

Springfield's Housing Strategy

Housing Values

We want Springfield to be a family-friendly 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. We need a diverse housing market that supports employment and families at every phase of life.

Key Findings

- There is a lack of available housing at all levels including: emergency shelter, transitional housing, income-qualified housing, market rate rentals, space in manufactured home parks, and homes for sale.
 - Rental vacancy rates are low - less than 1%.
 - Housing is expensive. 51% of renters and 34% of homeowners are cost-burdened, which means they are paying more than 30% of their income on housing and basic utilities. (2010-14 American Community Survey)

- Limited profit opportunities for developers
- Stagnant wages
- Insufficient public subsidies

Contributing Factors

Increase Affordable Housing in Springfield OR »»»

Partnerships

Human Services Commission

Poverty and Homelessness Board

TEAM Springfield

Community Groups

We've partnered with local and regional groups to help create more affordable housing options across the continuum of housing needs. We also provide funding for human services and work to stimulate economic development, which has helped address the gaps between household income and housing costs.

Through partnerships, important progress has been made. But what could the City of Springfield uniquely do to help improve housing options?

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 affordable housing throughout the housing continuum.

The reverse side outlines strategies that are in place, currently being implemented, or that will be considered in the future.



« Council Strategies to Address Housing Needs »



Expand Overnight Parking Program

- Municipal code allows churches & industrial sites to host up to three vehicles/campers/trailers
- City increased support to \$10,000 per year to cover port-a-potties, & administration cost of local non-profits
- Sanipac is donating trash collection services



Contribute to Income-Qualified Housing Development

- Use HOME Investment Partnership Program (HOME) funds for development of housing that is affordable to low-income residents
- Waive development application fees for non-profit housing
- Consider a property tax exemption for low-income housing



Encourage Construction of Accessory Dwelling Units (ADUs)

- Temporarily waive System Development Charges (SDCs) (FY17-19)
- Promote awareness & possibilities for ADUs
- Revise development code to make it easier & potentially less expensive to add an ADU bit.ly/SpringfieldADU

(photo: Small Home Oregon)



Secure Property for Targeted Residential Development

- Use Community Development Block Grant (CDBG) funds for acquisition & improvement of properties for new housing units
- Identify publicly-owned property for residential development



Assist Homeowners with CDBG Funds

- Assist low-income homeowners with repairs & accessibility improvements (Emergency Home Repair Program)
- Provide down-payment assistance for home ownership (Springfield Home Ownership Program) springfield-or.gov/dpw/HousingPrograms.htm



Promote Housing of Diverse Types

- Consider a property tax exemption to increase housing diversity
- Explore "Missing Middle" housing types bit.ly/MissingMiddleSpfld
- Update development code (Fall 2018)
- Create user-friendly guides to navigate development code and process
- Ensure appropriate zoning for residential land (not programmed)