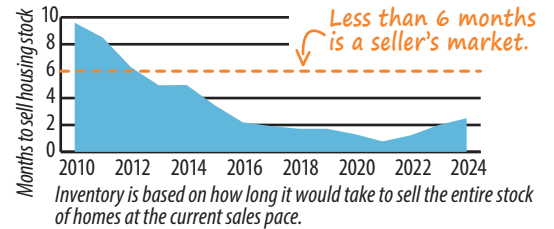


The average home sales price in Springfield has **increased significantly**.²



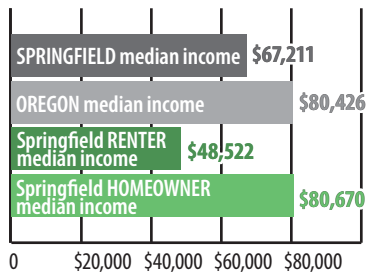
Year	Avg. Price	Year	Avg. Price
2004	\$157,611	2016	\$227,717
2006	\$217,734	2018	\$268,864
2008	\$210,036	2020	\$334,771
2010	\$180,186	2022	\$434,873
2012	\$161,392	2024	\$425,825
2014	\$203,232		

Low inventory for home sales in Lane County.²



INCOME AND AFFORDABILITY

Median household income¹



Springfield overall **POVERTY RATE**¹ **15.5%**

Poverty among Springfield **RENTER** families¹ **19.6%**

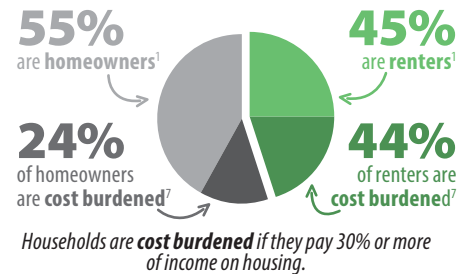
Poverty among Springfield **HOMEOWNER** families¹ **5.3%**

Springfield residents **UNHOUSED** at some point in 2024⁵ **1,208**

WAITLIST FOR HOUSING CHOICE VOUCHERS in Lane County⁶ **2,979**

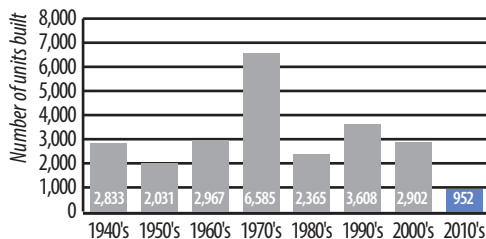
TENANT-BASED VOUCHERS in Springfield⁶ **973**

Springfield households

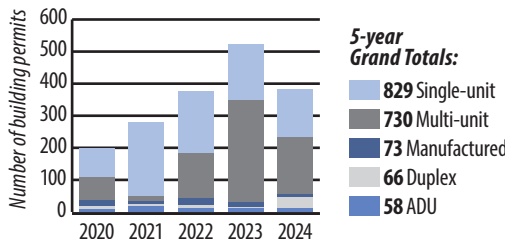


HOUSING DEVELOPMENT

Fewer homes were built in the last decade than any decade since 1940.¹



The City issued building permits for **1,756 housing units** over the last 5 years.⁴



108 Homes have been built for low-income households in Springfield **since 2018**.⁴

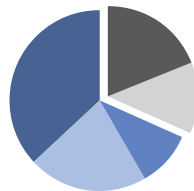
Springfield Area Median Income (AMI) limits for low-income households:⁸

AMI Limit	Household of 1	Household of 4	Household incomes below 80% AMI are generally considered low-income.
30%	\$18,750	\$26,750	
60%	\$37,440	\$53,460	
80%	\$49,950	\$71,300	

8-Year Outlook

Springfield needs **470 new housing units every year** for the next **8 years** to meet State housing production targets.³ This **exceeds** historic development levels.

Over the next 8 years, **2,560** (68%) of the housing units that Springfield needs are for households with **incomes at 0-80% AMI**.



1,376 Units needed at 0-30% AMI
808 Units needed at 31-60% AMI
376 Units needed at 61-80% AMI
480 Units needed at 81-120% AMI
704 Units needed at >120% AMI

Units need subsidy to be affordable at these income levels

20-Year Outlook

Springfield needs **6,937 new housing units** in the next **20 years** to address existing underproduction and projected future need.³

Of those, **4,165 units** (60%) need to be for households with **incomes at 0-80% AMI**.