



City Council Agenda

Mayor
Christine Lundberg

City Council
Sean VanGordon, Ward 1
Hillary Wylie, Ward 2
Sheri Moore, Ward 3
Dave Ralston, Ward 4
Marilee Woodrow, Ward 5
Joe Pishioneri, Ward 6

City Manager:
Gino Grimaldi
City Recorder:
Amy Sowa 541.726.3700

City Hall
225 Fifth Street
Springfield, Oregon 97477
541.726.3700
Online at www.springfield-or.gov

The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. For meetings in the Council Meeting Room, a "Personal PA Receiver" for the hearing impaired is available, as well as an Induction Loop for the benefit of hearing aid users.

To arrange for these services, call 541.726.3700.

Meetings will end prior to 10:00 p.m. unless extended by a vote of the Council.

All proceedings before the City Council are recorded.

October 10, 2016

5:30 p.m. Work Session
Jesse Maine Room

*(Council work sessions are reserved for discussion between Council, staff and consultants;
therefore, Council will not receive public input during work sessions.
Opportunities for public input are given during all regular Council meetings)*

CALL TO ORDER

ROLL CALL - Mayor Lundberg ____, Councilors VanGordon ____, Wylie ____, Moore ____, Ralston ____, Woodrow ____, and Pishioneri ____.

1. Planning Commission Interview.
[Greg Mott] (15 Minutes)
2. Developing an Affordable Housing Strategy.
[Sandy Belson] (45 Minutes)

ADJOURNMENT

AGENDA ITEM SUMMARY

Meeting Date: 10/10/2016
Meeting Type: Work Session
Staff Contact/Dept.: Greg Mott, DSD
Staff Phone No: 726-3774
Estimated Time: 15 Minutes
Council Goals: Mandate

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: PLANNING COMMISSION INTERVIEW

ACTION REQUESTED: Conduct interview of the following Planning Commission candidate to fill a vacancy resulting from term expiration: Troy R. Sherwood.

ISSUE STATEMENT: One candidate has applied for a Planning Commission vacancy created by the term expiration of the position held by Commissioner Steve Moe. Mr. Moe has completed his second (4) year term and is not eligible to apply for a third term. The expiration date of his position was May 5, 2016.

ATTACHMENTS:

1. Interview Agenda
2. Interview Questions
3. Application
4. Planning Commission Current Roster

**DISCUSSION/
FINANCIAL
IMPACT:** The City received one application for this vacancy during a three - month recruitment process.

Troy R. Sherwood, who resides at 280 S. 35th Street, Springfield 97478, and is a Telefund Supervisor at the University of Oregon.

The Springfield Planning Commission is a seven member volunteer Commission appointed by the City Council. Positions are “at-large”, and do not represent specific geographic areas. The members serve four-year terms that are staggered to avoid more than two positions expiring at the same time. Of the seven members, two appointments may live outside the City limits and two appointments may be involved in the Real estate profession. At present, only Commissioner Nick Nelson is involved in the Real Estate profession; all commission members currently reside within the city limits.

The Council decision on this appointment is scheduled for the Regular Meeting of Monday, October 17, 2016.

Agenda – City Council Interview of Planning Commission Candidate

- 5:30 – 5:34 Council review and adjust interview questions
- 5:34 – 5:41 Interview of Troy R. Sherwood
- 5:41 – 5:45 Council discussion/deliberation

Planning Commission Interview Questions

1. Please identify, in their order of importance to you, the top two or three land use issues facing the City of Springfield and what you think the Planning Commission can do to help.
2. How familiar are you with the land use plans and codes the Planning Commission relies on to make land use decisions? Do you think the Planning Commission has the authority to approve a land use request because it has the full support of the neighborhood even if it's not specifically allowed by the comprehensive Plan?
3. Staying with the theme of the question you just answered, many of the laws applied by the Planning Commission to evaluate a land use proposal are state or federal pass-through laws; do you believe the Planning Commission should be able to approve alternatives to these laws if the alternatives meet the spirit of the law?
4. What is your understanding of the relationship between the Planning Commission and the City Council; and between the Planning Commission and City Staff?
5. What do you think is the proper role for the Planning Commission regarding the initiation of new land use policies or development regulations?
6. Based on your own observations and opinions, please describe the type and rate of growth and development that is in the best interests of the City of Springfield?
7. The Planning Commission generally meets two evenings each month and additional evening meetings are sometimes necessary. There are also materials to be reviewed in advance of these meetings that may take a couple of hours to read. Given your work and/or family obligations, will you be able to commit to these new demands on your time as a Springfield Planning Commissioner?



RECEIVED SEP 23 2016

Application for a City of Springfield Citizen Advisory Board/Commission/Committee

City Manager's Office • 225 Fifth Street • Springfield, OR 97477

PLEASE NOTE:

- When possible, council will not appoint people currently serving on another governing body to the Planning Commission or Budget Committee.
- When appointing people to any of the other city boards, commissions or committees, the Council shall take into account whether that person is being reappointed for a subsequent term, is currently serving on another governing body or currently appointed to another city board, commission or committee.
- When possible, the Council will appoint people to serve on one City board, commission or committee only.

Board / Commission / Committee applying for:

Planning Commission

(A separate application must be completed for each board / commission / committee)

Name: Troy R Sherwood

	First	Middle Initial	Last
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Home address:	<u>280 S 35th St</u>	<u>Springfield</u>	<u>97478</u>
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Street	City	Zip
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Mailing address:	<u>280 S 35th St</u>	<u>Springfield</u>	<u>97478</u>
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Street	City	Zip
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Day Phone: <u>(503) 863-7749</u>	Evening phone: <u>(503) 863-7749</u>
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Email Address: tsherwoo@uoregon.edu

Preferred Form of Contact: Email

Do you live within the Springfield city limits? Yes No \Rightarrow If yes, how long? 16 Months
 If no, do you live inside Springfield's Urban Growth Boundary?

Ward number (City residents only): 4 Yes No

Are you a Springfield property owner?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are you a Springfield business owner?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are you a registered voter?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Occupation: Telefund Supervisor Place of employment/School: University of Oregon

University of Oregon

Business address: 1585 E 13th Ave, Eugene, OR 97403

Education: 4th year undergraduate student in economics

Are you currently serving on any other board, committee, or commission? If so, please list them here:
None

How did you hear about the above vacancy?

- | | | | |
|--|--|--|--------------------------------------|
| <input type="checkbox"/> Newspaper ad | <input type="checkbox"/> Newspaper article | <input type="checkbox"/> Radio/TV | <input type="checkbox"/> Mail notice |
| <input type="checkbox"/> Word of mouth | <input type="checkbox"/> Board/Commission/Committee member | <input checked="" type="checkbox"/> Internet | |

(Over, please)

For more information please call the City Manager's Office 541.726.3700
Return this application to the City Manager's Office, 225 Fifth Street, Springfield Oregon 97477



Application for a City of Springfield Citizen Advisory Board/Commission/Committee

Please print or type:

1. What experiences / training / qualifications do you have for this particular board / commission / committee?
See attached third page.
2. What specific contribution do you hope to make?
See attached third page.
3. Briefly describe your involvement in relevant community groups and activities. (Lack of previous involvement will not necessarily disqualify you from consideration.)
See attached third page.
4. What community topics concern you that relate to this board / commission / committee? Why do you want to become a member?
See attached third and fourth pages.
5. Most boards / commissions / committees meet monthly. Subcommittees may meet more frequently. Meetings generally last one and one-half hours. It is highly recommended you attend a meeting before submitting the application. Please read the news release for this position which contains the normal dates and times for these meetings and can be found at www.ci.springfield.or.us/CMO/newsrel.htm. Are you available to attend meetings on the dates listed for this committee?

Yes No

Comments: See attached fourth page.

I certify the information in this application and attachments are true and complete to the best of my knowledge. I understand that false or misleading statements or missing information is cause for rejection of application, removal of name from eligible list, or dismissal from the position. I hereby waive my rights to claims or damages against any employer and the City of Springfield, its officers, agents, and employees, in regard to this exchange of information. I hereby authorize to permit the City of Springfield and/or the Springfield Police Department to review my background information and if required my DMV records. I have reviewed the Advisory and meet the minimum requirements to serve/volunteer in the desired position. I also authorize to permit any materials listed above to be copied and retained by the City of Springfield. I authorize the use of my photograph.

I will defend, indemnify and hold harmless the City of Springfield, its officers, employees, and agents from and against all liability or loss and against any and all claims, actions, causes of actions, proceedings or appeals based upon or arising out of or arising from or in connection with my conduct or performance as a volunteer with the City of Springfield including but not limited damage or injury to persons or property and including without limitation attorney fees and expenses; except for losses, claims or actions resulting from the sole negligence of the City of Springfield.

Applicant Signature: *Jung K. Park*

Date: 09/20/2016

For more information please call the City Manager's Office 541.726.3700
Return this application to the City Manager's Office, 225 Fifth Street, Springfield Oregon 97477

Printed on Recycled Paper

Responses to Questions on Second Page

1. What experiences / training / qualifications do you have for this particular board / commission / committee?

As a resident of Springfield, I use the public facilities and infrastructure of the city on a daily basis. I am an economics student at the University of Oregon. As an economics student, I have developed an interest in urban economics and the importance of healthy systems of education, public safety, affordable housing and sustainable growth. I also work in development for the University of Oregon, where I have learned a lot about public service and the responsibility we all have in creating and sustaining a healthier community. I believe my experience as a student and soon to be young professional in our community will be an asset to the work of our planning commission.

2. What specific contribution do you hope to make?

I want to have a voice in the future growth of our community. I understand that planning is a long term process and the decisions made now will affect residents in decades to come. I follow the progress of our city as well as I can, and I take great interest in our future. I know that there will be a multitude of various projects in the four year term I hope to serve on this commission, and I look forward to applying myself fully to each one.

3. Briefly describe your involvement in relevant community groups and activities. (Lack of previous involvement will not necessarily disqualify you from consideration.)

Among my greatest aspirations is to enter public service and to take part in the processes that shape my community. This is where I'd like to start to make an impact, because Springfield is my home. As an economics student, and a development-minded individual, nothing would suit me better than to be on our city's planning commission. I feel that I can make a positive impact as a commissioner, as well as learn the valuable skills that the position has to offer in order to continue helping even outside of the commission.

4. What community topics concern you that relate to this board / commission / committee? Why do you want to become a member?

One of the major planning topics that concern me is the Glenwood Refinement Plan (GRP). As a University of Oregon student and employee, I ride the EmX through Glenwood on a daily basis. The progress which has been made in Glenwood since Springfield adopted the GRP is impressive, and there are many directions it could take as it continues. As Glenwood is a key piece of the Springfield-Eugene Metro, I have closely followed news of planned and proposed developments in the area and I wish to contribute to the implementation of this plan. The development of this land will have a large influence on the future of Eugene and Springfield's infrastructure and cohesiveness as an urban center in our state.

I am also concerned with the urban growth boundary (UGB) expansion. Although the proposed expansions take effect in the distant future, they are highly critical. These additions to our city limits are of the utmost importance in expanding Springfield's employment opportunities and community property. These additions could also offer new residential areas, which would serve to keep the properties in our city affordable. It is exciting to see that Clearwater park, among others, is being considered as a possible addition to our UGB.

5. Most boards / commissions / committees meet monthly. Subcommittees may meet more frequently. Meetings generally last one and one-half hours. It is highly recommended you attend a meeting before submitting the application. Please read the news release for this position which contains the normal dates and times for these meetings and can be found at www.ci.springfield.or.us/CMO/newsrel.htm. Are you available to attend meetings on the dates listed for this committee?

Yes, I will be available each week on Tuesdays at 7PM. I am also able to arrange my schedule so as not to miss any extra meetings that may occur.

Supplemental Questions for Planning Commission Application

1. What is your personal interest in applying for the position?

I am personally interested in public service and helping to foster the continued growth of Springfield. I want to keep Springfield a great place for our businesses as well as our community. I am also hoping to grow with our community, as the planning commission presents a wonderful opportunity to learn and engage further.

2. What do you see in Springfield's future and how can you, as a Planning Commissioner, help to realize that future?

The city of Springfield has attracted graduates of the University of Oregon for years, and will continue to do so. As a growing community with an educated population, Springfield needs properly planned infrastructure and sustainable development in order to continue supporting this growth. I am excited about the potential for development in Springfield. As a student and future young professional, I represent the expanding demographic in our city. I offer a bright new outlook for Springfield's planning commission.

3. Describe your experience in working as a member of a group that makes decisions?

At the University of Oregon, I take part in development which includes supervising a call-center. In meetings each week I have to work with my team in order to set goals, and fundraising strategies. We also cover issues that concern the University that we, as representatives of the school, have to convey to its stakeholders. I have experience with both direct and collaborative leadership models and look forward to working with the planning team towards a shared goal of continued growth and livability in Springfield.

4. Describe how you would balance the need for economic development with neighborhood preservation or environmental values?

I value the impact that businesses have on the economy, while acknowledging that the well-being of the population and the environment, which supports both of the former, is imperative to our community. I support an agenda that encourages commercial expansion in a sustainable manner. This means incentivizing LEED certifications, and use of Springfield's pre-existing labor-force and domestic resources. This also means bringing businesses in reasonable proximity to residential areas in order to reduce the environmental and social impact made by long commutes.

5. When a proposed development conflicts with an adopted plan or the Development Code, how would you, as a Planning Commissioner, resolve the conflicts?

Development code standards are key to healthy sustainable growth and are adopted in order to protect the health, safety and general well-being of the community. As a planning commissioner I will familiarize myself with Springfield's development code and the interpretation of its standards and regulations as pertain to planning.

6. Do you have any specific ideas for changes that should be made in any of our adopted planning or development review documents or in how we review development proposals in Springfield?

I look forward to having input on upcoming planning projects. I believe it is important to ensure that the development proposal process is accessible and fair, draws healthy business, and grows the local economy. I would like to work to improve awareness of planning meetings and opportunities for the public to give testimony and take part in the planning process. This could be accomplished by increasing accessibility online through social media, and by broadcasting the opportunity through public radio.

7. Can you commit the time necessary to be an effective Planning Commissioner? This means about two meetings monthly with several hours of preparation time for each meeting, plus occasional joint meetings?

Yes, I will be available each week on Tuesdays at 7PM. I am also able to arrange my schedule so as not to miss any extra meetings that may occur. As a student, it is expected that I spend my time outside of class getting hands on experience, and applying what I've learned in the classroom to the outside world.

**City of Springfield
Planning Commission**

MAILING ADDRESS	PHONE	APPOINTMENT DATE	RE-APPOINTMENT DATE	EXPIRATION DATE
Michael Koivula 723 Crest Lane Springfield, Oregon 97477 mkoivula@springfield-or.gov	R: 541-746-1805	3/16/2015		2/5/2019
Gregory James Vice -Chair 457 Mountaingate Drive Springfield, Oregon 97478 gjames@springfield-or.gov	B: 541-914-1116	10/4/2010	10/15/2014	10/2/2018
Sean Dunn 525 10 th Street Springfield, Oregon 97477 sdunn@springfield-or.gov	B: 541-632-3545	3/16/2015		1/18/2019
Andrew (Andy) Landen 6721 Glacier Dr. Springfield, Oregon 9747 alanden@springfield-or.gov	R: 541-222-6706	4/20/2015		7/31/2018
Nick J. Nelson Chair 1863 Pioneer Parkway, suite 320 Springfield, Oregon 97477 nnelson@springfield-or.gov	C: 541-852-9394	2/5/2013	Complete Bob Brew's Term 7/31/2013- Eligible for two additional 4- year Terms	7/31/2017
Steve Moe 3698 Franklin Boulevard PO Box 847 Springfield, Oregon 97477 smoe@springfield-or.gov	C: 541-954-0175	5/5/2008	7/23/2012	5/5/2016
Tim Vohs 3708 Cherokee Drive Springfield, Oregon 97478 tvohs@springfield-or.gov	R: 541-747-4325	1/17/2012	Complete Frank Cross's Term ending 5/5/2012 & Serve one 4-year Term	5/5/2016

Note: Springfield Planning Commissioners serve four-year terms. Two members may reside outside the Springfield City limits and two members may be employed in real estate. Representatives to the City Council are on a rotating basis

CONTACTS: SPRINGFIELD DEVELOPMENT AND PUBLIC WORK DEPARTMENT

- Anette Spickard**, Development and Public Works Department Director 541-726-3697
- Greg Mott**, Development and Public Works Department, Current Development Manager, PC Liaison 541-726-3774
- Brenda Jones**, Development and Public Works Department, Current Dev. Management Specialist 541-726-3610

AGENDA ITEM SUMMARY

Meeting Date: 10/10/2016
Meeting Type: Work Session
Staff Contact/Dept.: Sandy Belson, DPW
Staff Phone No: 541-736-7135
Estimated Time: 45 minutes
Council Goals: Promote and Enhance our Hometown Feel while Focusing on Livability and Environmental Quality

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: DEVELOPING AN AFFORDABLE HOUSING STRATEGY

ACTION REQUESTED: 1 - Determine if further clarification or information is needed to understand the issue of affordable housing within the City of Springfield.
2 – Identify potential outcomes that the Council would like to achieve in developing an affordable housing strategy.

ISSUE STATEMENT: The City recognizes that there is an affordable housing issue within the larger community. Staff analyzed the current situation to better understand the extent of the problem and to provide Council a framework for discussing potential strategies the City can employ to improve the situation. We did not attempt to update the analyses prepared for the *Springfield Residential Land and Housing Needs Analysis - 2011* or the *Eugene-Springfield Consolidated Plan – 2015*.

ATTACHMENTS: 1 – Council Briefing Memo
2 – Key Findings
3 – Data Analysis
4 – Summary of Interviews
5 – Policy Analysis
6 – Maps

**DISCUSSION/
FINANCIAL
IMPACT:** In our analysis, staff narrowed the lens on Springfield and the current housing problems faced by Springfield residents. First, we conducted an analysis of the City’s progress in implementing adopted policies. Then we undertook a quantitative data analysis followed by interviews with a variety of people who work with some aspect of the provision of housing. This work session is an opportunity for the City Council to review the data, discuss the issue of affordable housing and identify desired outcomes. Staff will return in a future work session with potential strategies the Council can explore to foster housing choice and affordability. The financial impact will depend on what Council ultimately includes in the affordable housing strategy.

It must be recognized that addressing the affordable housing issue is a complex problem that Springfield does not face alone. The housing market is a regional market, the City does not directly provide housing, and the City must operate within the framework of Statewide Planning Goals, statutes, and rules. However, Council has an important role to play in setting priorities for how staff and resources are used to support efforts that improve housing affordability in our community.

MEMORANDUM

City of Springfield

Date: 10/10/2016
To: Gino Grimaldi **COUNCIL**
From: Anette Spickard, DPW Director **BRIEFING**
Sandy Belson, Comprehensive Planning Manager
Subject: Developing an Affordable Housing Strategy **MEMORANDUM**

ISSUE: The City recognizes that there is an affordable housing issue within the larger community. Staff analyzed the current situation to better understand the extent of the problem and to provide Council a framework for discussing potential strategies the City can employ to improve the situation. We did not attempt to update the analyses prepared for the *Springfield Residential Land and Housing Needs Analysis - 2011* or the *Eugene-Springfield Consolidated Plan - 2015*.

COUNCIL GOALS/**MANDATE:**

Promote and Enhance our Hometown Feel While Focusing on Livability and Environmental Quality

BACKGROUND:

Housing has always been and always will be a critical component of a community. The City has policies about housing in various adopted plans and the City has a housing program supported by funds from the US Department of Housing and Urban Development (HUD). However, there is recognition at the local and regional level that although the economy has recovered from the recession, Springfield residents struggle to find and afford housing. These conversations have led to this work session to begin the discussion of how to create an affordable housing strategy for the City of Springfield.

Asking the questions

In creating an affordable housing strategy, there are a series of questions to guide the process.

- What is the problem?
- Who is affected?
- Why is there a problem?
- What is the City doing and what has the City done?
- What outcomes does the City want to achieve?

Answering these questions will form the basis on which to build a strategy that provides guidance to Council and staff to be strategic in utilizing public resources to achieve desired outcomes.

Analyzing the problem

Housing is a complex issue. One question leads to another and potential responses have

implications beyond the scope of housing. In an effort to analyze the scope and breadth of the problem, staff took the following steps to understand and analyze the problem.

The *Key Findings* presents a summary of the issues and data discovered in the data analysis, interviews, and policy analysis. (Attachment 2)

Quantitative Analysis – We gathered data about Springfield’s demographics, income, and housing from the American Community Survey and other sources. We reviewed statistics from Lane County about homelessness. We collected local information about rental assistance, home ownership assistance, and development costs. (Attachment 3)

Interviews – We talked with various people involved in the provision of housing to understand the affordable housing problem from different perspectives. (Attachment 4)

Policy Analysis – We reviewed the city’s adopted policy and determined what the City has already done to implement those policies. (Attachment 5)

If needed, these documents can be updated to include additional information or analysis as requested by Council.

Answering the preliminary questions

This memo is a high level synthesis of the research and analysis conducted to help answer the questions posed above.

What is the problem?

Shortage of housing – Vacancy rates are low. There is a lack of housing at all levels: emergency shelter, transitional housing, subsidized rental housing, market rate rental housing, spaces in manufactured home parks, condominiums and single-family homes.

Housing is expensive - 41% of households are burdened with housing costs exceeding 30% of their income (i.e. “cost burdened”).

Who is affected?

Renters – 53% of renters are cost-burdened.

Owners – 36% of homeowners are cost-burdened.

Female-headed households – 46% of female-headed households live in poverty and 71% rely on public assistance (food stamp benefits, cash assistance, and/or supplemental security income).

Children – One in four children live in poverty.

Those on limited or fixed incomes – Those who receive a modest monthly income such as seniors or disabled people may not be able to afford increases in housing costs.

Special needs populations – Populations recovering from trauma, dealing with illness or addictions, newly independent youth, and those with criminal backgrounds have

needs for social services in addition to stable, secure housing.

Why is there a problem?

Limited profit opportunities – Developers see few opportunities to make a profit on housing at low to moderate price points given high land and construction costs.

Stagnant wages - Housing costs have increased much faster than incomes.

Public subsidy insufficient – There are not enough subsidies to make enough housing affordable to low-income households.

What is the City doing and what has the City done?

Assists with home purchases – The SHOP program uses HUD funds to provide down-payment assistance for qualifying first time homebuyers. The City has also provided funds to Habitat for Humanity.

Supports homeowners – The City pays for home repairs for low-income home owners with HUD funds and waives development code fees for low-income applicants.

Helps fund new rental housing – The City uses HUD funds and waives development code application fees to assist non-profit developers that build complexes that are affordable to targeted populations.

Helps fund acquisition of rental housing – The City uses HUD funds to assist non-profit developers that purchase existing housing which is then rented to targeted populations.

Exempts property taxes – Through the vertical housing program, a portion of annual property taxes for the Royal Building are exempted.

Supports the emergency shelter – The City pays Saint Vincent de Paul to manage the emergency shelter program for shelters located in parking lots of local churches.

Contributes to social services – The City helps fund the Human Services Commission for staff costs to non-profit organizations serving low-income clients. The City contributes to the G-Street Oasis.

Amended the development code – In 2013, the City adopted amendments to establish the Small Lot Residential District. The City has not yet zoned any property with this new zoning district.

The housing continuum

One important concept in the dynamics of housing in a community is that a healthy community relies on a housing continuum. The type of housing that someone needs or can afford changes over time and in response to life circumstances. However, if there are gaps in the continuum or missing rungs in the ladder, someone may not be able to easily step up or down that ladder. If the gap is too wide, the separation between segments of the population will increase potentially causing rifts in the community. For example, someone living in a subsidized apartment who earns a raise that puts her above the income cap for the subsidized apartment may not be able to move into a market rate apartment if all the market rate rents are more than she can afford. If a retired couple no longer desires the maintenance of a big house and yard but can't find a small condominium to purchase, they may end up staying in their big house but not maintaining it sufficiently. Purchasing a mobile home in a park may allow a young

family the pride of homeownership and a chance to build equity without taking on a big mortgage. Providing a diversity of housing types at various price points expands options available in the housing continuum.

Although Springfield's housing continuum does not extend far into high end housing, it does offer a pretty good mix of housing types and price points. However, the housing market is so tight that there is currently a need for housing at all price points. Single-family homes have dominated recent housing production. Currently there is one apartment complex under construction which is the first new market rate apartment complex to be built since 2008.

Answering the last question

With understanding of the salient issues around affordable housing in Springfield, the next step in creating a housing strategy is to identify areas of focus. Based on Council's direction, staff will bring suggestions of various strategies to achieve desired outcomes to a future work session. Given the magnitude of the cost burden on Springfield's residents, it is unrealistic to think that the City alone can solve the problem. But, by identifying an area or areas of focus, the City can be strategic in investing its resources. Thus, selection of desired outcomes will ultimately be based both on the needs of Springfield residents and the values of our community.

What outcomes does the City want to achieve?

The following outcomes are examples for Council's consideration. These examples could be modified or combined. There may be others to consider.

- Assist a particular population such as seniors or families with children
- Expand transitional/emergency shelter options
- Establish policy to require/encourage support of income-qualified units
- Increase the number of new rental units (both market rate and income-qualified)
- Create additional opportunities for home-ownership for low-income households
- Increase the supply of small footprint houses
- Encourage medium and high density housing types
- Support the rehabilitation/preservation of existing housing stock
- Build relationships and mobilize community leaders

There are two other components that are involved in addressing affordable housing that are not specifically housing. As a household income increases, housing becomes more affordable. Thus, one way to balance the equation is by reducing unemployment and bringing in higher wage jobs. Another way to balance the equation is with social services. If people have other types of subsidies or assistance (non-housing), they may be able to weather some of life's storms or overcome problems that are preventing them from obtaining and maintaining their housing.

RECOMMENDED ACTION:

- 1 - Determine if further clarification or information is needed to understand the issue of affordable housing in Springfield.
 - 2 – Identify potential outcomes desired in developing an affordable housing strategy.
-

Key Findings – Affordable Housing in Springfield

Housing costs in Springfield are increasing faster than incomes. This trend is not sustainable.

- Springfield's median household income increased 20% between 2000 and 2013.
- Gross rents increased 39% and the median house value increased 43%.

One in five Springfield residents lives in poverty.

- One in four children lives in poverty.
- 30% of people with disabilities live in poverty.
- 46% of people living in female-headed households are in poverty.
- Five of the 112 poverty hotspots in Oregon are located in Springfield.

Half of Springfield's population struggles to afford basic needs.

- 53% of renters are cost-burdened.
- 36% of homeowners are cost-burdened.
- 4,220 households paid more than half their income on housing.
- 53% of Springfield households earned less than the median income for Lane County.

More than half (53%) of Springfield households own their own home.

- Less than half (48%) of Springfield's children live in owner-occupied homes.

Few low-income households receive needed housing assistance.

- 1.7% of homeowners are benefitting from down-payment assistance.
- 6.7% of households who rent live in income-qualified units.
- 9.1% of households who rent benefit from a Section 8 voucher.

A majority (55%) of households who rent have an annual income of less than \$35,000.

- One out of four households who rent has annual incomes of less than \$20,000 and thus experiences a high housing cost burden.

12,167 homeless people sought social services through Lane County Human Services in 2015.

- 1,451 people were counted homeless in Lane County on Jan. 27, 2016.
- During the 2014-15 school year, 4.4% of the students in Springfield schools (491 children) were homeless.

The supply of rental housing is low.

- Rental vacancy rates are close to 0%.
- Those qualified for subsidized housing wait years before a unit becomes available.
- Since 2010, Springfield has experienced a net loss of 54 units for qualifying low-income residents.
- Since 2010, 2 new apartment complexes have been built adding 21 new apartments.

Demand for housing is high

- The number of home sales in Springfield jumped from around 750 in 2013 and 2014 to 1000 in 2015.
- It is a seller's market. There is only a two-month's supply of homes for sale.

The low vacancy rate and lack of available housing in Springfield is limiting growth.

- From 2010 to 2015, Springfield's population grew 1.2% while Eugene's grew 4.6%.
- Since 2008, only 719 units have been added to Springfield's housing stock.

Overcrowding is not a major housing problem.

- 3% of households had more than one person per room.

More than half of the housing in Springfield (55%) is single-family homes.

- The *Springfield Residential Land and Housing Needs Analysis* projected that 52% of new dwelling units to meet the need for 2030 would be single-family homes.
- 86% of new housing constructed since 2010 have been single-family homes.

Young families move to Springfield because the housing is more affordable.

- Four of five new residents relocated from elsewhere in Lane County.
- People moving to Springfield have lower incomes than established Springfield residents.

Housing at the high-end of the market is very limited.

- Only 2% of rents were more than \$1500 in 2014.
- Only 1.3% of owners valued their houses at more than \$500,000 in 2014.

Constructing housing for the low-income population requires multiple subsidies.

- New construction relies on the limited and competitive state award of low-income housing tax credits
- State award of low-income housing tax credits considers local support.

Providing affordable housing sometimes conflicts with other community goals.

- Scaling SDCs to unit size rather than system impact would incentivize construction of more affordable housing.
- Regulations that contribute to neighborhood compatibility and livability may add to housing costs.

There is a need for more housing at all price points.

Data Analysis - Affordable Housing in Springfield

To describe the current housing market situation, we analyzed data related to Springfield residents and their housing. The first section of this analysis provides a brief demographic overview of Springfield's population. The next sections present analysis of the availability of housing, the cost of housing, and a brief mention of other housing problems. The following sections of this chapter present information on homelessness and discusses current programs to assist with obtaining housing. The subsequent sections take a look at household mobility and how the incomes of those moving to Springfield compare with current residents. As children are Springfield's future, a section of this chapter presents data on their living situations. The chapter ends with a sampling of development costs.

Demographics¹

Age

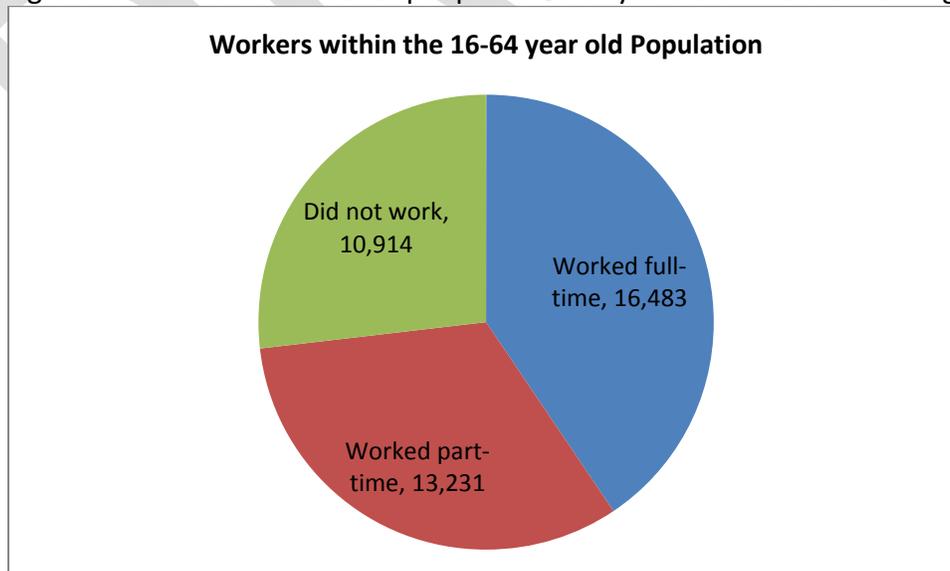
Springfield's median age was 34.6, meaning half the population is younger than 34.6 years old and the other half is older. Springfield's population is somewhat younger than the state's as Oregon's median age is 39.1 years. In 2014, there were 13,977 children under 18 years old. In 2014, 6,798 residents were 65 years or older compared with 6,413 in 2010. In general, Springfield's population continues to age.

Disability

In 2014, it was estimated that one in six people had a disability. A higher percentage of them (30%) were living in poverty compared to the general population (21%).

Employment

The following chart shows the number of people 16 to 64 years old who are working.



¹ Data in this Demographics section from the 2010-2014 American Community Survey 5-Year Estimates

Unemployment

Springfield's unemployment rate in September 2015 was 6.2% compared with 5.6% in Oregon. Looking at the pie chart above, it is clear that we have a significant population of adults between the ages of 16 and 64 who are not working or who may be underemployed. Some of these people may not be actively seeking employment because of their disabilities, family obligations, enrollment in school, or personal preference. Others may have given up and dropped out of the labor force.

Average Household Size

The average size of a household that owned its home was 2.54 people, slightly more than the average size of a rental household of 2.47 people.

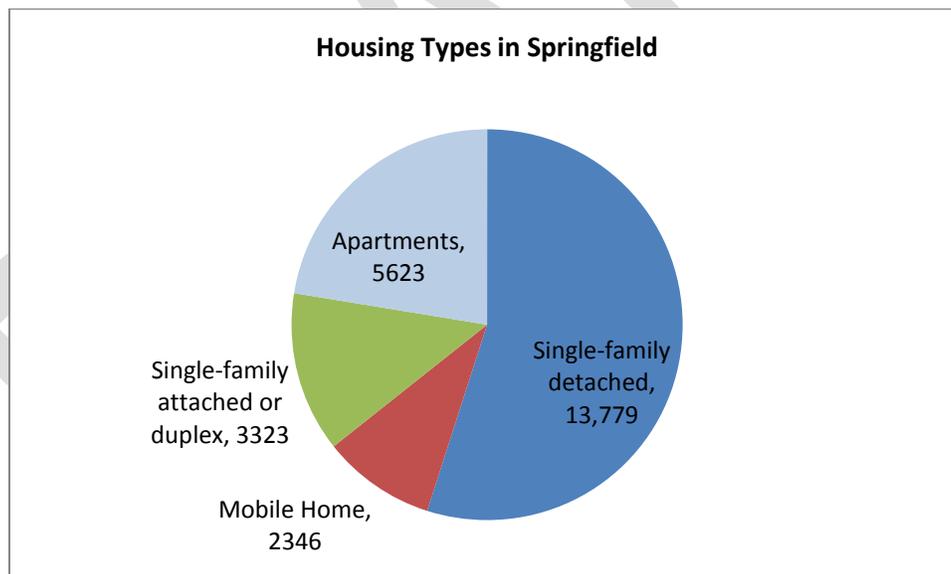
Housing Type

In 2014, more than half (55%) of households in Springfield lived in single-family detached houses. Almost one quarter (22%) lived in apartments. See the attached maps for the general location of single-family homes, manufactured home parks, and apartments in Springfield.

Map 1: Estimated Market Value of Single-Family Homes/Condominiums

Map 2: Manufactured Home Parks

Map 3: Multi-Family Housing



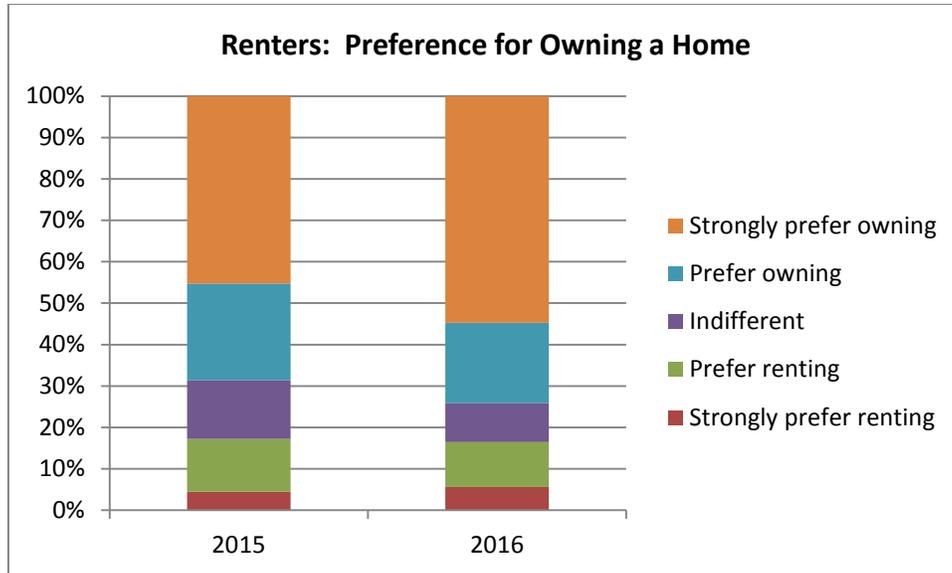
Housing Tenure

Fifty-three percent of households in Springfield own their own home compared with 61% statewide.

The Survey of Consumer Expectations Housing Survey 2016² by the Federal Reserve Bank of New York provides information on expectations related to housing on a national level. When

² <https://www.newyorkfed.org/microeconomics/scelIndex/housing.html#main>

asked if they had the financial resources to do so, renters have come to view owning a home more favorably over the past year. About 74% of renters nationwide would prefer or strongly prefer to own their own home. Those under 50 years of age have a stronger preference toward ownership.



Survey of Consumer Expectations by the Federal Reserve Bank of New York.
<https://www.newyorkfed.org/microeconomics/scelIndex/housing.html#indicators/Renters/g42>

Housing Availability

The Eugene-Springfield Metro area faces a lack of available housing. Even for those people who have the means to purchase or rent a home, securing housing is not easy. The supply of housing has not been able to keep up with the demand, creating a tight housing market. The lack of supply is creating a high demand as shown in low vacancy rates and long waiting lists. It is not unusual for the supply of housing to lag behind the demand as it takes at least one year and often longer for a developer or builder to acquire the land, design the home(s), obtain necessary permits and financing, and then construct the project.

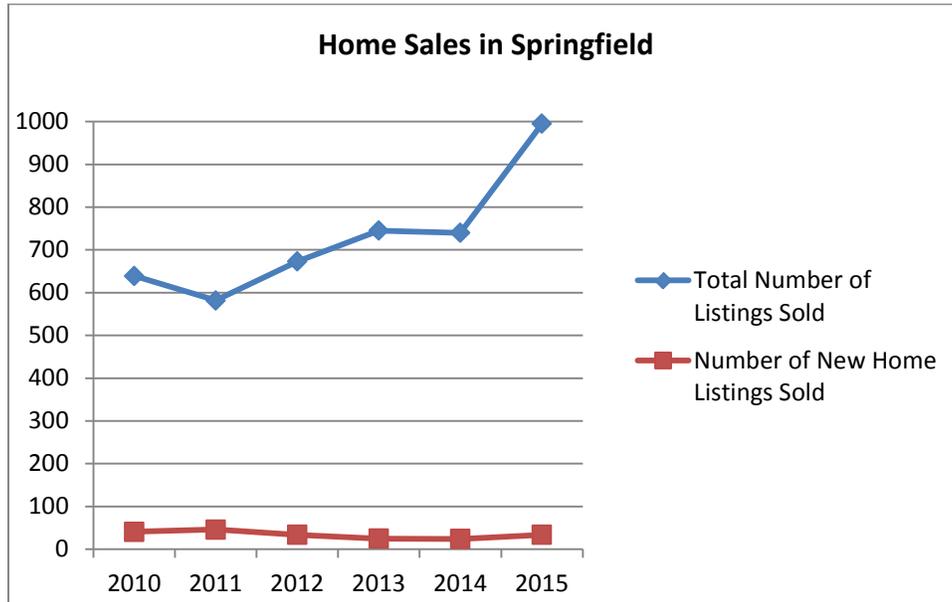
Vacancy Rates

Based on the 2010-2014 American Community Survey 5-Year Estimates, the homeowner vacancy rate in 2014 was 2.2% and the vacancy rate for rentals was 3.7%. From speaking with property management companies, with the exception of student housing around the University of Oregon, the rental vacancy rate in Springfield is now less than 1% meaning less than a transitional vacancy rate. Property managers have waiting lists for units that become available.

The Regional Multiple Listing Service calculates an inventory in months of homes listed for sale. The inventory number is based on how long it would take to sell the entire stock of homes at the current sales pace. An inventory of less than six months contributes to a sellers' market.

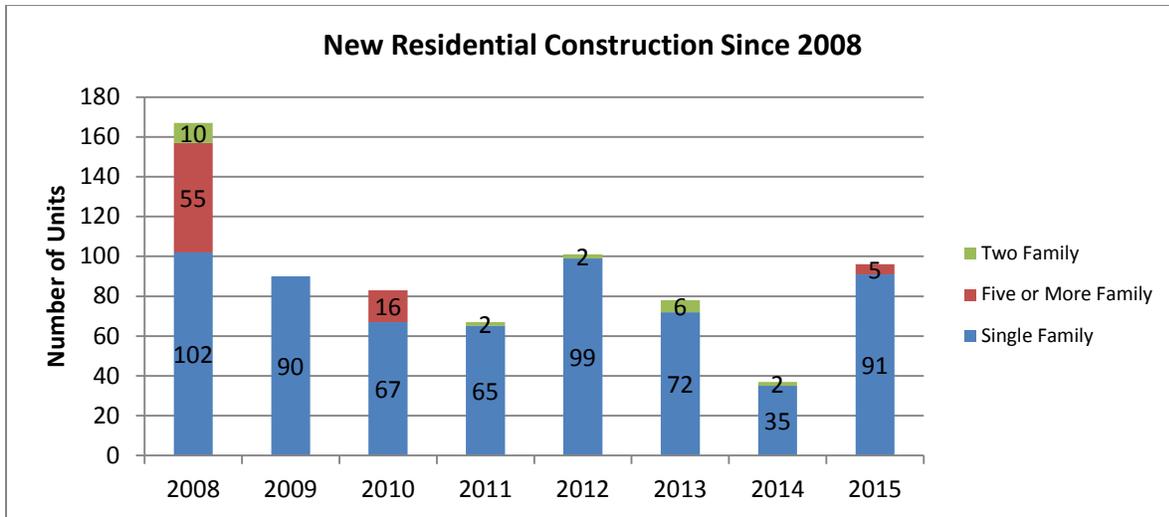
For Lane County, this inventory recently dipped to a low of 1.8 months in June of 2016 and was at 2.0 months in August, a significant drop from 7.0 months at the beginning of 2014.

As the graph below shows, this low inventory of homes is based on lots of homes being sold creating a hot market with houses being sold soon after being listed.



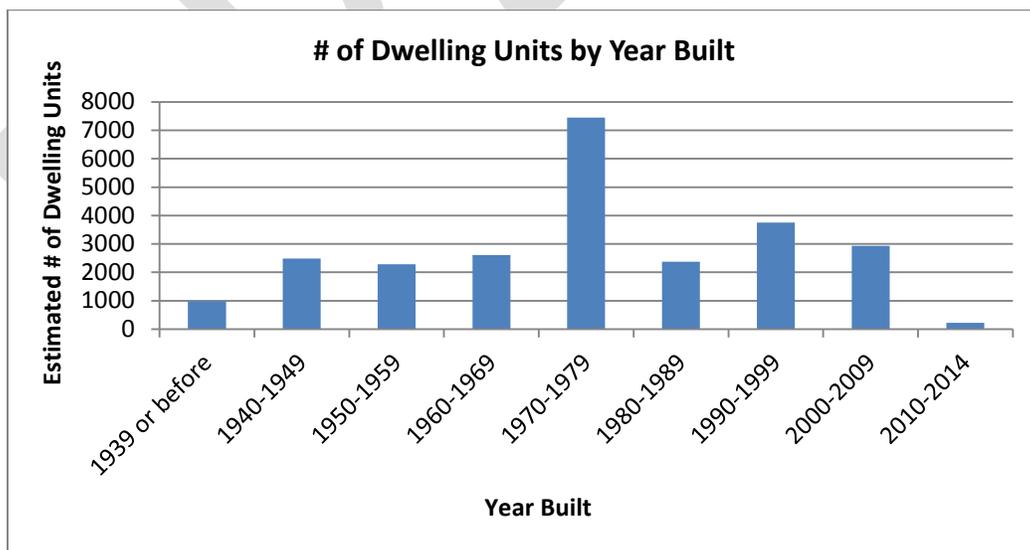
Source: Regional Multiple Listing Service

New Housing Constructed Recently, most homes built in Springfield were single family dwellings. Since 2008, 621 single-family detached homes were built but only two were accessory dwelling units (built on the same lot as a single-family house). A total of 11 duplexes (22 dwelling units) were permitted since 2008. Three apartment complexes were permitted since 2008, adding 76 new units. The biggest of these complexes was Aster Apartments built by St. Vincent de Paul in 2009 which provides 54 apartments for very-low income seniors. A total of **719** housing units have been added to the housing stock since 2008. *Map 4: New Residential Construction Since 2008* shows where these new homes were built.



Source: U.S. Census Bureau Building Permits Survey

Although 2015 saw an increase in building new homes, development has not continued pace with the need for dwelling units identified by the *2011 Residential Lands and Housing Needs Analysis*. Homebuilding has been on a general decline in Springfield since the mid-1990s. The chart below shows that 63% of Springfield’s housing stock was built before 1980. It also shows that residential construction for this decade is not on track to reach the numbers of homes built between 2000 and 2009. Clearly, we have not been building the 296 new dwelling units per year that the *2011 Residential Lands and Housing Needs Analysis* anticipated needing to accommodate Springfield’s adopted population projection for the year 2030.



Source: American Community Survey 5-year Estimates 2010-2014

Future Housing Needed

The 2011 Springfield Residential Land and Housing Needs Analysis included an estimate of needed dwelling units by income level for the 2010-2013 period based on 2007 household incomes.

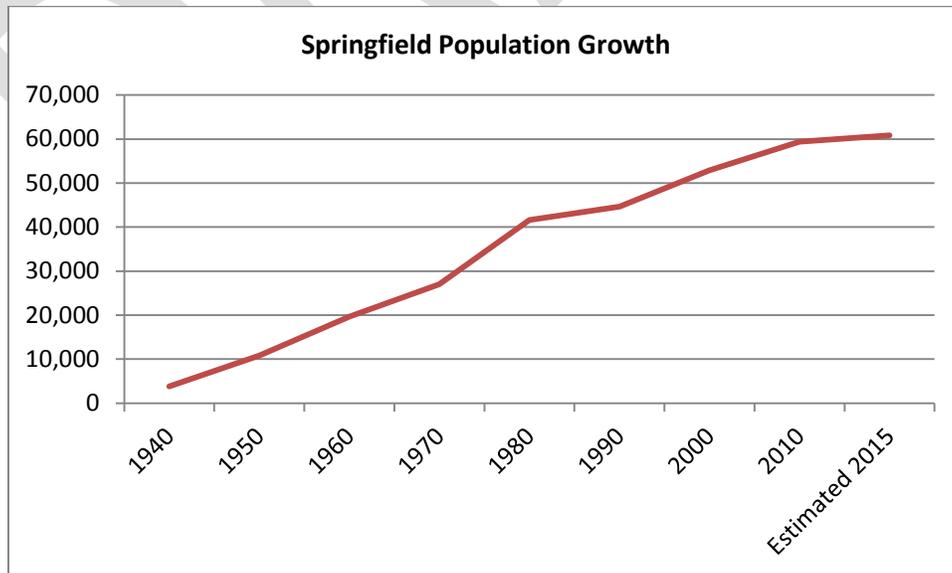
Table 5-29. Estimate of needed dwelling units by income level, Springfield, 2010-2030

Market Segment by Income	Income range	Number of Households	Percent of Households	Financially Attainable Products		
				Owner-occupied	Renter-occupied	
High (120% or more of MFI)	\$68,640 or more	1,804	30%	All housing types; higher prices	All housing types; higher prices	↑ Primarily New Housing
Upper Middle (80%-120% of MFI)	\$45,760 to \$68,640	1,129	19%	All housing types; lower values	All housing types; lower values	
Lower Middle (50%-80% of MFI)	\$28,600 to \$45,760	1,283	22%	Manufactured on lots; single-family attached; duplexes	Single-family attached; detached; manufactured on lots; apartments	↓ Primarily Used Housing
Low (30%-50% or less of MFI)	\$17,160 to \$28,600	748	13%	Manufactured in parks	Apartments; manufactured in parks; duplexes	
Very Low (Less than 30% of MFI)	Less than \$17,160	955	16%	None	Apartments; new and used government assisted housing	

Source: ECONorthwest

Population Growth

Other than a decline right before 1900, Springfield’s population has grown since it was incorporated in 1885.



Source: US Census and Portland State University Population Research Center Estimate

In 2015, Springfield's population is estimated to have reached 60,135. In the past five years, Springfield's population has grown more slowly than Eugene's or even Lane County as a whole.

Population Increase 2010-2015³

Springfield	1.2%
Eugene	4.6%
Lane County	3.0%

Cost of Housing

Comparing Housing Costs and Income

Springfield's median household income and home values are much lower than the State's, but the rents in Springfield are only slightly lower than the State's.

Comparing Housing Costs and Income in 2013

	City of Springfield	Oregon
Median house/condo value	\$159,203	\$229,700
Median household income	\$39,756	\$50,251
Median monthly gross rent*	\$810	\$885

* Gross rent includes the contract rent plus electricity, gas, water, sewer, and fuel

Source: Census American Community Survey

The cost of housing has increased much more than household incomes since 2000 as shown in the table below.

Comparing Housing and Income in Springfield between 2000 and 2013

	2000	2013	% increase
Median house/condo value	\$111,700	\$159,203	43%
Median household income	\$33,031	\$39,756	20%
Median monthly gross rent	\$582	\$810	39%

Source: US Census and Census American Community Survey

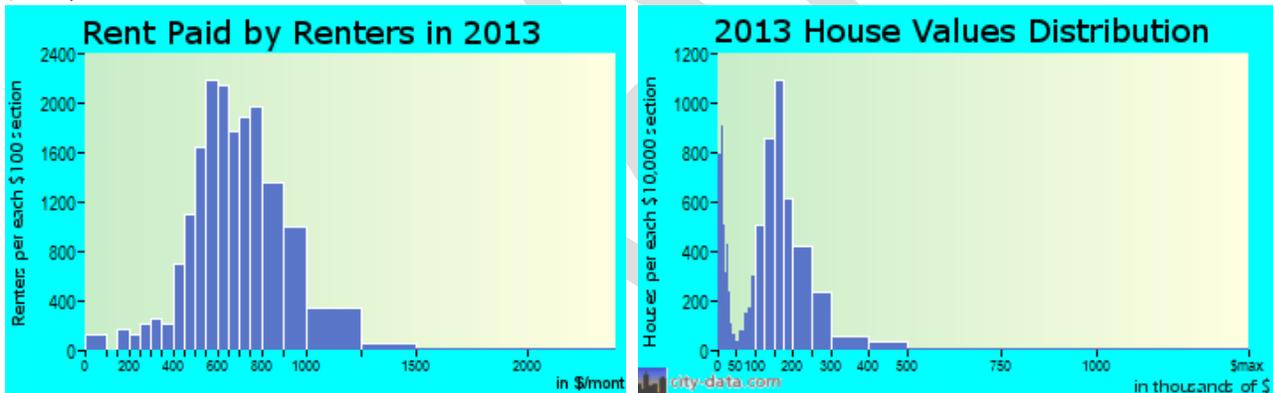
The graph below shows that a high number of households earned annual incomes between \$10,000 and \$25,000 while many more earned between \$30,000 and \$45,000 in 2013. Very few earned over \$150,000.

³ 2010 population from the US Census and 2015 estimate from Portland State Population Research Center



Most rents range from \$400 to \$1,000 with a few higher priced rents between \$1,000 and \$1,250 per month and a few high-end rentals priced from \$1,250 to \$1,500 per month. A few households pay less than \$400 per month.

The graph for home values shows there a number of homes valued less than \$40,000 which most likely are mobile homes located within mobile home parks. The highest numbers of homes were valued between \$150,000 and \$175,000. Springfield does not appear to have a large spread of home prices, with very few valued over \$300,000 and virtually none over \$500,000.



See Map 1: Estimated Market Value of Single-Family Homes/Condominiums for the geographic distribution of the home values across Springfield.

Median Household Income by Neighborhood

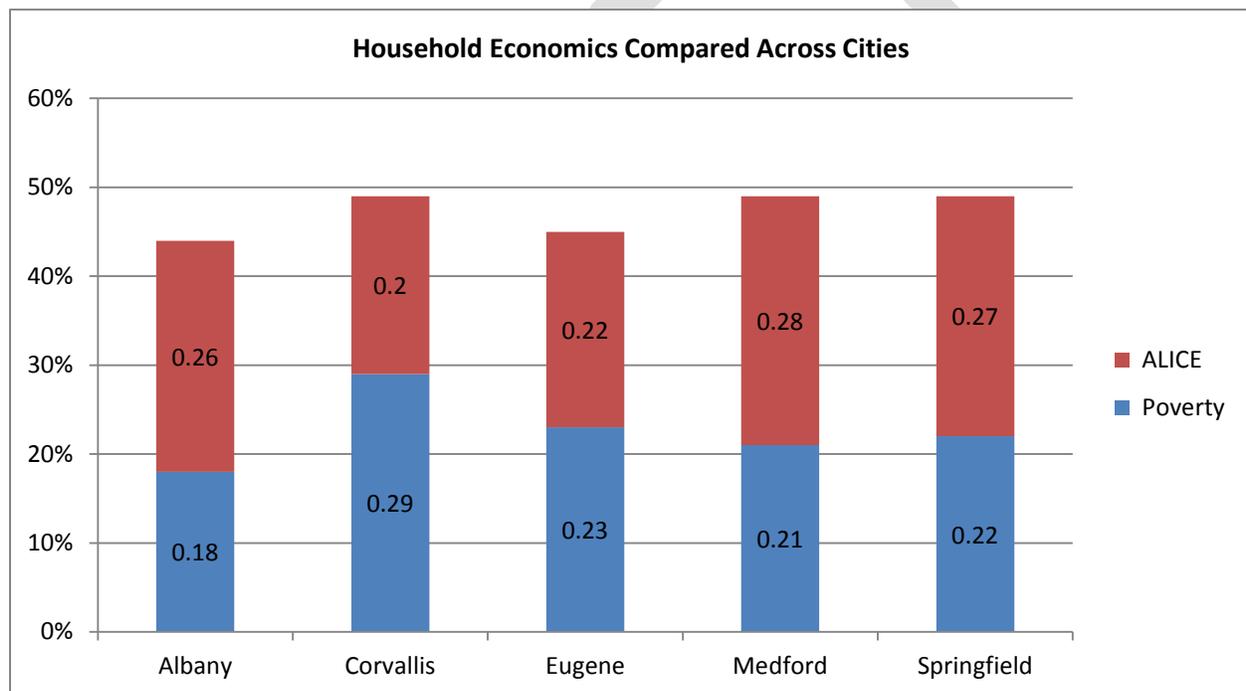
See Map 5: Median Household Income by US Census Block Group for which areas of Springfield have higher income households or lower income households.

Poverty

In 2014, one of five people in Springfield was living in poverty. Of the 40,268 people between 16 and 64 years old, 22% were living poverty. Highest poverty rates were found among Black residents (44%), two or more race residents (35%), and Hispanic or Latino residents (32%).

See the description of Springfield’s High Poverty Hotspots as prepared by Oregon’s Department of Human Services at the end of this chapter. Five of the state’s 112 poverty hotspots are located within Springfield (including Glenwood).

In addition to those living in poverty, about 27% of households in Springfield are asset limited, income constrained and employed (ALICE)⁴. These households earn more than the poverty level, but struggle to afford the basic cost of living based on United Way’s household survival budget. As shown in the graph below, combining “ALICE” households with the households below the poverty line indicate that about 49% of Springfield households struggle to afford basic needs, leaving a household vulnerable to unexpected expenses. Based on United Way’s calculations for Lane County, a single adult would need to earn \$9.15 an hour for an annual total or \$18,300 to afford the basic necessities. For a family of two adults, an infant, and a preschooler, one parent would need to earn \$27.26 per hour working full-time for an annual income of \$54,516 to afford the basic necessities.



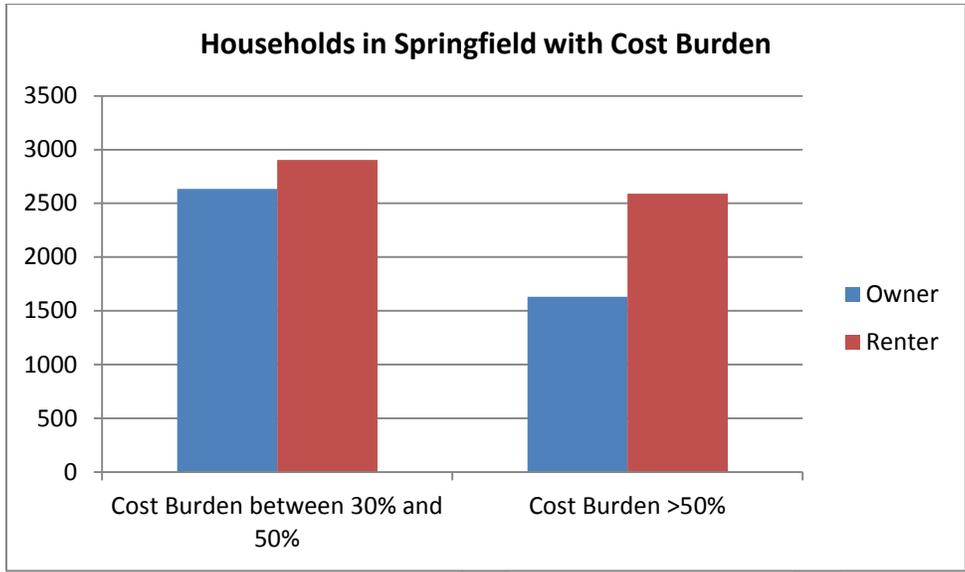
ALICE – Asset Limited, Income Constrained and Employed
 Source: United Way ALICE Report, 2016

Housing Cost Burden

Households who pay more than 30% of their incomes to housing and necessary utilities⁵ (hereafter referred to as housing) are considered to be cost burdened. In Springfield, 9,760 households paid more than 30% of their incomes on housing and necessary utilities and 4,220 households paid more than 50% of their income for housing. In other words, 41% of households in Springfield were cost-burdened.

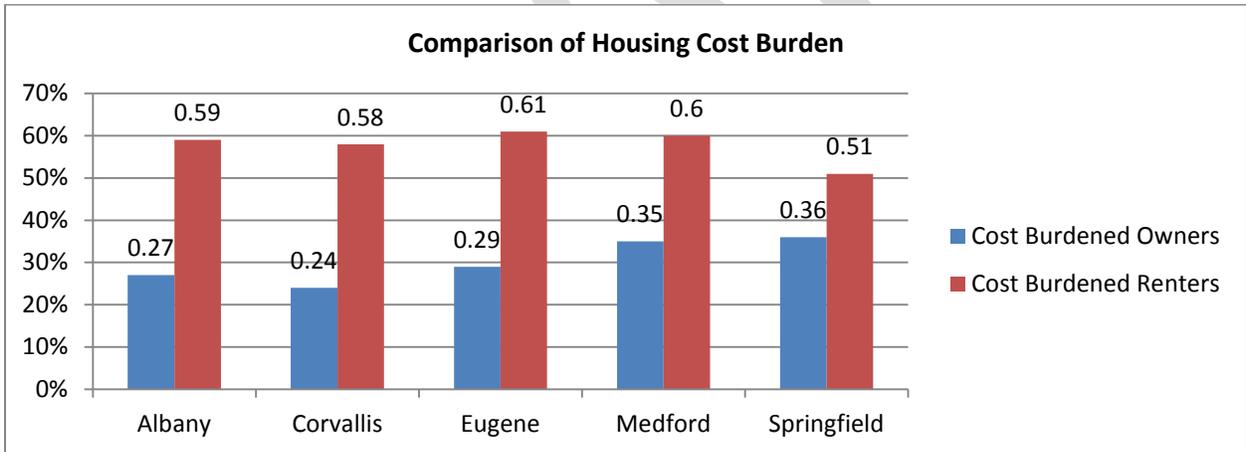
⁴ ALICE report, United Way: Pacific Northwest: Idaho, Oregon, and Washington (2016)

⁵ Utilities do not include cable, telephone, or internet.



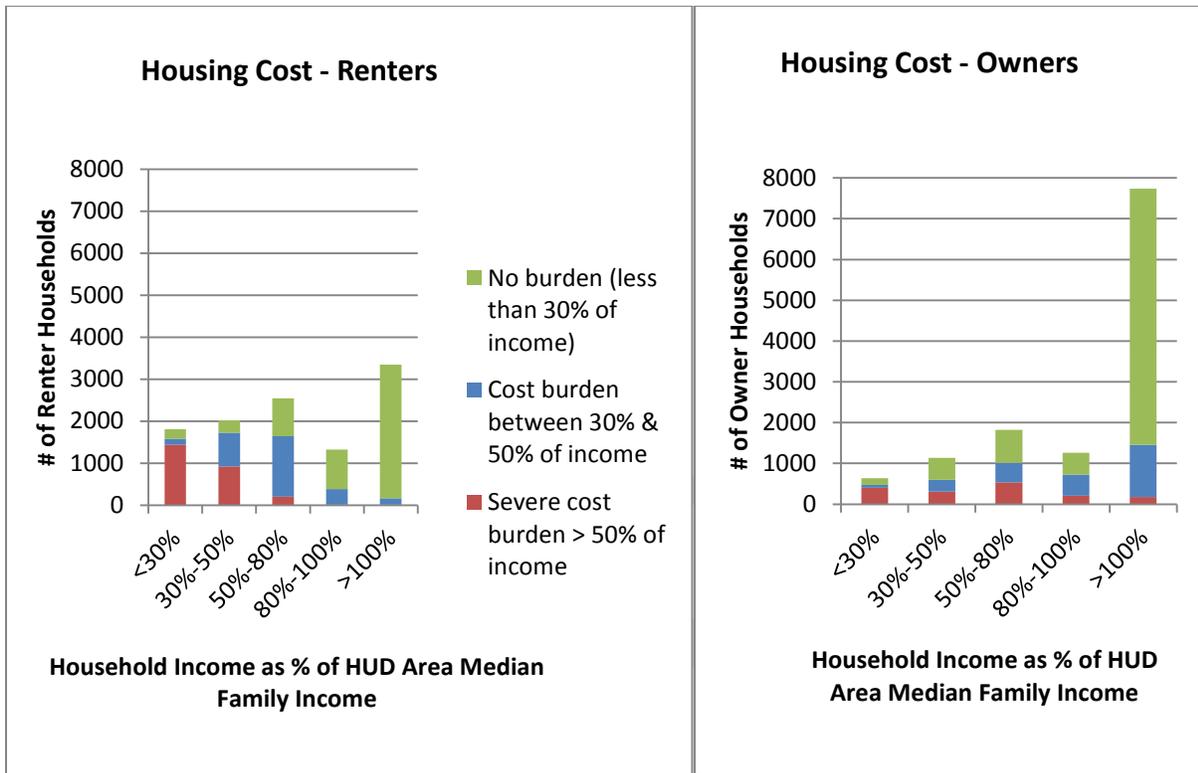
Source: American Community Survey 5-year estimate (2009-2013)

As shown in the chart below, Springfield has a higher percentage of owners with a housing cost burden than home owners in Albany, Corvallis, Eugene, and Medford. However, compared with renters in those cities, Springfield has fewer renters who are cost burdened.



Source: American Community Survey 5-year estimate (2009-2013)

Cost burdens are most significant for low-income households. The US Department of Housing and Urban Development (HUD) has established definitions for low, very low, and extremely-low income populations as percentages of median family income. The HUD 2014 median family income for a family of four in Lane County was \$55,200. About 53% percent of Springfield’s households earn less than HUD’s calculated median income for Lane County. The following charts show the cost burden for households based on their income relative to the HUD 2014 median family income.



Most of the extremely-low income households (<30% HUD area median family income - HAMFI) paid more than 50% of the income on housing. These 1,835 extremely-low income households with severe cost burdens are on the verge of becoming homeless as each month they must decide whether to pay rent/mortgage and utilities, or pay for other needs such as transportation, food, or medical care. Even 1,235 households who earn between 30% and 50% of HAMFI have severe cost burdens and also face difficult decisions each month. Some of the low (50%-80% HAMFI) and very-low income households (30%-50% HAMFI), particularly the homeowners, had no cost burden. These households are likely to be seniors who are living in homes that have no mortgage. According to the American Community Survey, in 2013, there were 7,141 homes with mortgages in Springfield (2,034 of those with a second mortgage and/or a home equity loan) and 1,775 homes without mortgages.

More than three out of four low-income households (<80% HAMFI) renting their home were cost-burdened while two out of five were severely cost burdened. Once incomes reached the area median income, few renters (165 households) were cost burdened but some owners (1,455 households) were cost burdened.

2016-HUD Area Median Family Income for Eugene/Springfield

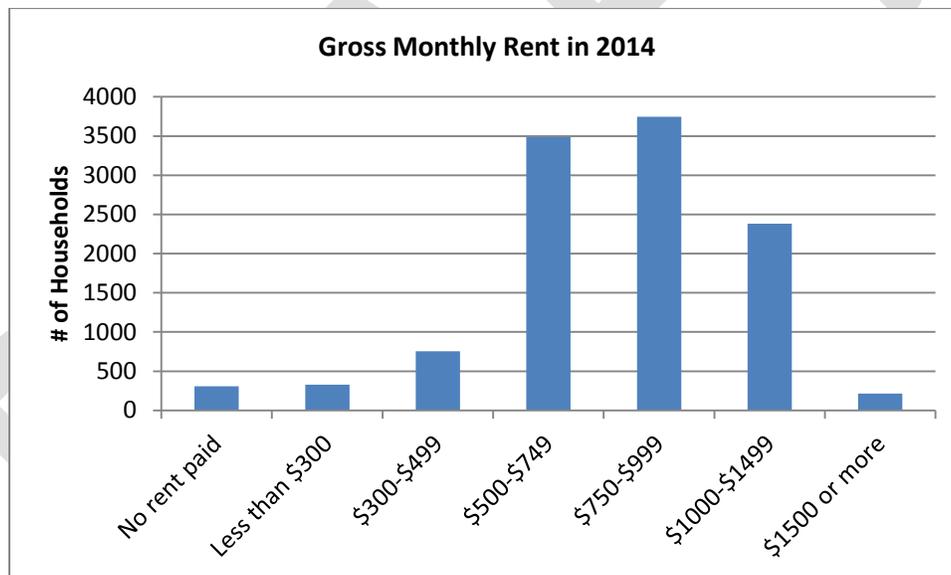
Persons in Household	1	2	3	4	5
Extremely low income – 30%	\$12,200	\$13,950	\$15,700	\$17,400	\$18,800
Very low income – 50%	\$20,300	\$23,200	\$26,100	\$29,000	\$31,350
Low income – 80%	\$32,500	\$37,150	\$41,800	\$46,400	\$50,150

Of the 8,649 households who held a mortgage, 44% were paying more than 30% of their income on housing and utilities. The median monthly housing cost in 2014 was \$1,333 with 3,568 households paying between \$1000 and \$1500 per month. For the 3,774 households who owned their house without a mortgage, 22% paid more than 30% of their income for housing and utilities.

Households who pay a large portion of their incomes on housing often face daily financial pressures. Federal Reserve Board data⁶ from 2015 shows that almost half of U.S. households (47%) could not cover an emergency expense costing \$400 or would have to borrow money or sell something. These households are living on the financial edge which could result in major disruption in their lives and potentially even disaster.

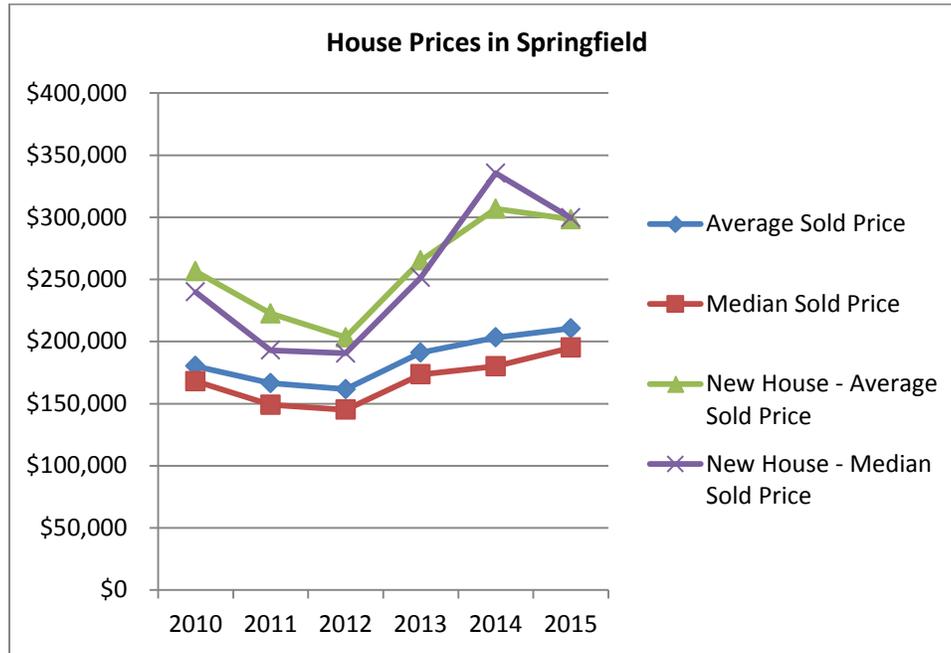
Gross Rent

In 2014 the median monthly gross rent (including necessary utilities) in Springfield was \$799. One-third of gross rents were between \$750 and \$999 per month. One in five households paying rent paid between \$1000 and \$1499 per month.



⁶ <http://www.federalreserve.gov/2015-report-economic-well-being-us-households-201605.pdf>

House Prices



Source: Regional Multiple Listing Service

According to the Regional Multiple Listing Service (RMLS), for the first half of 2016 the average sale price in the Springfield area (West Springfield) was \$184,700 and the median price was \$175,000. The average sale price in Thurston was \$217,600 and the median price was \$210,000.

Other Housing Problems

Generally, households in Springfield were not over-crowded as only 3% of households had more than one person per room. Substandard housing was also not a major problem as only 305 occupied housing units lacked complete kitchen facilities and only 131 lacked complete plumbing facilities. Altogether, 44% of households report a housing problem (36% of owner households and 53% of renter households). The largest housing problem reported by far was a cost burden.

Rental Assistance

For households struggling to pay rent, there are various sources of potential assistance.

Section 8 Vouchers

Lane County's Housing Authority and Community Services Agency (HACSA) administers the Section 8 vouchers, a federally funded program that in 2015 provided more than \$13.9 million in rental assistance to households in Lane County. A Section 8 recipient can use a voucher to rent housing of his/her choice from a private landlord, as long as the rent amount is

appropriate and the housing unit passes housing quality inspection. Qualified tenants pay 30% of their adjusted monthly income for rent and utilities and HACSA pays the landlord the remaining rent. The waiting list for this program is currently closed. When HACSA last opened its waiting list in 2015, about 5,000 people applied. Through a lottery system, 3,000 people were placed on the waiting list of Section 8 housing for one of the 3,045 vouchers in use in Lane County. As of this writing, HACSA has contacted persons through lottery number 1600. There are 1023 vouchers that are being used to rent homes in Springfield.

Public Housing

HACSA operates two complexes in Springfield which allow residents to pay a maximum of 30% of their adjusted income for rent and utilities. McKenzie Village, located at 715 Oakdale Avenue includes 172 units including one-, two-, and three-bedroom units. Pengra Court, located along R Street between 10th and 13th includes 22 units of two- and three-bedroom units. The wait list for one-bedroom units is closed because it is already so long. The most recent household to be placed in a one-bedroom unit was placed on the waiting list in April of 2010. Households being offered two-bedroom units in 2016 were placed on the waiting list in August 2013, and households being offered three-bedroom units were placed on the waiting list in July 2014.

Income-Qualified Housing

A variety of housing has been developed by non-profit organizations and private developers that are only available to low- or very-low income, and extremely-low income households. In addition to public housing and Section 8 vouchers, there are about 550 housing units available to income-qualified tenants. *Map 6: Income-Qualified Rental Housing* shows locations of housing that provides housing for those with limited incomes. Depending on the subsidy provided and corresponding requirements, households must have incomes at or below 30%, 50%, 60% or 80% of the average median income to qualify to rent these housing units. Also, depending on the regulations, some have set rents and the households may pay more than 30% of their income on rent and utilities. For example, McKenzie Meadows rents a two-bedroom apartment with one bathroom for \$718. Many of these complexes maintain waiting lists of prospective tenants. For example, at Rainbow Village which includes a mix of market-rate and subsidized housing units, 151 people are on the waiting list for income-qualified one-bedroom apartments, 85 were on the list for two-bedrooms, 51 for three-bedrooms, and 29 for four-bedrooms. As with public housing, households must wait several years for income-qualified housing, and the smaller the unit the longer the wait. The Royal Building on Main Street has more than 300 people on its waiting list for the one-bedroom apartments.

Two apartment complexes, the Lindale and Springsite, went conventional (market-rate) around 2012 after their affordability period had expired. Thus, these 76 units, although they still have reasonable rents (\$600-\$650 per month for a one-bedroom apartment and \$700-\$750 for a two-bedroom apartment) are now longer restricted to households with low-incomes.

Special Needs

Several income-qualified complexes in Springfield target particular populations. For example, Aster Apartments on 3rd Street and Island Park Apartments on C Street provide seniors who have incomes that do not exceed 50% of the area median income with housing in which the residents pay 30% of their income for rent and utilities. Afiya Apartments on Main Street serves residents with psychiatric disabilities who pay 30% of their income for housing. NEDCO manages five homes that it rents to families who had experienced foreclosure. Mainstream Housing rents a duplex on Shady Loop to previously homeless families with a family member who is disabled. The A Street Apartments target the chronically mentally ill and those in drug/alcohol rehabilitation programs.

Lane County provides rental assistance to homeless households through its Continuum of Care grant. These households may be in transitional housing, rapid rehousing, or permanent support housing. See "Housing Providers" for Lane County's Coordinated Entry at the end of this chapter.

This study did not inventory the group homes and congregate care facilities in Springfield. Although they provide housing, separating the housing subsidy from other service subsidies is complex and beyond the scope of this analysis.

Other Rental Assistance Programs

Last fiscal year, Catholic Community Services provided rental assistance to 181 households, helping 539 people in Lane County. Forty percent were Springfield residents, 52% were Eugene residents, and 8% were from outside the Eugene/Springfield area. About one-third of these households received short-term (one-month) emergency rental assistance while the other two-thirds were in a three- to twelve-month rental assistance program. More than 20% of Springfield's population received some type of assistance (food, clothing, etc.) from Catholic Community Service this past year. Other churches and aid agencies also offer limited, short-term emergency help that may include rent or utility assistance.

Utility Assistance Programs

Project Share offers assistance to those facing wintertime heating emergencies to customers of Springfield Utility Board (SUB). To qualify, customers must be in danger of having their electricity shut off due to non-payment during the winter months. Customers are limited to assistance one time during the year. Last winter, SUB offered \$144,654 to help 965 households. The federal Low Income Home Energy Assistance Program (LIHEAP), administered by Catholic Community Services is also available to low-income residents experiencing heating emergencies. This program helped 1,183 households in the 97477 and 97478 zip codes this past federal fiscal year (2015-16).

Home Ownership Assistance

SHOP

Springfield's Home Ownership Program (SHOP) assists low-income residents (those earning less than 80% of the area median income) with the first-time purchase of a home by using federal HOME funds, offering up to \$7000 toward down payment and related costs of buying a home. The loan is interest-free and the repayment is generally not required until the home is sold. The funding agency, the US Dept. of Housing and Urban Development (HUD), sets a maximum home price for use of these funds. Currently, the maximum price for a qualifying home is \$218,000. *Map 1: Estimated Market Value of Single-Family Homes/Condominiums* provides an idea of the areas of Springfield where there are homes that the County Assessor has determined have a market value of less than \$218,000. About three out of four homes are valued at \$218,000 or less.

Just as the number of home sales overall has been increasing since 2011, the number of homes that are sold in Springfield at prices lower than the HUD limit has also been increasing since 2011. At the end of 2013, an average of 24 houses per month sold at \$171,000 or less, HUD's price limit at that time. There was an average of 28 sales per month in 2014 and into April 2015 when HUD's price limit was \$179,000. HUD raised the sale price limit to \$209,000 on April 13, 2015 and for the next year there were on average 46 sales per month of homes selling for under that price. The maximum price for a home is now \$218,000 and this summer there have been an average of 48 sales of homes sold for less than that amount.

Map 7: Houses Purchased with Financial Assistance shows the locations of houses purchased with the benefit of SHOP funds where the households are currently paying off their mortgages. These houses are widely scattered across the City of Springfield.

Habitat for Humanity

Also on *Map 7* are the houses financed by Habitat for Humanity. Habitat for Humanity believes in a market system that allows people to gain wealth/equity. On its own, the market would favor the profit making aspect of home construction and inhibit the low income households from having an opportunity to become homeowners and gain equity. Households earning between 30% and 60% of the area median income (AMI) are Springfield-Eugene Habitat's target clientele. Helping those between 30% and 40% AMI creates a loss for Habitat as those people cannot afford to pay the full cost of the mortgage and related costs. Property taxes make up about half of the monthly housing costs for Habitat owners. Habitat limits total cost of mortgage, property taxes and Homeowners Association fees to 28% of income. That monthly principal cost is then fixed over the life of the mortgage, while the property tax and Homeowner Association costs may vary from year to year depending on external factors as with other property owners in the community.

Habitat relies on volunteer labor and sweat equity to reduce costs. It builds energy efficient houses and invests in materials that minimize repair costs. Part of Habitat's affordability approach is in keeping size modest. Habitat for Humanity sets national standards such that

two- bedroom homes have 900 square feet, three-bedroom homes have 1070 square feet, and four-bedroom homes have 1250 square feet, plus or minus 10% depending on design within the lot.

Since 1990, Springfield-Eugene Habitat for Humanity has built 54 homes, 37 of them in Springfield with a 38th home currently under construction. Twenty-one Springfield homes have mortgages currently being serviced by Habitat. No Habitat family has experienced foreclosure in the Springfield-Eugene area.

NEDCO

The Neighborhood Economic Development Corporation (NEDCO) offers workshops, classes, and individual pre-purchase counseling. NEDCO also connects potential homeowners to other community resources and offers its own down payment assistance programs. These programs offer anywhere from \$2000 to \$10,000 in grants or “silent second” loans (zero interest and no payments until sale of home). NEDCO has 24 Springfield down-payment assistance loans on the books, totaling more than \$427,000 and dating back to 2002.

Homeless in Lane County

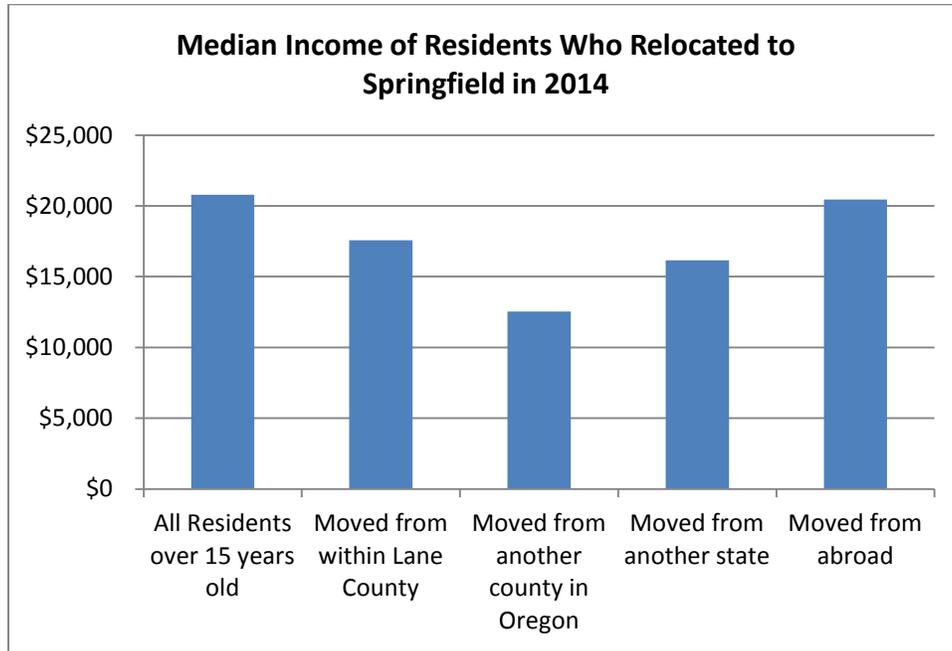
Lane County’s Human Services Commission conducts an annual count of the homeless in January. This year, there were 1,451 people counted in a myriad of locations including streets, under bridges, in parks, and at food pantries, day access centers, schools, churches, emergency shelters, and transitional housing programs. Of the 1,451 people counted, 405 individuals were staying in emergency shelter, 112 were living in transitional housing designated for the homeless, and 934 were without shelter. See the *Highlights of the 2016 Annual Homeless Point in Time Count and Housing Providers for Lane County Coordinated Entry* at the end of this chapter for more information about homelessness in Lane County and programs in place to help get people into housing beyond the emergency shelters.

Demographics – Geographic Mobility

Four out of five new residents moved to Springfield from somewhere in Lane County. Renters moved into their current home on average two years ago and homeowners moved in on average eleven years ago. Those between the ages of 18 and 24 were the most mobile; 47% of residents within this age group had moved to Springfield within the past year (based on American Community Survey data of 2010-2014). Young families are also mobile with one-third of adults 25 to 34 years old and children between 1 and 4 years old as new residents of Springfield. Those between 65 and 74 years were the most stable with only 7.4% moving to Springfield in the past year.

Those moving here in 2014 had median incomes lower than established Springfield residents. Sixty percent of workers living in Springfield actually worked outside the City. Although there is no data to explain why these new residents have chosen to live in Springfield, anecdotal

evidence indicates that many young households choose to live in Springfield in order to access housing and utilities that are more affordable than those found in Eugene. New residents are also three times more likely to rent rather than own their home.

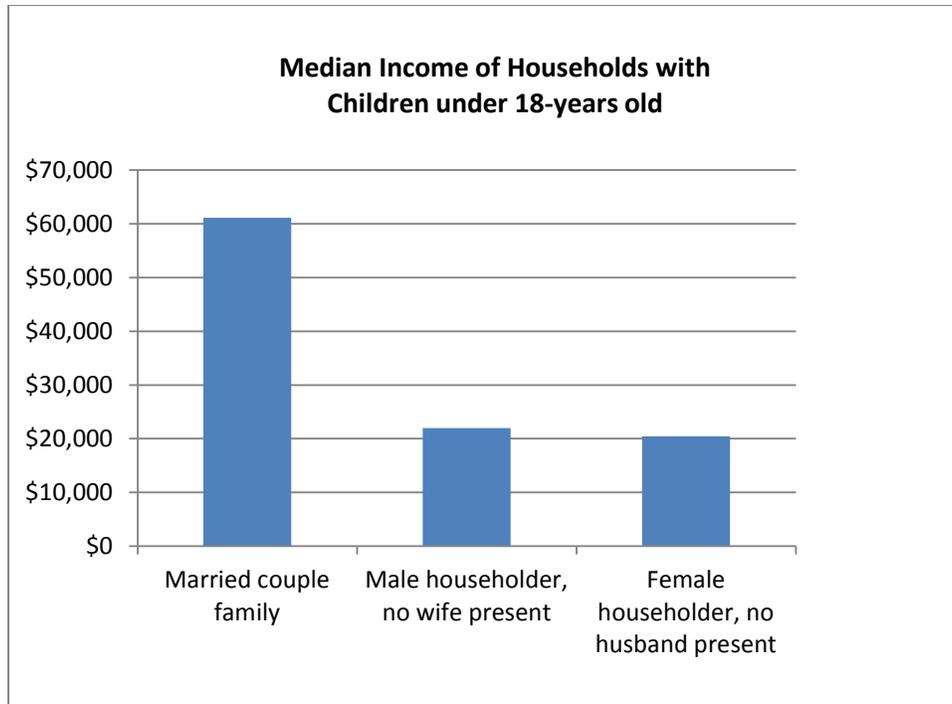


2010-2014 American Community Survey 5-Year Estimates

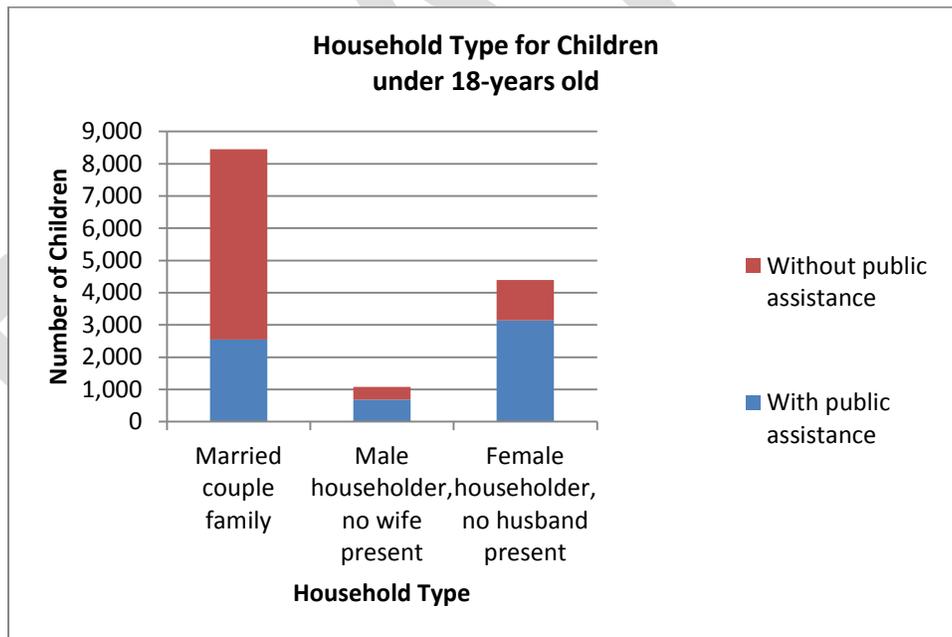
Children

Sixty percent of children under the age of 18 lived in married-couple households in 2014.⁷ Thirty-one percent of children lived in female-headed households (no husband present), while 8% lived in male-headed households (no wife present). The graph below shows that a majority of the single-parent households had lower household incomes than married couple families. Most of the children in households receiving public assistance (Supplemental Security income, cash public assistance, or Food Stamp/SNAP benefits) lived in female-headed households. Forty-six percent of the people living in female-headed households were living in poverty.

⁷ 2010-2014 American Community Survey 5-Year Estimates

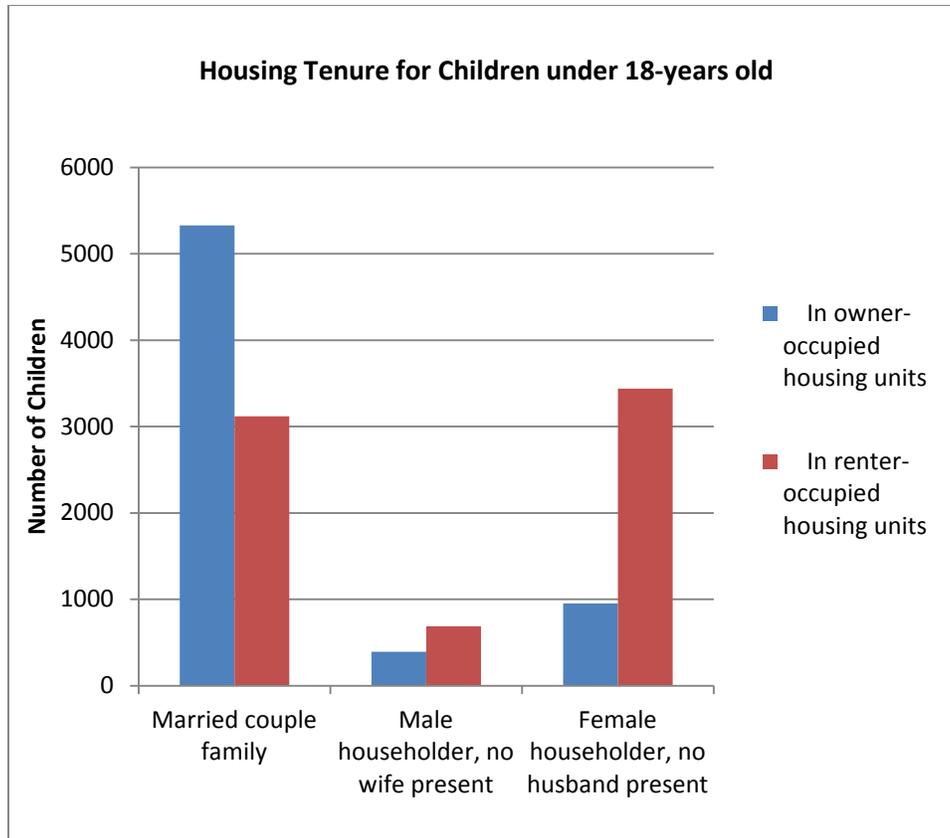


2010-2014 American Community Survey 5-Year Estimates



2010-2014 American Community Survey 5-Year Estimates

Fifty-two percent of children under 18 live in rented homes. Those most likely to live in an owner-occupied house live in married couple households.



2010-2014 American Community Survey 5-Year Estimates

During the 2013-14 school year, there were 615 students⁸ within the Springfield School District counted as homeless sometime during the school year. This total included 459 students doubled-up by sharing the housing of other persons, 66 living in shelters or transitional housing or waiting foster care, 56 un-sheltered (living in cars, parks, campgrounds, streets, abandoned buildings), and 34 staying in hotels/motels. The number of homeless students dropped to 491 in the 2014-15 school year⁹.

Development Costs

Permit Fees and System Development Charges

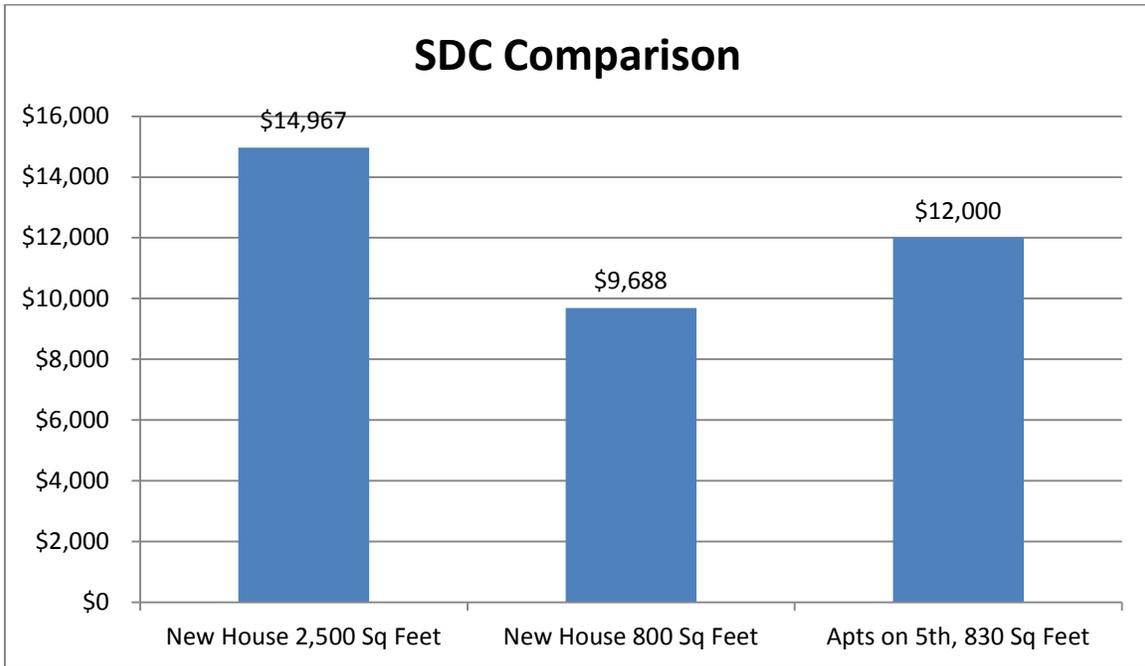
In 2014 Springfield began authorizing permits for the largest new multifamily residential development since 2008. The Fifth Street Project includes 38 new townhouse apartment homes, each at around 830 square feet. The estimated construction value (excluding land) is just over \$3.5 million and total permit costs are estimated at 14% of the total valuation for the project. System Development Charges (SDCs) accounted for 91% of permit costs for the project; about 60% of these charges go to the City of Springfield and about 30% of the SDC charges go to Willamalane. SDCs are about \$12,000 per apartment.

⁸ ED Facts SY 2013-14 Homeless Students Enrolled (C118) <http://www2.ed.gov/about/inits/ed/edfacts/data-files/lea-homeless-enrolled-sy2013-14-pub.csv>

⁹ <http://www.ode.state.or.us/news/announcements/announcement.aspx?id=13280&typeid=5>

As a comparison, SDCs cost about \$14,967 for a single-family home of 2,500 square feet with 2 ½ bathrooms. SDCs are calculated based on square footage of the home as well as plumbing fixtures. For a single family residential unit of only 800 square feet to be built with minimal fixtures, SDCs amount to about \$9,688.

The chart below depicts the difference between the SDC charges for a multifamily development, like the apartments on 5th Street, with the cost of SDCs for a similarly sized home.



As illustrated above, SDC charges for similarly sized units (800 square feet) are much higher for multifamily development. Conversely, a house of more than three times the size does not pay a comparable proportion of SDCs compared to the smaller units.

High Poverty *Hotspots*¹ – South Eugene, Lane County

High poverty *hotspots* are geographic concentrations of poor residents. This report identifies high poverty hotspots on the south side of the city of Eugene in Lane County. It provides a profile of their residents using Census Bureau, DHS, and Oregon Employment Department (OED) data. DHS administrative data on SNAP clients were pulled for all clients known to be living in the hotspots in January 2015. SNAP information was used because SNAP is the single largest DHS/OHA program, it has a high participation rate among Oregon's poor and low income residents, and it has reliable geographic information. Statewide, about 96 percent of SNAP clients have addresses that can be reliably located within a census tract.

Once data on SNAP clients within the hotspot were pulled, information about them was assembled from the DHS Integrated Client Services (ICS) data warehouse. ICS contains information on clients from nearly all DHS/OHA programs from January 2000 to present. In addition, Oregon employment and earnings history for all clients has been provided by OED and incorporated into ICS.

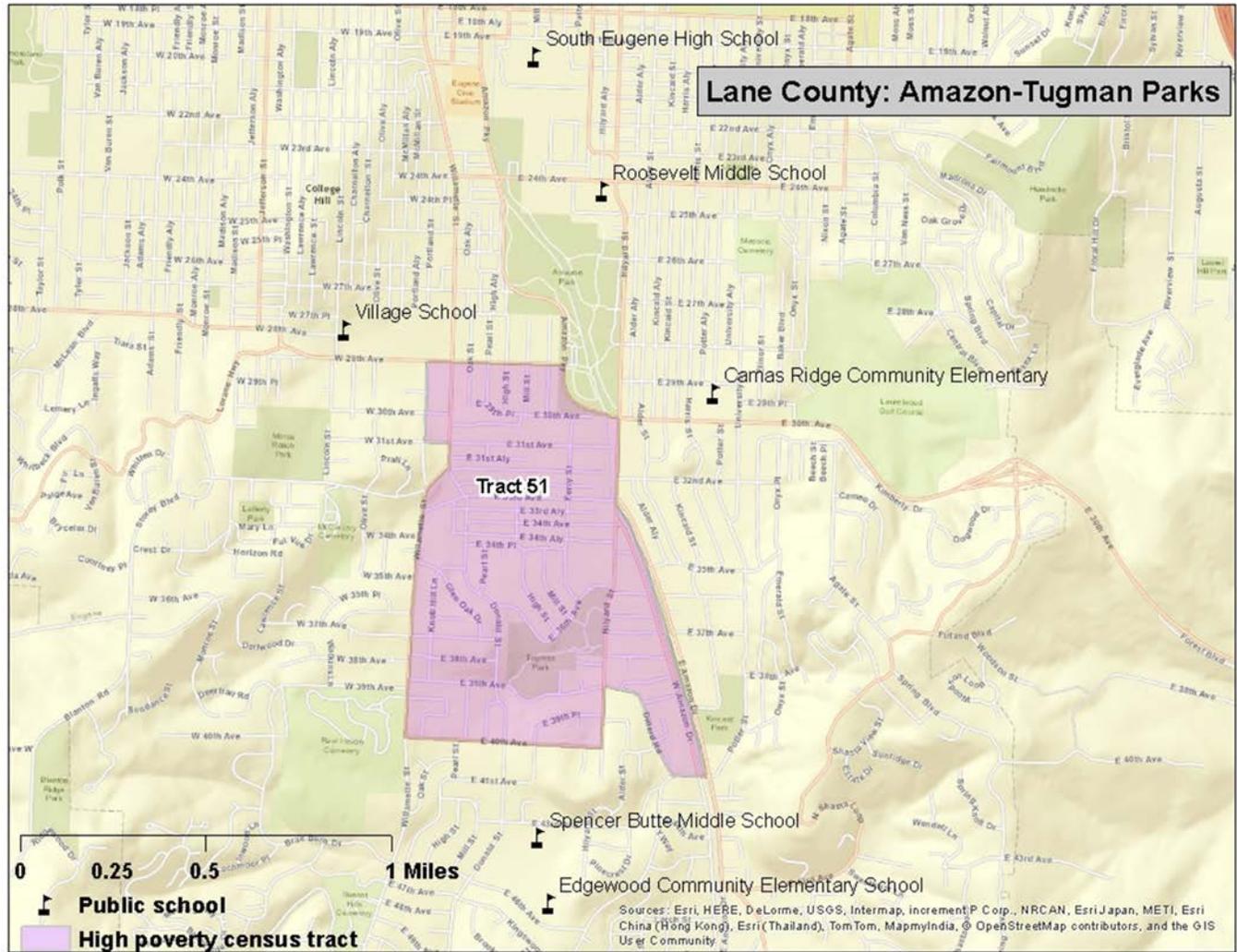
The purpose of this report is to identify high poverty areas and describe residents and SNAP clients living in them. Characteristics of the hotspots are compared with each other, the county, and Oregon. Data are presented in a series of tables that follow. Bullet points are provided when there is pertinent information not included in the tables. Data in this report should be considered a means to illustrate the lives of hotspot residents with respect to family structure, geographic mobility, employment history, and to identify potential barriers to self-sufficiency. Knowledge about local high poverty hotspots can be useful when designing and locating programs and services targeted to low income people. Poverty concentrations also pose a number of challenges for local public schools.

Two areas of south Eugene are high poverty hotspots. Hotspots in west/central Eugene, Springfield, Cottage Grove, Junction City, and Mapleton are covered in separate reports.

According to Census Bureau and DHS data, 2 percent of Lane County's population, 2 percent of its poor, and 2 percent of its SNAP clients live in the areas described below.

1. **Hotspot:** The Census Bureau's definition of a *poverty area* is a tract with a poverty rate of 20 percent or more. We define a high poverty hotspot as a census tract or contiguous group of tracts with poverty rates of 20 percent or more for two consecutive measurements. Poverty rates were measured in the Census Bureau's 2009-2013 and 2008-2012 American Community Surveys (ACS). Tracts must also have fewer than 20 percent of residents living in group quarters and fewer than 20 percent of adult residents who are higher education students. For these reasons several tracts around the University of Oregon that have high poverty rates were omitted from this analysis.

Figure 1: Poverty hotspot: Amazon-Tugman Parks

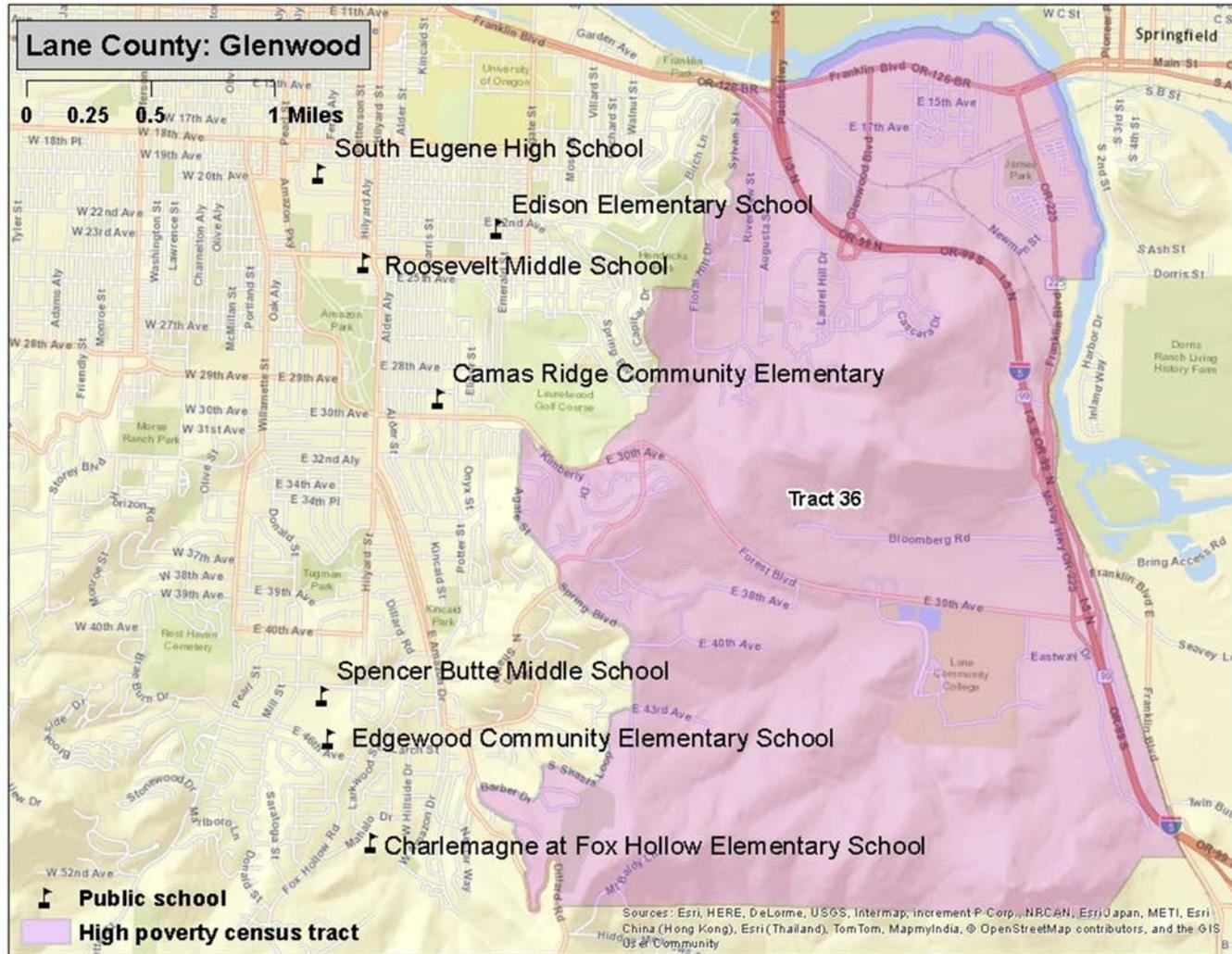


- Amazon-Tugman Parks (Census Tract 51, Figure 1)

Location: South Eugene, encompassing part of the Southeast neighborhood

Boundaries:
North: 30th and E 29th avenues
South: E 40th Avenue, Dillard and Fox Hollow roads
East: Amazon Parkway, Hilyard Street, Amazon Canal
West: Portland and Willamette streets

Figure 2: Poverty hotspot: Glenwood



- *Glenwood* (Census Tract 36, Figure 2)

Location: A portion of south Eugene, the unincorporated area of Glenwood, and the area around Lane Community College

Boundaries:
North: The Willamette River
South: Electric power intertie
East: The Willamette River, Union Pacific Railroad tracks
West: Sylvan Street, Floral Hill Drive, 30th Avenue, Agate Street, the Eugene city limits, Spring Boulevard, Shasta Loop, Barber Drive, Old Dillard Road, Hunters Glen Drive, Dillard Road

Census measures compared to the county and state (Table 1)

	<i>Hotspots</i>			
	Amazon-Tugman Parks	Glenwood	Lane County	Oregon
ACS Poverty rate	22%	22%	20%	16%
ACS 2009-13 population estimate	3,562	3,401	353,382	3,868,719
Housing units	1,558	1,703	156,118	1,677,363
Percent renter occupied	50%	25%	38%	34%
Total Households	1,473	1,584	144,912	1,516,456
Percent single-mother with minor children	10%	5%	11%	11%
Percent married parents with minor children	35%	39%	44%	49%
Average Body Mass Index 2012 (Adults) ²	25.1	25.4	26.4	26.5
Percent of population that is				
Female	48%	48%	51%	51%
Under 18	19%	16%	20%	22%
18 to 24	19%	13%	13%	9%
25 to 44	29%	19%	24%	27%
45 to 59	15%	25%	21%	21%
60+ years of age	19%	27%	23%	21%
Latino	5%	5%	8%	12%
White and non-Latino	84%	86%	84%	78%
Non-white and non-Latino	11%	10%	8%	10%
English proficient (age 5 and older)	98%	97%	97%	94%
With less than a high school education (age 25 and older)	5%	4%	9%	11%
With at least a bachelors degree	52%	42%	28%	30%
<p>1. All data are from Census Bureau unless otherwise noted. ACS=American Community Survey 2. Courtesy of Oregon Public Health Division; for more information on Body Mass Index: http://public.health.oregon.gov/HealthyEnvironments/TrackingAssessment/EnvironmentalPublicHealthTracking/Documents/Reports/EPHT_DMV_obesity_tracking.pdf</p>				

Characteristics of SNAP hotspot clients compared to county and state (Table 2)

	<i>Hotspots</i>			
	Amazon-Tugman Parks	Glenwood	Lane County	Oregon
Total SNAP clients January 2015 ¹	588	862	77,724	763,700
Change since January 2010	31%	21%	14%	15%
Average months of SNAP receipt (total since January 2000)	71	78	74	70
Jan 2015 per capita SNAP clients ²	17%	25%	22%	20%
Female	52%	48%	52%	53%
Children	29%	22%	31%	36%
18 to 24	13%	10%	12%	10%
25 to 44	34%	28%	29%	27%
45 to 59	14%	24%	17%	16%
60 +	10%	16%	11%	11%
English as preferred language	96%	94%	96%	88%
Household characteristics				
Clients in childless households	51%	63%	47%	41%
Clients in single parent households	23%	18%	28%	31%
Clients in multi parent households	24%	18%	24%	26%
Concurrent DHS/OHA services³				
TANF	7%	10%	10%	11%
Medical assistance	76%	83%	81%	82%
ERDC (percent of children)	11%	5%	11%	8%
DHS/OHA service history⁴				
Domestic violence	6%	9%	10%	11%
Mental health	6%	6%	4%	4%
Alcohol and drug	23%	27%	23%	20%
Child welfare	11%	13%	15%	16%
Developmental disability	1%	1%	1%	2%
Vocational rehabilitation	7%	8%	6%	5%
Hotspot Index Rank ⁵	92	83	-	-
<ol style="list-style-type: none"> Clients are limited to those with addresses that could be placed reliably within a census tract. Proportion of January 2015 caseload to ACS 2009-13 population. SNAP clients who were also receiving listed services in January 2015. Clients with <i>any</i> record in these service areas. For child welfare, assessments, in-home services, and foster care are counted. The <i>hotspot index</i> is a consolidated ranking of each of the 112 hotspots. The smaller the number, the more stressed the area. Ranking factors are poverty rate, percent of single-mother households, adults without a high school diploma, DHS/OHA program use, and rate of geographic mobility. 				

- Among all Oregon hotspots, clients in the Amazon-Tugman Parks area had the 13th highest rate of mental health program participation.
- Among all Oregon hotspots, clients in the Glenwood area had the 14th highest rate of mental health program participation and the 14th highest rate of alcohol and drug program participation.

Employment characteristics of adult SNAP hotspot clients compared to county and state (Table 3)

Table 3 South Eugene hotspots: employment history for adult SNAP clients¹

	<i>Hotspots</i>			
	Amazon-Tugman Parks	Glenwood	Lane County	Oregon
Oregon employment history for adults				
Percent of adult clients with work history in 2009	33%	33%	35%	36%
Percent of adult clients with work history in 2014	40%	33%	38%	38%
Average hourly earnings 2009 (in 2014 dollars)	\$ 13.82	\$ 13.98	\$ 13.83	\$ 14.33
Average hourly earnings 2014	\$ 12.13	\$ 13.17	\$ 12.71	\$ 12.95
Average annual earnings 2009 (in 2014 dollars)	\$ 12,202	\$ 12,566	\$ 13,505	\$ 14,347
Average annual earnings 2014	\$ 11,297	\$ 11,026	\$ 11,837	\$ 12,294
Percent change in annual earnings 2014 v. 2009	-7%	-12%	-12%	-14%
Percent employed in trade 2009	16%	19%	22%	21%
in 2014	21%	18%	21%	20%
Percent employed in accommodation/food 2009	21%	15%	18%	18%
in 2014	24%	18%	18%	18%
Percent employed in health care/soc. assist. 2009	19%	14%	16%	15%
in 2014	20%	17%	17%	16%
Percent employed in admin services 2009	9%	15%	11%	10%
in 2014	10%	15%	14%	13%
Percent employed in manufacturing 2009	6%	6%	7%	8%
in 2014	2%	3%	5%	7%
Percent employed in construction 2009	2%	6%	4%	4%
in 2014	2%	5%	4%	4%
Percent employed in all other 2009	28%	25%	23%	24%
in 2014	21%	24%	20%	22%

1. Based on data on hours and earnings covered by unemployment insurance. Table shows the work history for clients residing in the area as of January 2015 regardless of where in Oregon they resided in 2014 or 2009. Agricultural labor, casual labor, work outside of Oregon, and self-employment are not included.

- In the Amazon hotspot, the number of employed clients increased slightly in all sectors shown in Table 3 with the exception of manufacturing and construction.
- In the Glenwood hotspot the number of employed clients increased slightly in accommodation and food services and health care/social assistance, but these gains were not sufficient to offset employment declines in other sectors.

Geographic mobility (Table 4)

Measuring the number of moves registered by SNAP households is important because low income families often move as a response to job loss, a change in household composition, or eviction. Children who move frequently are more likely to experience academic and social challenges in school.² The overwhelming majority of moves among SNAP clients are short-distance, but patterns vary in rural versus urban areas. Census tracts are larger in rural areas and distances are longer between urban areas in largely rural counties. Clients in rural areas are more likely to move within the same census tract or move to a different county than are clients in urban areas. Due to the smaller size of urban census tracts, clients in urban areas are more likely to move to a different tract within the same county than are rural clients.

Table 4 South Eugene hotspots: address history for SNAP clients^{1,2}

	<i>Hotspots</i>			
	Amazon-Tugman Parks	Glenwood	Lane County	Oregon
Total number of clients	588	862	77,724	763,700
Average number of residences (including present) since 2010	2.9	2.9	2.8	2.8
Percent of clients with at least one documented move - " <i>Movers</i> "	66%	61%	62%	60%
Percent of children with at least one documented move	68%	60%	65%	62%
Most recent move occurred:				
In 2014	41%	38%	34%	32%
In 2013	13%	10%	14%	14%
In 2010, 2011, or 2012	11%	13%	13%	14%
Percent most recently moved from a different census tract	55%	50%	46%	38%
Percent most recently moved from a different county	7%	7%	8%	12%

1. Clients are limited to those with addresses that could be placed reliably within a census tract. Homeless clients and others without a permanent street address are omitted. Client must have moved at least to a different census block to be counted as a mover.

2. SNAP data do not provide a complete address history for clients because addresses are only known while clients are receiving SNAP and if the address change is reported.

- Migration patterns among clients in both hotspots were overwhelmingly urban, with more than 80 percent of moves originating from another census tract in Lane County.
- One fifth of Amazon and one-third of Gateway hotspot movers relocated from another hotspot. The most common areas of origination were the Churchill, Gateway, and Whiteaker/Trainsong hotspots in Eugene and Springfield.
- For those who had relocated from another county,

the most common counties of origin were Douglas and Linn counties.

² The negative effects on low income children associated with frequent moves and school changes are well documented in peer-reviewed literature.

High Poverty *Hotspots*¹ – Springfield, Lane County

High poverty *hotspots* are geographic concentrations of poor residents. This report identifies high poverty hotspots in and around the city of Springfield in Lane County and provides a profile of residents using Census Bureau, DHS, and Oregon Employment Department (OED) data. DHS administrative data on SNAP clients were pulled for all clients known to be living in the hotspots in January 2015. SNAP information was used because SNAP is the single largest DHS/OHA program, it has a high participation rate among Oregon's poor and low income residents, and it has reliable geographic information. Statewide, about 96 percent of SNAP clients have addresses that can be reliably located within a census tract.

Once data on SNAP clients within the hotspot were pulled, information about them was assembled from the DHS Integrated Client Services (ICS) data warehouse. ICS contains information on clients from nearly all DHS/OHA programs from January 2000 to present. In addition, Oregon employment and earnings history for all clients has been provided by OED and incorporated into ICS.

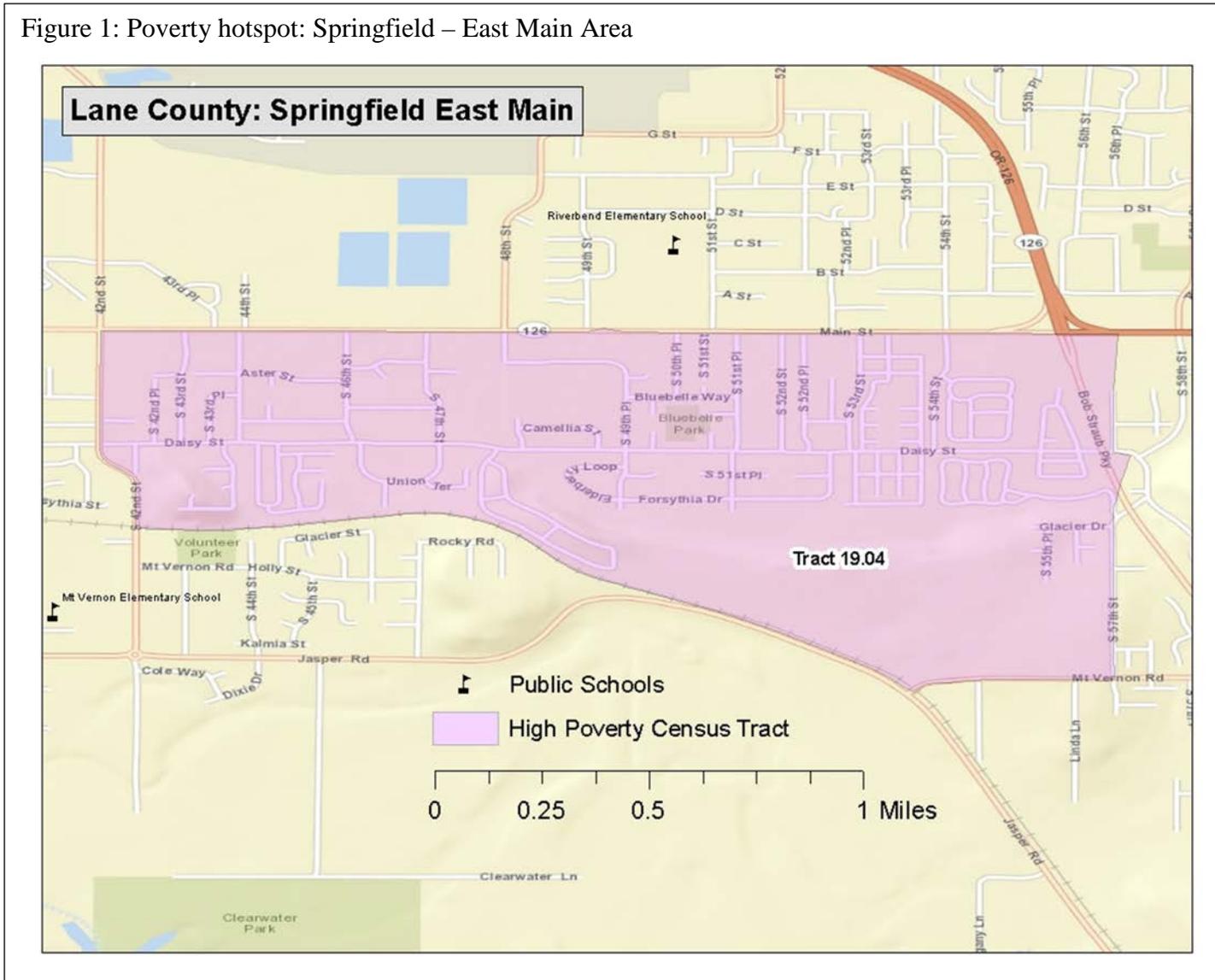
The purpose of this report is to identify high poverty areas and describe residents and SNAP clients living in them. Characteristics of the hotspots are compared with each other, the county, and Oregon. Data are presented in a series of tables that follow. Bullet points are provided when there is pertinent information not included in the tables. Data in this report should be considered a means to illustrate the lives of hotspot residents with respect to family structure, geographic mobility, employment history, and to identify potential barriers to self-sufficiency. Knowledge about local high poverty hotspots can be useful when designing and locating programs and services targeted to low income people. Poverty concentrations also pose a number of challenges for local public schools.

Four areas of Springfield are high poverty hotspots. Hotspots in Eugene, Cottage Grove, Junction City, and around Mapleton are covered in separate reports.

According to Census Bureau and DHS data, 7 percent of Lane County's population, 11 of its poor and 12 percent of its SNAP clients live in the areas described below.

¹ **Hotspot:** The Census Bureau's definition of a *poverty area* is a tract with a poverty rate of 20 percent or more. We define a high poverty hotspot as a census tract or contiguous group of tracts with poverty rates of 20 percent or more for two consecutive measurements. Poverty rates were measured in the Census Bureau's 2009-2013 and 2008-2012 American Community Surveys (ACS).

Figure 1: Poverty hotspot: Springfield – East Main Area



- *East Main*
(Census Tract 19.04,
Figure 1)

Location: A portion of the East Main neighborhood within the city of Springfield

Boundaries:

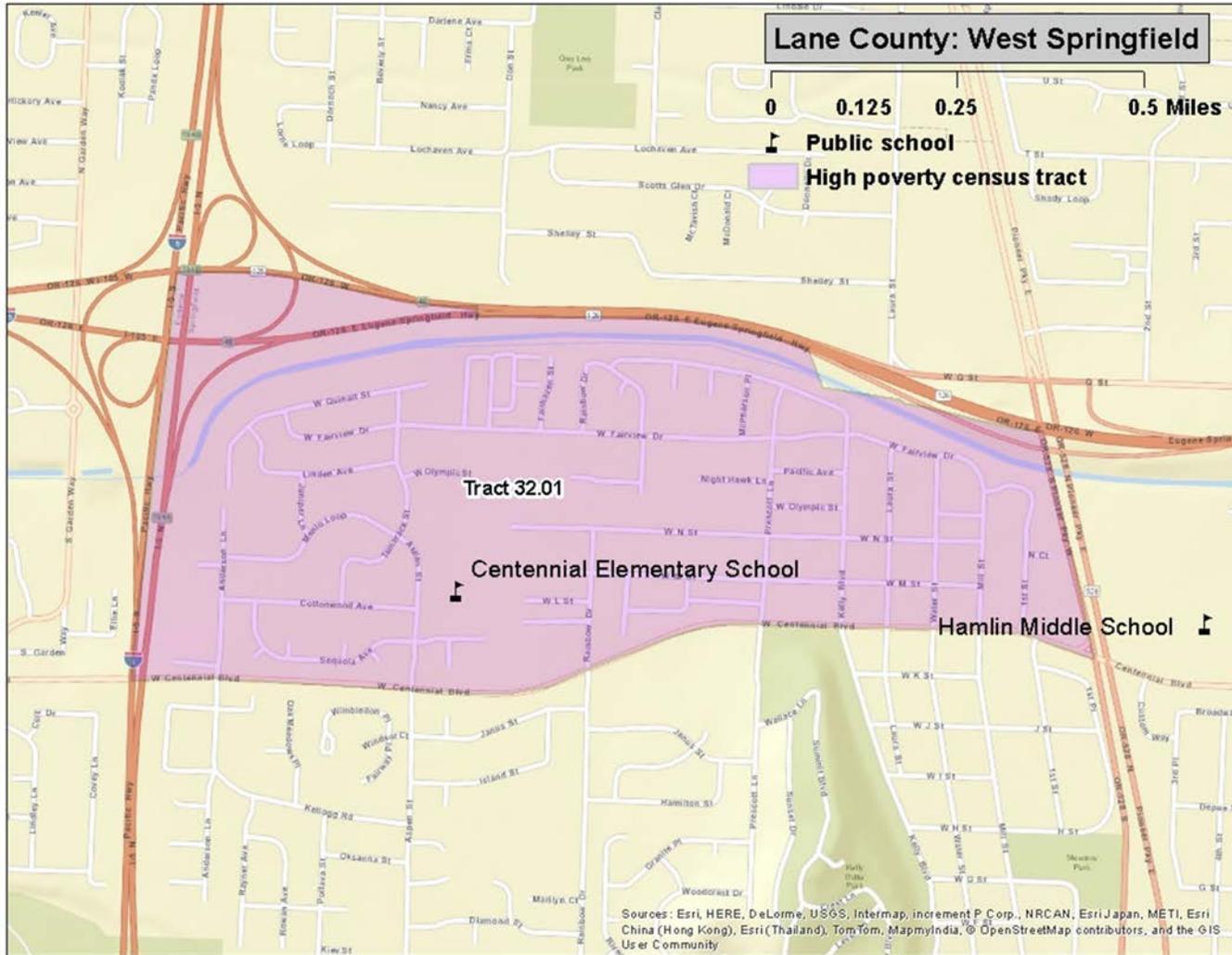
North: Main Street and U.S. Highway 126

South: Union Pacific Railroad tracks and Mt. Vernon Road

East: S 57th Street

West: by S 42nd Street

Figure 3: Poverty hotspot: Springfield – West Springfield Area



- *West Springfield* (Census Tracts 32.01, Figure 3)

Location: The western edge of the city of Springfield

Boundaries:

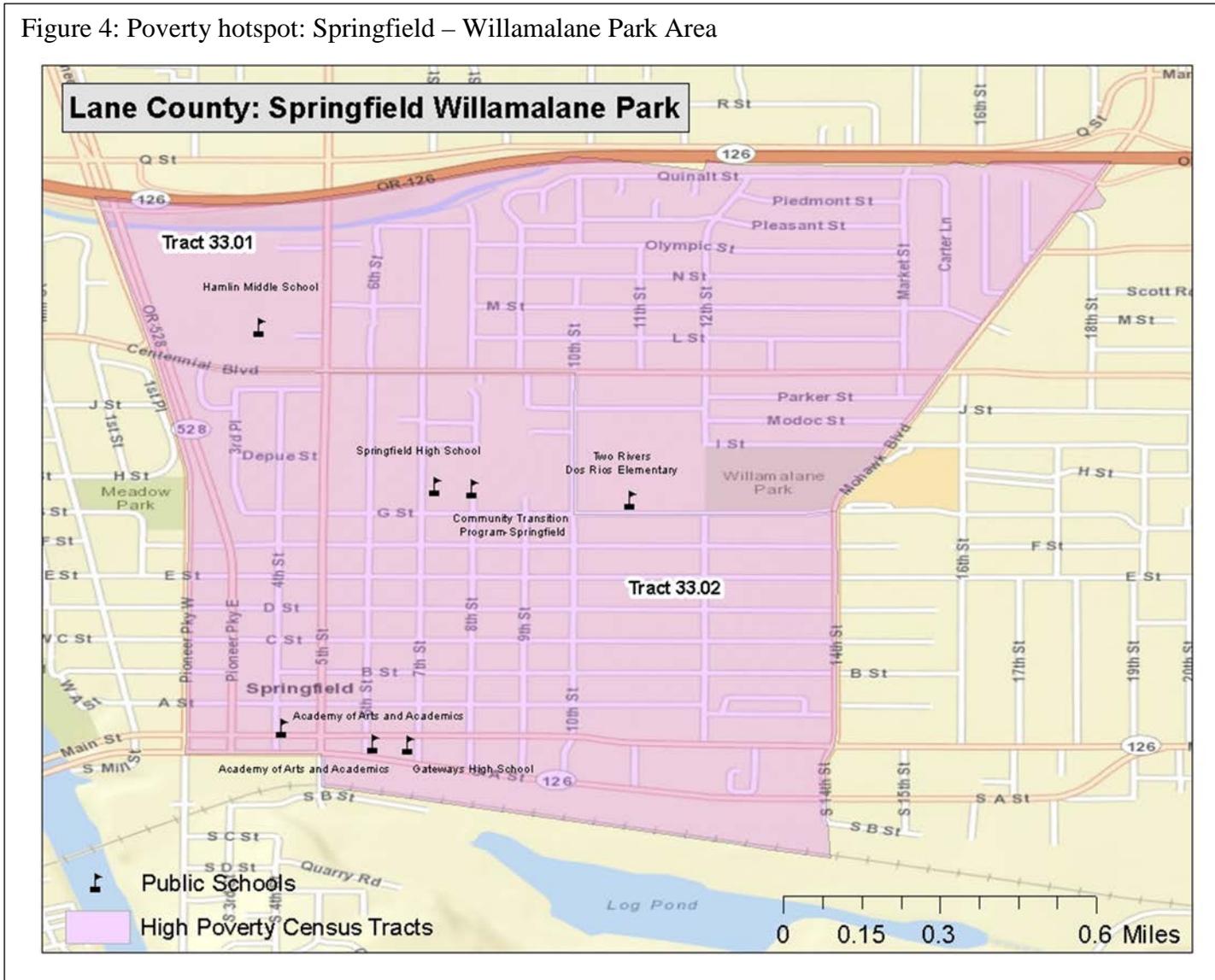
North: U.S. Highway 126

South: W Centennial Boulevard

East: Pioneer Parkway West

West: I-5

Figure 4: Poverty hotspot: Springfield – Willamalane Park Area



- *Willamalane Park* (Census tracts 33.01 and 33.02, Figure 4)

Location: The Willamalane area of the city of Springfield

Boundaries:
North: U.S. Highway 126
South: S A Street and the Union Pacific Railroad tracks
East: 14th Street and Mohawk Boulevard
West: Pioneer Parkway West

Census measures compared to the county and state (Table 1)

Table 1 Springfield hotspots: neighborhood characteristics from the Census Bureau¹

	Hotspots					
	East Main	Gateway	Springfield West	Willamalane Park Area	Lane County	Oregon
ACS Poverty rate	23%	27%	37%	39%	20%	16%
ACS 2009-13 population estimate	4,765	9,676	2,917	6,718	353,382	3,868,719
Housing units	2,200	4,171	1,317	2,956	156,118	1,677,363
Percent renter occupied	40%	59%	52%	47%	38%	34%
Total Households	2,040	3,916	1,229	2,798	144,912	1,516,456
Percent single-mother with minor children	14%	17%	18%	19%	11%	11%
Percent married parents with minor children	40%	33%	29%	34%	44%	49%
Average Body Mass Index 2012 (Adults) ²	27.6	27.5	27.6	27.4	26.4	26.5
Percent of population that is						
Female	49%	55%	58%	54%	51%	51%
Under 18	22%	19%	23%	22%	20%	22%
18 to 24	11%	15%	9%	15%	13%	9%
25 to 44	23%	29%	30%	28%	24%	27%
45 to 59	20%	20%	21%	21%	21%	21%
60+ years of age	23%	17%	17%	14%	23%	21%
Latino	16%	14%	16%	12%	8%	12%
White and non-Latino	80%	79%	77%	78%	84%	78%
Non-white and non-Latino	4%	8%	7%	10%	8%	10%
English proficient (age 5 and older)	95%	97%	94%	97%	97%	94%
With less than a high school education (age 25 and older)	19%	14%	20%	15%	9%	11%
With at least a bachelors degree	7%	14%	17%	23%	28%	30%

1. All data are from Census Bureau unless otherwise noted. ACS=American Community Survey
2. Courtesy of Oregon Public Health Division; for more information on Body Mass Index:
http://public.health.oregon.gov/HealthyEnvironments/TrackingAssessment/EnvironmentalPublicHealthTracking/Documents/Reports/EPHT_DMV_obesity_tracking.pdf

- In the Gateway hotspot, the poverty rate was 28 percent in tract 21.01 and 27 percent in tract 21.02.

- In the Willamalane hotspot, the poverty rate was 38 percent in tract 33.01 and 41 percent in tract 33.02. The combined poverty rate was the 5th highest among all 112 Oregon hotspots. The area also ranked 20th highest in percentage of households headed by single mothers.

Characteristics of SNAP hotspot clients compared to county and state (Table 2)

Table 2 Springfield hotspots: characteristics of SNAP clients

	Hotspots					Oregon
	East Main	Gateway	Springfield West	Willamalane Park Area	Lane County	
Total SNAP clients January 2015 ¹	1,702	3,472	1,289	2,543	77,724	763,700
Change since January 2010	24%	15%	8%	8%	14%	15%
Average months of SNAP receipt (total since January 2000)	76	76	86	79	74	70
Jan 2015 per capita SNAP clients ²	36%	36%	44%	38%	22%	20%
Female	54%	55%	56%	54%	52%	53%
Children	34%	36%	35%	31%	31%	36%
18 to 24	13%	12%	10%	12%	12%	10%
25 to 44	27%	28%	29%	30%	29%	27%
45 to 59	16%	14%	17%	18%	17%	16%
60 +	11%	9%	9%	10%	11%	11%
English as preferred language	89%	94%	92%	94%	96%	88%
Household characteristics						
Clients in childless households	43%	39%	40%	48%	47%	41%
Clients in single parent households	27%	32%	34%	27%	28%	31%
Clients in multi parent households	27%	26%	25%	24%	24%	26%
Concurrent DHS/OHA services³						
TANF	12%	13%	10%	10%	10%	11%
Medical assistance	82%	83%	87%	84%	81%	82%
ERDC (percent of children)	13%	14%	13%	9%	11%	8%
DHS/OHA service history⁴						
Domestic violence	10%	13%	10%	11%	10%	11%
Mental health	3%	4%	3%	5%	4%	4%
Alcohol and drug	21%	21%	24%	27%	23%	20%
Child welfare	14%	18%	16%	18%	15%	16%
Developmental disability	1%	1%	2%	3%	1%	2%
Vocational rehabilitation	6%	6%	7%	9%	6%	5%
Hotspot Index Rank ⁵	60	22	31	18	18	-

1. Clients are limited to those with addresses that could be placed reliably within a census tract.
2. Proportion of January 2015 caseload to ACS 2009-13 population.
3. SNAP clients who were also receiving listed services in January 2015.
4. Clients with *any* record in these service areas. For child welfare, assessments, in-home services, and foster care are counted.
5. The *hotspot index* is a consolidated ranking of each of the 112 hotspots. The smaller the number, the more stressed the area. Ranking factors are poverty rate, percent of single-mother households, adults without a high school diploma, DHS/OHA program use, and rate of geographic mobility.

- Among all Oregon hotspots, clients in the Willamalane Park area had the 16th highest participation rate in alcohol and drug programs and the 19th highest rate of mental health program participation. Those factors and its high poverty rate and percentage of single mothers contributed to the area’s hotspot index rank of 18.

Employment characteristics of adult SNAP hotspot clients compared to county and state (Table 3)

Table 3 Springfield hotspots: employment history for adult SNAP clients¹

	Hotspots					
	East Main	Gateway	Springfield West	Willamalane Park Area	Lane County	Oregon
Oregon employment history for adults						
Percent of adult clients with work history in 2009	38%	37%	38%	38%	35%	36%
Percent of adult clients with work history in 2014	40%	42%	41%	39%	38%	38%
Average hourly earnings 2009 (in 2014 dollars)	\$ 13.53	\$ 13.44	\$ 12.93	\$ 13.50	\$ 13.83	\$ 14.33
Average hourly earnings 2014	\$ 12.41	\$ 12.39	\$ 12.50	\$ 13.06	\$ 12.71	\$ 12.95
Average annual earnings 2009 (in 2014 dollars)	\$ 14,966	\$ 13,199	\$ 13,029	\$ 13,050	\$ 13,505	\$ 14,347
Average annual earnings 2014	\$ 12,638	\$ 12,398	\$ 12,328	\$ 11,820	\$ 11,837	\$ 12,294
Percent change in annual earnings 2014 v. 2009	-16%	-6%	-5%	-9%	-12%	-14%
Percent employed in trade 2009	24%	24%	19%	18%	22%	21%
in 2014	23%	22%	18%	21%	21%	20%
Percent employed in accommodation/food 2009	16%	19%	21%	17%	18%	18%
in 2014	15%	19%	19%	17%	18%	18%
Percent employed in health care/soc. assist. 2009	22%	19%	16%	18%	16%	15%
in 2014	21%	18%	16%	15%	17%	16%
Percent employed in admin services 2009	11%	11%	10%	12%	11%	10%
in 2014	15%	17%	17%	18%	14%	13%
Percent employed in manufacturing 2009	6%	5%	6%	6%	7%	8%
in 2014	6%	4%	6%	6%	5%	7%
Percent employed in construction 2009	4%	3%	4%	6%	4%	4%
in 2014	4%	3%	3%	4%	4%	4%
Percent employed in all other 2009	18%	20%	24%	23%	23%	24%
in 2014	17%	17%	22%	19%	20%	22%

1. Based on data on hours and earnings covered by unemployment insurance. Table shows the work history for clients residing in the area as of January 2015 regardless of where in Oregon they resided in 2014 or 2009. Agricultural labor, casual labor, work outside of Oregon, and self-employment are not included.

- Client employment in all of the Springfield hotspots increased between 2009 and 2014. Most of the increase came from employment in administrative services, where more than half were employed in temporary help services during 2014.

Geographic mobility (Table 4)

Measuring the number of moves registered by SNAP households is important because low income families often move as a response to job loss, a change in household composition, or eviction. Children who move frequently are more likely to experience academic and social challenges in school.² The overwhelming majority of moves among SNAP clients are short-distance, but patterns vary in rural versus urban areas. Census tracts are larger in rural areas and distances are longer between urban areas in largely rural counties. Clients in rural areas are more likely to move within the same census tract or move to a different county than are clients in urban areas. Due to the smaller size of urban census tracts, clients in urban areas are more likely to move to a different tract within the same county than are rural clients.

Table 4 Springfield hotspots: address history for SNAP clients^{1,2}

	Hotspots					
	East Main	Gateway	Springfield West	Willamalane Park Area	Lane County	Oregon
Total number of clients	1,702	3,472	1,289	2,543	77,724	763,700
Average number of residences (including present) since 2010	2.7	3.1	2.8	3.0	2.8	2.8
Percent of clients with at least one documented move <i>"Movers"</i>	60%	67%	62%	64%	62%	60%
Percent of children with at least one documented move	60%	68%	64%	62%	65%	62%
Most recent move occurred:						
In 2014	34%	38%	33%	35%	34%	32%
In 2013	14%	15%	16%	15%	14%	14%
In 2010, 2011, or 2012	12%	14%	14%	14%	13%	14%
Percent most recently moved from a different census tract	48%	52%	49%	53%	46%	38%
Percent most recently moved from a different county	6%	8%	5%	6%	8%	12%

1. Clients are limited to those with addresses that could be placed reliably within a census tract. Homeless clients and others without a permanent street address are omitted. Client must have moved at least to a different census block to be counted as a mover.
2. SNAP data do not provide a complete address history for clients because addresses are only known while clients are receiving SNAP and if the address change is reported.

- Migration patterns among clients in these hotspots were urban, with three-quarters of movers originating from another census tract in Lane County.
- One-quarter of movers relocated from another hotspot, mostly in the Eugene-Springfield area.

- For those who relocated from another county, the most common counties of origin were Linn and Douglas.

² The negative effects on low income children associated with frequent moves and school changes are well documented in peer-reviewed literature.



2016 Annual Homeless Point in Time Count HIGHLIGHTS

1,451 people were counted during Lane County's 2016 Annual Point in Time Count

This number includes homeless community members who were counted in a myriad of locations including the streets, under bridges, in parks, at food pantries, day access centers, schools, churches, emergency shelters, and transitional housing programs for homeless persons on January 27, 2016. Approximately 124 staff and volunteers from 32 organizations counted homeless people this year.

Of the **1,451** people counted:

- **405** individuals were staying in Emergency Shelter
 - **112** individuals were living in Transitional Housing (up to 24 months) designated for people who are homeless
 - **934** men, women, and children were without shelter
- Total 1,451 individuals**

Highlights of the count:

- **224** family members in homeless households with children; **129 sheltered**; **95** unsheltered
- **162** homeless veterans: **52 sheltered**; **110** unsheltered:
- **574** chronically homeless people: **86 sheltered**; **488** unsheltered
- **434** people have a mental illness
- **232** people have chronic alcohol/substance abuse issues
- **13** unaccompanied homeless youth (under 18)

Other Factors

- **12,167** individuals who were homeless sought social services through Lane County Human Services Division funded programs during Calendar Year (CY) 2015. **4,646** had a long-term disability and **942** were veterans.
- **949** unduplicated individuals were served at the St. Vincent de Paul Egan Warming Center during **12** nights of the winter season at **14** faith-based sites and the Lane Community College during the 2015-16 winter season.
- **2,156** homeless students attended public school in Lane County during the 2014-15 school year (Oregon Dept. of Education).
- **258** homeless youth were served at the Looking Glass New Roads Access Center, (ages 16-21) CY 2015
- **165** runaway and homeless youth stayed at Station 7 (under age 18) during CY 2015
- **2,298** people stayed at the Eugene Mission during CY 2015

Unique to This Year's Count

- **1.5%** decrease of overall count between the 2015 and 2016 Counts. (A 31% decrease from 2011 to 2016)
- Veterans organizations made a concerted effort to count homeless veterans.
- **644** formerly homeless people live in permanent housing designated for homeless people on the night of the count.
- Law Enforcement shared locations with Count Organizers to increase the accuracy of the Count.

Housing Providers

Lane County Coordinated Entry

February 9, 2015

Transitional Housing

Up to 24 months of Rent Assistance and Case Management to households who are Literally Homeless.

Provider	Program	Households	Restrictions
St. Vincent de Paul	Connections	Families	Past landlord debt cannot exceed \$700.00

Rapid Rehousing

Up to 24 months of Rent Assistance and Case Management to households who are Literally Homeless.

Provider	Program	Households	Restrictions
Catholic Community Services	McKenzie	Families	
Looking Glass	ESG Rapid Rehousing	Singles and Families	Youth ages 16-22
Looking Glass	McKenzie	Singles and Families	Youth ages 16-22
ShelterCare	Cascades	Singles	Must be Medically Fragile
ShelterCare	McKenzie	Families	
SVDP Eugene Service Station	ESG Rapid Rehousing	Singles	
SVDP First Place Family Center	ESG Rapid Rehousing	Families	
Womenspace	ESG Rapid Rehousing	Singles and Families	Must be Fleeing Domestic Violence

Permanent Supportive Housing

Long-term Rent Assistance and Case Management to households who are Literally Homeless and where one member of the household has a disability.

Provider	Program	Population	Restrictions
Housing and Community Services Agency (HACSA)	Shelter Plus Care	Singles and Families	Oregon Health Plan
Mainstream Housing Inc	Emerald Options	Singles and Families	Households with a Developmental Disability
ShelterCare	Camas	Singles and Families	Chronically Homeless and have a Mental Illness or Acute Medical Issue
ShelterCare	Shankle	Singles	Chronically Homeless and have a Mental Illness
SVDP First Place Family Center	First Place Families Project	Families	Chronically Homeless
SVDP	LIFT	Singles and Families	Exiting Drug and Alcohol Treatment
SVDP	Vet LIFT	Singles	Veterans

Summary of Interviews – Affordable Housing in Springfield

Many of the people interviewed for this study highlighted the inherent tension or contradiction of housing as a financial investment versus housing as a human right. Relying on the market to achieve a balance between supply and demand ultimately breaks down because there is no profit to be made in providing housing to owners or renters with inadequate means to pay their share of the cost of the land, materials, labor, debt service, and soft costs that contribute to the ultimate cost of housing. In addition, our society has determined that there are basic standards for our housing (building codes) and neighborhoods (zoning regulations) that preclude the market from providing (substandard) housing that those with the lowest incomes could afford. The public then is in the position of subsidizing housing for those who otherwise cannot afford it. But public funding for housing is limited. Neither the market nor the public sector is able to meet the current need for affordable housing, and some people are living on the edge or falling through the resulting gaps. Communities are realizing that investing in the provision of housing (especially to house the unhoused) provides savings in medical, police, education, and social services.

We asked a variety of people who work with some aspect of the provision of housing what they think about the state of affordable housing in Springfield. The data shows that two out of five households in Springfield pay more than 30% of their income on housing. Households with Section 8 vouchers or living on disability can't find a market rate unit they can afford. Vacancy rates are low and housing costs are increasing faster than incomes. There is a high demand for affordable housing among the City's low-income population and some people are living on the streets and camping along the rivers.

In order to understand more about how the market is failing to provide sufficient units of affordable housing, and why certain populations are cost-burdened, we interviewed local housing developers (both non-profit and for-profit), real estate professionals, property managers, service providers, and City staff. (See the list of People Interviewed at the end of this chapter). Across the interviews, two themes emerged: why households are cost-burdened, and what the City can do to help. What follows is a synopsis of those interviews.

Housing Affordability: Why are Households in our Community Cost-Burdened?

Lack of available housing across the spectrum

There is general agreement from those interviewed that there is a lack of housing available in Springfield at all levels along the spectrum. This shortage includes emergency shelter, rental units, RV and manufactured dwelling spaces, developable lots for sale, and houses/condos for sale. If there is a gap in the housing spectrum and people are unable to step up to the next level, the gap ends up widening, keeping economic segments apart. For example, if families living in market-rate rentals are unable to purchase a home, they will never have a chance to build up equity and continue moving up the ladder. A healthy community needs all the rungs in the housing ladder to enable people to step up, or to step down without falling off.

Housing prices have increased and sales have increased creating a seller's market. Even those qualifying for entry-level home loans are having a difficult time finding homes to purchase.

Local property managers say the current housing market is the tightest they've seen in the past 20 years. For income-qualified housing, the waiting lists for some properties are in the hundreds. With few affordable market-rate options, there is lower turnover within the income-restricted apartments as families are unable to find housing they can afford elsewhere. Equity investors are buying real-estate in the metro area and increasing rents to provide a return on the investment. Without new market rate apartments added to the housing supply, there is little pressure to decrease rents or repair older apartments to attract renters.

New construction is expensive

Nearly all developers interviewed, both for-profit and non-profit, attributed the high cost of housing development to either one or two factors: cost of land and high system development charges (SDCs).

Land – Both for-profit and non-profit developers mentioned what they see as a limited supply of residential land for development. Further, they have recently seen the cost of land increase over time while anticipated revenues (i.e. rents/housing costs) have not increased at the same pace. As some have noted, Springfield's city limits are constrained by two rivers and include steep slopes. State land use requirements for expanding the urban growth boundary (UGB) are viewed by several as limiting the land supply. Some developers say that the limited supply of available land has increased to the point that they can't pencil out a project given other constraints. In-fill development takes advantage of existing infrastructure but does not provide for economies of scale and construction costs increase because of working in constrained environments.

To finance new construction of income-restricted multi-family units, a local affordable housing developer cites 40 units as the "sweet spot" for financing given expected revenue of rents set at 50% of area median income (AMI). However, that same developer cites a lack of available land that is large enough to accommodate this number of units. Other local non-profit developers lament the time it takes to buy land or property with federal money, given the requirements of environmental review and time needed to secure financing. In a hot real estate market, it is in the interest of the property owner to move quickly to finalize a sale which often excludes non-profit developers from consideration.

System Development Charges (SDCs) – Nearly all housing developers – both for-profit and non-profit – spoke to the high cost of SDC's. Developers view Springfield's SDCs (including those of Willamalane and MWMC) as relatively more expensive than nearby jurisdictions. For a single family home, one developer notes that the permits and SDCs in Springfield cost 50% more than Eugene for a similarly sized unit. For multifamily apartments, the SDCs and permit fees combined can be a couple hundred thousand

dollars and, from the developer's perspective, prevent the project from moving forward. Additionally, given the structure of calculating SDCs, the high cost does not incentivize building small, affordable units, including accessory dwelling units. A couple developers claimed that reducing SDCs will ultimately provide monetary benefit to the city since some SDCs are better than no SDCs and new construction brings with it increased property taxes.

House Size – Several of those interviewed pointed out the need for smaller houses as a way of making home ownership more affordable. In addition, at least one interviewer recognized the demographic trend whereby the Millennials, Gen Xers, and retiring Baby Boomers are reversing the decade's long trend of building bigger and bigger houses for fewer and fewer people. These smaller houses also correspond to cities' desires for density rather than expanding the urban growth boundary.

Subsidies needed for income-restricted housing – Non-profit developers in particular stated they would need a subsidy to develop any income-restricted multi-family project, particularly to be competitive in being selected by the State for financing through Low-Income Housing Tax Credits. Even with the tax credits, those developers have trouble financing a project that allows for low rents and limited risk to investors without additional subsidies from local jurisdictions. Most non-profit developers cited the property tax exemption and SDC waivers in Eugene as not only major incentives to build, but also necessary to allow for lower rents.

Why Some Households Struggle to Afford Rent

As developers noted, any additional costs incurred add to the sale price or rent. Increases in the cost of land, SDCs, interest rates, and labor can have an impact anywhere from an increase of \$30/month in rent to \$12,000 on the price of a home, a significant cost for those making less than the area's median income.

Wage stagnation – The question of affordability is dependent not only on the cost of rent or sale price of housing, but how that compares with household income. Service providers we interviewed pointed to wage stagnation and limited high paying jobs as why some households have trouble finding rents at less than 30% of their income. If wages don't increase at the rate of expenses, including housing, people will have more difficulty finding housing that is affordable. Capping rents can help low-income folks afford other necessities, including childcare, food, healthcare, and transportation. But an increase in wages or a higher paying job would ultimately help these individuals be able to move along the housing continuum.

Limited government assistance – It was noted by some housing providers that there are members of our community that will never be able to support themselves with employment due to a disability or mental illness. For these households who rely on government assistance, having dedicated housing with limited rents and residential services is a need the market isn't currently offering in sufficient quantities.

Additionally, while some low-income individuals qualify for federally funded rental assistance (i.e. housing vouchers) to supplement their ability to pay for housing, the waiting lists for certain vouchers are so long that it can take years before a voucher “frees up.” For one-bedroom units, the wait for a housing voucher is on average 5 years long and the list is currently closed due to overwhelming demand.

Special needs in addition to housing – Some populations have additional needs that need to be addressed and managed in order to remain stable and successfully housed. Projects that include some sort of government subsidy almost always provide residential services that range from financial literacy to medication management to classes in nutrition. For certain populations, such as those recovering from trauma or those dealing with illness or addictions, providing housing may be an important first step, but access to other services are necessary for achieving some level of self-sufficiency or at least stability.

Those interviewed identified the following populations as the most vulnerable or those most in need: the homeless, low-income families with children, the mentally ill, newly independent youth, seniors on fixed incomes, and the developmentally disabled.

Upfront costs to rent – Service providers point out that additional costs to rent housing, including the application fee, security deposit, and first and possibly last month’s rent, can be prohibitive for some households. Some people may have enough income to pay the monthly rent but don’t have the savings to pay these additional costs upfront.

Personal barriers – Housing providers and property managers also spoke to an individual’s personal barriers that may pose a risk to landlords, thus limiting their housing options. In particular, a criminal background, a lack of or poor rental history, bad credit history, lack of steady employment history, or living independently for the first time – can be a risk landlords aren’t willing to take. Additional circumstances, including inexperience living independently and/or managing one’s finances can result in individuals losing their housing if there are nuisance complaints or missed monthly payments. These situations then result in poor rental history and can pose problems in the future.

Homelessness

Most people who become homeless due to circumstances and not by choice seek out services and generally do not cause the problems that result in police calls. They work hard to stay “invisible”. However, calls to police related to homelessness tend to focus on those trespassing or camping along the rivers. Camping along the rivers can harm the environment due to human waste and trash contaminating the river. The public invests a lot of resources to move the camps.

Services for the homeless - Getting around to various services is a major undertaking. Most services for the homeless are located in Eugene, but some people prefer to stay in

Springfield because they identify with Springfield as their community. G Street Oasis provides some services to homeless families. Ebbert Methodist Church has become a de facto limited service provider for homeless singles and couples. But there are no bathrooms available at night. There is no free medical care in Springfield other than the emergency room or through CAHOOTS (Crisis Assistance Helping Out On The Streets).

Emergency shelter - The only legal places for the homeless in Springfield to “live” are at the few churches that make their parking lots available for two or three households needing emergency shelter. While the city’s program was designed to be temporary, residents are staying longer than expected because they are having difficulty finding other housing options. When the temperature falls below 30 degrees, Springfield’s two Egan Warming Centers open to the homeless.

Housing Affordability: What Can the City Do?

While some of the issues affecting housing affordability are outside the City’s purview, housing developers identified potential efforts by the City to help increase the housing stock in Springfield across the housing continuum. Nearly everyone interviewed acknowledged the importance of having a diversity of housing and encouraged the City to focus its efforts on the full continuum of housing needs, including rentals and homes for ownership, both market rate and income-qualified.

Given the cost of construction for new development, and low wages that many households currently have, most solutions offered pointed to helping reduce the cost of construction in order to allow development to pencil out, and to help lower rents. However, given the magnitude of need, it was noted that any additional effort the City made would make a difference.

Help finance development of new units

- Land banking – Affordable housing developers all pointed to land banking as a solution that would help cut the cost of development. Many developers pointed to Eugene’s program in which the City buys the land, and offers it through a Request for Proposals coupled with other incentives (most often federal HOME funds, property tax exemptions, SDC waivers, or infrastructure investment), in exchange for a targeted, income-restricted housing development. This model reduces construction costs, inherently brings with it City support, and ultimately makes the project more competitive for state tax credits.
- System Development Charges (SDCs) – Given the perceived high cost of SDCs, many for-profit and non-profit housing developers pointed to the need to re-evaluate the cost structure, and/or grant exemptions, for local SDCs – including not just the City’s portion – in order to incentive residential construction, particularly in exchange for affordable units.

- Property tax exemption – Affordable housing developers also pointed to the benefit of a local property tax exemption for housing targeting low-income households, which would help developers pencil out a budget with capped revenue given lower rents.
- Create other means of generating revenue – Many encouraged the City to look into other means of raising revenue for the purposes of developing more subsidized housing. This could include adopting a Construction Excise Tax or offering a housing bond.

Provide other types of financial assistance

- Provide assistance in affording existing housing – Use HUD funds in support of rental assistance (or assistance with other household expenses) and/or home-ownership assistance.
- Support social services – The police chief thought that the most effective use of public funds would be to deal with mental illness, recognizing that it is difficult and expensive to treat mental illness. Others suggested additional funds for case management, particularly for those moving into homes from the streets, to lower the risk to landlords and to improve the success rate of the housing. A few suggested future funding of CAHOOTS (Crisis Assistance Helping Out On The Streets) when current grant runs out in 2017.
- Economic development – Help bring jobs to Springfield.

Non-financial assistance

- Set goals/priorities for type of housing needed and targeted population – Affordable housing developers in particular mentioned it'd be helpful to know the City's priorities, namely the type of housing most needed, the target population, and/or geographic location (neighborhood). amend
- Land/project identification - Affordable housing developers noted that they were having difficulty just finding land available to buy or properties ripe for rehabilitation. Any assistance the City could provide – in identifying preferred locations, reaching out to property owners, or re-purposing their own assets or those of other public entities for affordable housing – would be most welcome.
- Modify the development code – Development professionals did not express major complaints about the city's zoning regulations but did cite a few areas that could be reviewed to increase certainty in the approval process or remove barriers to affordable housing. These areas included on-site parking, minimum lot size, required open-space, accessory dwelling units, solar access, and cottage clusters.

- Reconsider some of the city's zoning – Determine if the City has appropriately zoned its land such that medium and high density housing is designated in the right places (near transit, grocery stores and schools)?
- Expand the sites for transitional and temporary housing – Help identify additional sites under the city's emergency shelter code for car camping and consider allowing other temporary or transitional options.
- Help navigate development code and approval process – Affordable housing developers mentioned the complexity and uncertainty in the City's development and review process. They suggested appointing an internal liaison within the Department of Development and Public Works who is familiar with both City code and federal housing requirements and constraints.
- Bring community leaders together – The issue of housing affordability extends beyond the purview of just City Hall. Service providers encouraged the City to reach out to other community leaders and organizations on solving this problem, including employers, non-profits, developers, TEAM Springfield, churches, City Club, and the Chamber of Commerce.
- Advocate for resources and policy changes – The city could advocate at the state and national level for increased support for affordable housing.
- Address landlord tenant issues - Educate tenants about their rights in dealing with landlords who provide substandard housing. Help landlords better understand and manage the risk posed by certain populations.

Statement from Springfield Shelter Rights Alliance to Springfield City Council Work Session

Oct. 10, 2016

We at Springfield Shelter Right Alliance, a group organized by CALC's Springfield Alliance for Equality and Respect (SAfER), want to thank the city of Springfield for taking the time to learn about the housing needs of our community and having staff address this issue. As a group, we focus our attention on the needs and concerns of our unhoused neighbors and those at risk of losing their housing. In the past, we have partnered with the City of Springfield to bring the St. Vincent De Paul parking program here and recently, planted the seeds for the G St. Oasis Family program. We believe that housing is a human right. Therefore, we would like to see the city place a priority on the development of housing options that would meet the needs of our neighbors with small incomes. Some of these folks are senior citizens with small fixed incomes, young people just starting out who do not have stable family support, and people with disabilities. Many of these folks have some income, but not enough to secure housing in the current market.

We also would like the city to consider the option of "Housing First" for persons who are currently without housing. Some of these persons deal with multiple barriers to housing. Therefore we would like to see the expansion of emergency and non-traditional housing options that can help people have a stable place to recover from the trauma of being unhoused and to rebuild their lives and family relationships. Non-traditional options could include small home shelters, rest areas for legal camping, and tiny house villages. Some of these options, such as Opportunity Village in Eugene, have been successful in helping people move from homelessness to more stability.

Finally, we invite the city to make sure any efforts to expand the housing stock in our city include provisions for low income housing and take advantage of the inclusionary zoning option. This would allow us to keep alive one of the strengths of Springfield, the home town feel that includes people of different economic means living together in neighborhoods.

We want to thank staff member Sandy Belson for visiting with us and inviting us to submit this statement for the consideration of the City Council. We look forward to continued dialogue and work together to meet the needs and receive the gifts of our low income neighbors.

Sincerely,

Springfield Shelter Rights Alliance

Contact person: Rev. June Fothergill, 541-603-8706

Gary Cornelius

Shelley Corteville

Gloria Griffith

Marion Malcomb

Linda Mears

Rev. Jeff Savage

Barbara Utt and others

People Interviewed

Non-Profit Housing Developers/Managers

Don Griffin, Executive Director of Habitat for Humanity

Susan Ban, Executive Director of ShelterCare

Jackie LaRue, Resource Development Director for Mainstream Housing

Kristen Karle, Housing Development Director for St. Vincent de Paul Society of Lane County

Nora Cronin, Housing Development Associate for St. Vincent de Paul Society of Lane County

Emily Reiman, Executive Director NEDCO

Lori Love, BuildingWorks Director for NEDCO

Darcy Phillips, Executive Director of Cornerstone Community Housing

Jill Chadbourne, Chief Financial Officer of Cornerstone Community Housing

Amy Cabbage, Asset Manager of Cornerstone Community Housing

Development and Real Estate Professionals

Anne DeLaney, Architect with Bergsund DeLaney Architecture and Planning PC

Dan Hill, Architect and Builder with Arbor South Architecture and Construction

Ed McMahon, Executive Vice President of Lane County Homebuilders Association

Hugh Pritchard, Developer

Richard Hunsaker, Managing Partner for Circle H LLC Land Acquisition and Development

Rick Duncan, Partner of Duncan & Brown Real Estate Analysts

Todd Woodley, President of Woodley Properties, Inc., a property development company

Rene Nelson, Real Estate Broker at PacWest Commercial Real Estate, Inc.

Service Providers

Tom Mulhern, Executive Director of Catholic Community Services

Noreen Dunnells, President and CEO of United Way of Lane County

Janet Thorn, McKinney Vento Homeless Liason for Springfield Schools

Steve Manela, Lane County Human Services Division Manager

Beth Perry-Ochs, Rent Assistance Division Director with Lane County's HACSA

Reverend June Fothergill, Pastor of the Ebbert United Methodist Church

Keith Heath, Program Manager for St. Vincent de Paul

Roxanne O'Brien, Program Manager for St. Vincent de Paul

Property Managers

Steve Graves, Chief Executive Officer of Oregon West Management, LLC

Tia Polity of Acorn Property Management, President of the Rental Owners Association

Lola McAlister, Co-owner of Roosevelt Enterprises, LLC, a property management company

Teresa DeForrest, Village East Site Manager for Guardian Management

Kristin Voltz, Rainbow Village Site Manager for Guardian Management

Diane, Lindale Site Manager for Al Angelo Company

City Staff

Rick Lewis, Acting Police Chief

Michael Harman, Associate Program Manager for Police Department

Greg Mott, Current Development Manager

Jim Donovan, Planning Supervisor

David Bowsby, Building Official

Linda Pauly, Principal Planner

Andy Limbird, Senior Planner

Policy Analysis – Affordable Housing in Springfield

This chapter starts off with a definition of affordable housing and then features the city's policies on affordable housing from three adopted plans and provides a response (in italics) as to how these policies have been addressed or implemented. The three adopted plans are:

Eugene-Springfield Metropolitan Area General Plan

Springfield 2030 Comprehensive Plan Residential Land Use and Housing Element

Eugene-Springfield Consolidated Plan - 2015

Definition of Affordable Housing

To begin the discussion, it is helpful to define some terms. The following text comes from page 73 of the *Springfield Housing Needs Analysis of April 2011* prepared by ECONorthwest.

“The terms affordable and low income housing are often used interchangeably. These terms, however, have different meanings:

- *Affordable housing* refers to households' ability to find housing within their financial means. Households that spend more than 30% of their income on housing and certain utilities are considered to experience *cost burden*. As such, any household that pays more than 30% experiences cost burden and does not have *affordable* housing. Thus affordable housing applies to all households in the community.
- *Low-income housing* refers to housing for “low-income” households. HUD (*the US Department of Housing and Urban Development*) considers a household low-income if it earns 80% or less of median family income. In short low-income housing is targeted at households that earn 80% or less of median family income.

“These definitions mean that any household can experience cost burden and that affordable housing applies to all households in an area. Low-income housing targets low-income households. . . . It is important to underscore the point that many households that experience cost burden have jobs and are otherwise productive members of society. A household earning 80% of median family income in Springfield earns about \$39,000 annually or about \$18.50 per hour for a full-time employee. (*As of 2013, the median household income had increased to \$39,756 per year or \$19.11 per hour for a full-time employee.*) The maximum affordable purchase price for a household earning \$39,000 annually is about \$120,000. Depending on household size many of these households are eligible for government housing assistance programs.”

Statewide planning Goal 10 requires cities to adopt policies that encourage housing at price ranges commensurate with incomes. In short, state land use policy does not distinguish between households of different income levels and requires cities to adopt policies that encourage housing for all households.

Eugene-Springfield Metropolitan Area General Plan (Metro Plan)

The *Metro Plan* is the official long-range comprehensive plan (public policy document) of metropolitan Lane County and the cities of Eugene and Springfield.

Chapter III-A Residential Land Use and Housing Element

This Element addresses the housing needs of current and future residents of the entire Eugene-Springfield metropolitan area. The *Metro Plan* policies from the Affordable, Special Need, and Fair Housing topic have been included here.

Policies for Affordable¹, Special Need², and Fair Housing

A.27 Seek to maintain and increase public and private assistance for low- and very low-income households that are unable to pay for shelter on the open market.

Several non-profit organizations and churches provide emergency assistance to those who face problems maintaining their housing. Most of the public assistance for low- and very low-income households is handled by the Lane County Housing Authority and Community Services Agency (HACSA). Catholic Community Services also provides some rental assistance.

Housing Authority and Community Services Agency

HACSA provides Section 8 vouchers to qualified households needing assistance renting housing on the open market. There is more demand for these vouchers than HACSA can meet, thus HACSA maintains a waiting list which is now closed. The last time it was open, 5000 people applied. HACSA used a lottery system and placed 3000 on the waiting list. There are currently 3045 housing vouchers in use in Lane County, 1023 of which are being used in Springfield. On a county-wide basis, the amount of rental housing assistance that HACSA has provided through this Section 8 program has not been increasing to meet the need.

Rental Assistance Provided Annually through HACSA's Section 8 Vouchers

<i>FY 2010</i>	<i>FY 2011</i>	<i>FY 2012</i>	<i>FY 2013</i>	<i>FY 2014</i>	<i>FY 2015</i>
<i>\$13,497,456</i>	<i>\$13,642,305</i>	<i>\$14,187,055</i>	<i>\$14,293,759</i>	<i>\$13,890,628</i>	<i>\$13,909,520</i>

HACSA's fiscal year (FY) is October through September

¹ Affordable housing: Housing priced so that a household at or below median income pays no more than 30 percent of its total gross income on housing and utilities. [U.S. Department of Housing and Urban Development's (HUD) figure for 1997 annual median income for a family of three in Lane County is \$33,900; 30 percent = \$847/month.]

² Special need housing: Housing for special needs populations. These populations represent some unique sets of housing problems and are usually at a competitive disadvantage in the marketplace due to circumstances beyond their control. These subgroups include, but are not limited to, the elderly, persons with disabilities, homeless individuals and families, at-risk youth, large families, farm workers, and persons being released from correctional institutions.

Catholic Community Services

Last fiscal year (ending June 30, 2016), Catholic Community Services provided rental assistance to 181 households/539 people in Lane County. Forty percent were Springfield residents, 52% were Eugene residents, and 8% were rural/non-metro Lane County. About one-third received short-term (one-month) emergency rental assistance, while the other two-thirds were in the three- to twelve-month rental assistance programs. The total rental assistance provided was \$241,928; about \$100,000 of which is estimated to have been provided to Springfield residents.

Homeownership Assistance

The City of Springfield and NEDCO both have programs to assist potential homeowners with down-payment assistance if they qualify as low-income households. The City has assisted 70 households through the federally-funded SHOP program since 2010. NEDCO has assisted 7 in 2010-2011 but had no further funding until this year.

- A.28 Seek to maintain and increase the supply of rental housing and increase home ownership options for low- and very low-income households by providing economic and other incentives, such as density bonuses, to developers that agree to provide needed below-market and service-enhanced housing in the community.

Rental Housing

One project was added to the supply of rental housing for low- and very-low income households in Springfield in 2011. The City of Springfield allocated \$415,000 of HOME funds to Afiya Apartments at 1082 Main Street. The housing complex helps adults with psychiatric disabilities with low incomes to live on their own. Residents benefit from case-management counseling, skills training, and medication monitoring. The 16 one-bedroom apartments are owned by Church of the Brethren and managed by ShelterCare. The City waived the development application fee and reduced the on-site parking requirements given that most tenants would not own vehicles. Afiya is a federal Section 811 project that limits gross rent (including certain utilities) to 30% of household income. It also received financial support from Oregon Housing and Community Services.

NEDCO purchased and rehabilitated three single-family homes and one-half a duplex (condominium conversion) between 2012 and 2014 to provide rental housing for families who had experienced foreclosure. The City of Springfield allocated \$50,000 in HOME funds for each house.

This year, the HOME Consortium provided \$191,000 to Mainstream Housing, Inc to buy and rehabilitate a duplex on Shady Loop to provide housing to homeless families with a member that has development disabilities.

The Home Consortium is supporting a St. Vincent de Paul development adjacent to Afiya on Church of the Brethren property with \$615,000 in HOME funds. If it is awarded Low-Income Housing Tax Credits by Oregon Housing and Community Services, the

Myrtlewood will provide 35 one-bedroom apartments, seven of which will be for residents with intellectual disabilities served by Mainstream Housing and one for the on-site manager. The remaining units will be for residents with incomes at or below 50% of the average median income. Like Afiya, the Myrtlewood will benefit from development application fee waivers and reduced parking requirements.

Since 2010, the HUD requirements for income restrictions on two apartment complexes were lifted, The Lindale at 363 Lindale Drive and SpringSite at 195 B Street. This action removed 76 apartments (14 one-bedroom, 60 two-bedroom, and 2 three-bedroom) from the inventory of rental housing restricted to households qualified as low-income.

Homeownership

Habitat for Humanity has been building houses at the Meyer Estates Subdivision which was plated in 2008. Nine have been completed and the last one is scheduled for completion in February. The City provided \$200,000 to assist with construction of these homes.

Habitat is currently working on plans for a 12-unit cluster subdivision on land that it owns on R and Q Streets.

- A.29 Consider public purposes such as low³- and very low⁴-income housing when evaluating UGB expansions.

The Springfield Housing Needs Analysis adopted in 2011 identified sufficient land within the UGB to meet Springfield's 20-year supply of residential land.

- A.30 Balance the need to provide a sufficient amount of land to accommodate affordable housing with the community's goals to maintain a compact urban form.

The Springfield Housing Needs Analysis adopted in 2011 identified sufficient land within the UGB to meet Springfield's 20-year supply of residential land.

- A.31 Consider the unique housing problems experienced by special needs populations, including the homeless, through review of local zoning and development regulations, other codes and public safety regulations to accommodate these special needs.

Sara Abarbanel, Cassandra Bayer, Paloma Curcuera, and Nancy Stetson of the Goldman School of Public Policy at the University of California, Berkeley prepared a report for the

³ Low income housing: Housing priced so that a household at or below 80 percent of median income pays no more than 30 percent of its total gross household income on housing and utilities. (HUD's figure for 1997 annual 80 percent of median for a family of three in Lane County is \$27,150; 30 percent = \$678/month.)

⁴ Very low income housing: Housing priced so that a household at or below 50 percent of median income pays no more than 30 percent of its total gross household income on housing and utilities. (HUD's figure for 1997 annual 50 percent of median of a family of three in Lane County is \$16,950; 30 percent = \$423/month.)

United States Department of Housing and Urban Development, Portland, Oregon Field Office. This report, "Making a Tiny Deal Out of It: A Feasibility Study of Tiny Home Villages to Increase Affordable Housing in Lane County, Oregon" evaluated the feasibility of tiny home villages meeting Springfield's land use and building requirements. This Report determined that tiny home villages could be built under Springfield's current code. Tiny home villages based on a transitional housing model with a shared kitchen facility would require some creative design if individual ownership of the homes was a goal of the developer. One code requirement that restricts options for "tiny houses" was a minimum size for manufactured homes of 1000 square feet. Smaller homes are allowed as site-built (120 square feet), trailers (house on wheels), or if they are assembled on site.

No other amendments to zoning and development regulations or other codes and public safety regulations have been identified as needed to accommodate special needs populations.

- A.32 Encourage the development of affordable housing for special needs populations that may include service delivery enhancements on-site.

The rental housing described under Policy A.28 was not only developed to be affordable to those of low-income, but also to populations with special needs. The Afiya Apartments are provided services through Sheltercare. Residents of the Myrtlewood will be provided services by Mainstream Housing.

Lt. Russ Boring and Court Supervisor Allie Sederlin are participating in a Frequent Users Systems Engagement (FUSE) Workgroup as part of an initiative to break the cycle of incarceration and homelessness among individuals with complex behavioral health challenges who are the highest users of jails, hospitals, emergency medical, homeless shelters and encampments, and other crisis service systems. This group is looking at a "Housing First" approach to address criminal recidivism.

- A.33 Consider local zoning and development regulations impact on the cost of housing.

There has not been a study to quantify the impact that zoning regulations have on the cost of housing. In general, single-family homes built in Springfield exceed minimum building code requirements.

- A.34 Protect all persons from housing discrimination.

We have not taken any recent proactive measures to educate people about the requirements for fair housing, nor have we been made aware of any claims of housing discrimination.

Springfield 2030 Comprehensive Plan Residential Land Use and Housing Element

In 2011, the City of Springfield and Lane County adopted a Residential Land Use and Housing Element that addresses Springfield’s city-specific residential land needs (Springfield 2030 Comprehensive Plan). This element addresses the Statewide Planning Goal 10: Housing, “To provide for the housing needs of the citizens of the state.” This element includes the goals, objectives, policies and implementation actions that are consistent with and carry out the *Metro Plan* while demonstrating the City’s ongoing commitment to increasing housing choice and residential densities within Springfield’s Urban Growth Boundary. The policies (in the shaded blue boxes) and implementation actions that promote and support housing choice and affordability are included here.

Goal HG-2	Foster Housing Choice and Affordability	
Policy H.7	Continue to develop and update regulatory options and incentives to encourage and facilitate development of more attached and clustered single-family housing types in the low density and medium density districts.	
Implementation Action	7.1	<p>Establish a small lot (3,000 square feet minimum lot size) special low-moderate density zoning district with a density range of 8-14 du/acre to:</p> <ul style="list-style-type: none"> ▪ support development of smaller single family detached and attached dwelling housing types; ▪ support a greater diversity of housing mix; and ▪ provide a moderate transition zone between lower and higher density neighborhoods. <p><i>To implement Phase I of the land use efficiency measures to implement the 2030 Comprehensive Plan, the City Council adopted amendments to the Development Code on March 4, 2013. These amendments included the establishment of a new Small Lot Residential District. Although this District does not establish a 3,000 square foot minimum lot size, it does establish sites for residential development where a mix of attached and detached single-family dwellings are permitted on small lots/parcels with a density range of 8-14 dwelling units per net acre.</i></p>
Implementation Action	7.2	<p>Apply small lot zoning (3,000 square feet minimum lot size) to infill opportunity sites identified in neighborhood planning processes.</p> <p><i>Other than Glenwood, there have been no neighborhood planning processes. The Small Lot Residential District has yet to be applied since there has not yet been a Refinement Plan or Master Plan approved that includes this zoning district.</i></p>
Implementation Action	7.3	<p>As part of the Jasper-Natron refinement planning process, conduct analysis to determine applicability of the Residential Small Lot zoning district to maximize efficient use of land constrained by wetland resources.</p>

		<i>The City has not yet undertaken a refinement planning process for Jasper-Natron.</i>
Implementation Action	7.4	<p>As part of the Glenwood refinement planning process, conduct analysis to determine applicability of the Residential Small Lot zoning district in the existing residential neighborhoods south of Franklin Boulevard.</p> <p><i>The residential neighborhoods south of Franklin Boulevard have not yet been included in a Glenwood refinement planning process.</i></p>
Policy H.8		<p>Continue to support and assist affordable home ownership through programs that subsidize the development of affordable homes and provide down payment assistance to income-qualified homeowners.</p> <p><i>The City provided \$200,000 to Habitat for Humanity to assist in the construction of houses within Meyer Estates. The City has also provided 70 households with down-payment assistance (\$629,776 in loans) through the federally-funded SHOP program since FY 2010/11.</i></p>
Policy H.9		<p>Provide a broad range of quality accessible and affordable housing options for very low, low and moderate income residents. Affordable housing is defined as housing for which persons or families pay 30 percent or less of their gross income for housing, including necessary and essential utilities [Oregon Revised Statute 456.055].</p> <p><i>There are about 750 housing units in Springfield (not including group homes and group quarters) in complexes that are restricted to populations that qualify as low, very low, and extremely low income families. In some cases, the amount paid for rent and essential utilities is limited to 30%. In other cases, the rents are fixed and the renter may end up paying more than 30%. See Map 6 of Income-Limited Rental Housing for the locations of these units.</i></p>
Implementation Action	9.1	<p>Support the development of subsidized affordable housing with a goal of assisting 100 affordable housing units every five years, consistent with the <u>Eugene-Springfield Consolidated Plan 2010</u>.</p> <p><i>Between 2010 and 2015, the City supported development of 15 subsidized housing units at Afiya, eight Habitat for Humanity houses at Meyer Estates resulting in 23 new housing units. It also assisted with NEDCO's purchase of four homes to rent to families who had experienced foreclosure and through the HOME Consortium contributed to Mainstream Housing's purchase of a duplex to rent to homeless families that include a member who is disabled.</i></p> <p><i>Through the HOME Consortium, the City is supporting the development of the Myrtlewood which would increase the inventory of subsidized housing units by 22 units.</i></p>

Implementation Action	9.2	<p>Create a land banking program to reserve land for affordable housing, as described in the 2010 “Complete Neighborhoods, Complete Streets” grant application, continue to seek grant funding sources for the program, and seek to implement this strategy in the Glenwood Riverfront District.</p> <p><i>The City has not created a land banking program.</i></p> <p><i>The Lane County Housing Authority and Community Services Agency (HACSA) has an option agreement on property within the Glenwood Riverfront District that it wants to develop as subsidized housing. The City of Springfield has allocated Community Development Block Grant (CDBG) funding toward this project but as the project has been delayed, the CDBG funding will likely need to be re-allocated to another project.</i></p>
Implementation Action	9.3	<p>Evaluate publicly-owned land sites for future development of affordable housing.</p> <p><i>The City has not evaluated publicly-owned sites with the intent of making them available for affordable housing.</i></p>
Implementation Action	9.4	<p>Continue to seek input from a housing task force to assess and evaluate the effects of City policies and regulations on housing development costs and overall housing affordability, considering the balance between housing affordability and other objectives such as environmental quality, urban design quality, maintenance of neighborhood character and protection of public health, safety and welfare.</p> <p><i>The City does not currently have a housing task force to assess and evaluate the effects of City policies and regulations.</i></p>
Policy H.10		<p>Through the updating and development of each neighborhood refinement plan, district plan or specific area plan, amend land use plans to increase development opportunities for quality affordable housing in locations served by existing and planned frequent transit service that provides access to employment centers, shopping, health care, civic, recreational and cultural services.</p> <p><i>The City has not developed or updated any neighborhood refinement plans other than Glenwood since adoption of this Residential Chapter of Springfield’s 2030 Comprehensive Plan in 2011. As part of the Downtown Design Standards project, the City Council is considering allowing residential as an allowed use without the requirement that it be paired with a commercial use. In addition, the Council is considering a smaller lot size that would allow for residential infill in certain parts of Downtown.</i></p>
Implementation Action	10.1	<p>Identify and collect baseline data of Springfield’s existing supply of affordable housing units, their physical location, and their surroundings.</p> <p><i>What is affordable is dependent on the resources and income of the</i></p>

		<p>household. The following maps show the location of some of the affordable housing units within the city relative to schools, parks, and transit routes. The attached maps show the locations of:</p> <p><i>Map 1 – Estimated Market Value of Single-Family Houses and Condominiums</i></p> <p><i>Map 2 – Manufactured Home Parks</i></p> <p><i>Map 3 – Multi-Family Housing</i></p> <p><i>Map 6 – Income-Qualified Rental Housing</i></p>
Implementation Action	10.2	<p>Continue to creatively explore funding tools and options to leverage public, nonprofit and private investment in affordable housing.</p> <p><i>The commitment of local CDBG and HOME funds for eligible housing developments enables affordable housing developers to obtain additional financial support from “outside” sources including other federal and state resources. This “leveraging” significantly increases the impact and value of the local subsidy. One example of is the Royal Building in downtown Springfield which was financed in large part through Low-Income Housing Tax Credits but also benefited from other tax credits, Oregon Housing and Community Services Trust Funds and Weatherization Funds, City of Springfield HOME and CDBG funds, a deferred development fee, and funds from Enterprise Green Communities and energy incentives. It continues to benefit from vertical housing property tax exemption.</i></p>
Implementation Action	10.3	<p>Continue to develop strategies and programs that support the repair, preservation and improvement of the existing supply of affordable housing stock and the enhancement of existing affordable neighborhoods.</p> <p><i>Through the City’s federally-funded Housing Rehab Program for low-income homeowners (EHR), the City has supported the repair, preservation and improvement of 337 homes since 2010 (52 in fiscal year 2015-16).</i></p> <p><i>The City is currently using CDBG funds to construct a pedestrian crossing of Centennial Blvd. and a pedestrian path from Centennial Blvd. to Willamalane Park through the 13th Street right-of-way. In addition, the project includes improved lighting throughout this neighborhood of affordable housing.</i></p>
Implementation Action	10.4	<p>Support the rehabilitation of existing multi-family complexes.</p> <p><i>Jim’s Landing and Village East underwent rehabilitation in the last six years. The City assisted with the relocation of the existing tenants in Jim’s Landing. Guardian Real Estate Services purchased Village East apartments, rehabilitated them, and celebrated a grand re-opening in 2015. HUD extended the project-based Section 8 contract for 20 years to ensure on-going subsidized housing.</i></p>

Implementation Action	10.5	<p>Consider establishing urban renewal district set-asides for affordable housing.</p> <p><i>Each of the two urban renewal district plans identified opportunities for financially supporting affordable housing. There have been discussions about the need for affordable housing and the appropriate ways to utilize urban renewal in supporting those needs. At this time, the Agency has not generated a formal “set-aside”. Rather, current focus areas have been in capital infrastructure investment and land assembly. In the past, funds were provided for home repair and improvement in Glenwood, although not specifically aimed at the development of affordable housing.</i></p>
Implementation Action	10.6	<p>In order to control the effects of regulatory processes on housing price, strive to minimize the time taken to process land use and building permits, subject to the need to review projects in accordance with applicable regulations. Continue to give priority in the plan review process to permits for very low-income housing.</p> <p><i>The City continues to solicit developer input to improve procedures, utilizes technology to better serve its customers, and ensures that staff are trained in customer service. The city processes permit applications efficiently within the constraints of public notice and required processes.</i></p> <p><i>For actions and reviews required by the Development Code, the City offers fee waivers to non-profit affordable housing providers and to low-income citizens.</i></p>

Eugene-Springfield Consolidated Plan - 2015

The Eugene-Springfield 2015 Consolidated Plan presents the strategic vision for housing and community development for the period beginning in July 2015 and ending in June 2020. The goals and activities outlined in the Consolidated Plan are based on the priorities identified through an analysis of community needs and on an extensive community outreach process. The Cities of Eugene and Springfield must complete and adopt a Consolidated Plan every five years in order to receive Community Development Block (CDBG), Home Investment Partnership Program (HOME) and other federal grants from the US Department of Housing and Urban Development.

The table below lists the seven strategies identified in the Consolidated Plan, a list of eligible activities to meet the strategies, and Springfield’s 5 year outcome goal for certain activities. The table also includes information on FY16 and FY17 CDBG allocations, including grant recipients, funding amounts, and outcomes, as it relates to the Consolidated Plan.

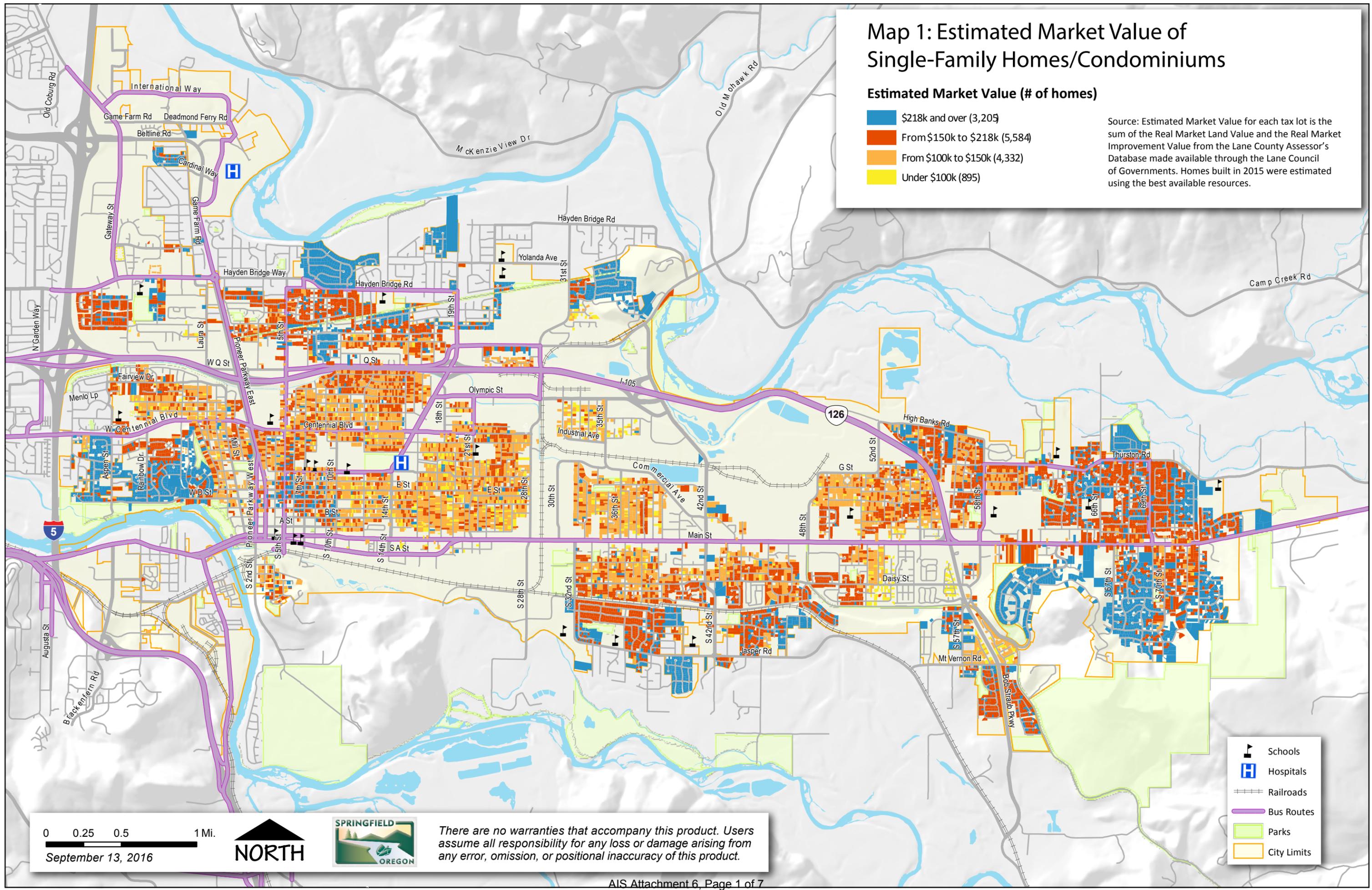
2015 Eugene-Springfield 5 Year Consolidated Plan (2015-2020)			FY 16 and FY17 CDBG allocations		
Strategies	Activity	Springfield CDBG 5 year goal	Grant recipient (FY 16-17)	Funding amount (FY16-17)	Outcome (as of June 30, 2016)
1. Increase the supply of affordable housing	Acquisition (e.g. land, buildings, apartments)	1 site acquired 5 homeowner housing units added	-	-	-
2. Rehabilitate existing housing stock	Housing rehab for low-income homeowners (EHR)	200 home-owner units rehabilitated	City of Springfield	\$251,604	52 home-owner units rehabilitated
	Rehab rental apartments	5 units rehabilitated	-	-	-
3. Provide down-payment assistance	Down-payment assistance for low-income residents (SHOP)	50 low-income residents assisted	City of Springfield	\$200,000	3 low-income households assisted
4. Remove barriers to affordable housing	Fair housing events	5 events	-	-	-
5. Support the Human Service Delivery system	Funding to the Human Services Commission (HSC) for staff costs to non-profits serving low-income clients	65,000 persons assisted with public service activities	Relief Nursery; Womenspace; Food for Lane County; Catholic Community Services (CCS)	\$143,208	10,763 persons assisted
			G Street OASIS	\$36,000	Underway
	Non-profit capital improvements	4 facilities improved; 5,000 persons assisted	-	-	-
	Transitional or emergency beds	5 new beds	-	-	-
6. Special Economic Development Activities	Equipment, Loans, Improvements to for-profit businesses	-	-	-	-
	Microenterprise assistance	55 micro business trainees; 5 jobs created	NEDCO	\$66,879 (FY 2015)	7 businesses & 25 clients trained; 0 jobs created
7. Improve neighbor-hoods and slum/blight areas	Public improvements in low-income neighborhoods	2 projects	City of Springfield – Sidewalk and lighting project	\$278,199	1 project underway
	Building rehab in a slum/blight area	2 projects	NEDCO Sprout!	\$159,510 (and FY13-14)	1 project underway

Map 1: Estimated Market Value of Single-Family Homes/Condominiums

Estimated Market Value (# of homes)

- \$218k and over (3,205)
- From \$150k to \$218k (5,584)
- From \$100k to \$150k (4,332)
- Under \$100k (895)

Source: Estimated Market Value for each tax lot is the sum of the Real Market Land Value and the Real Market Improvement Value from the Lane County Assessor's Database made available through the Lane Council of Governments. Homes built in 2015 were estimated using the best available resources.



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September 13, 2016



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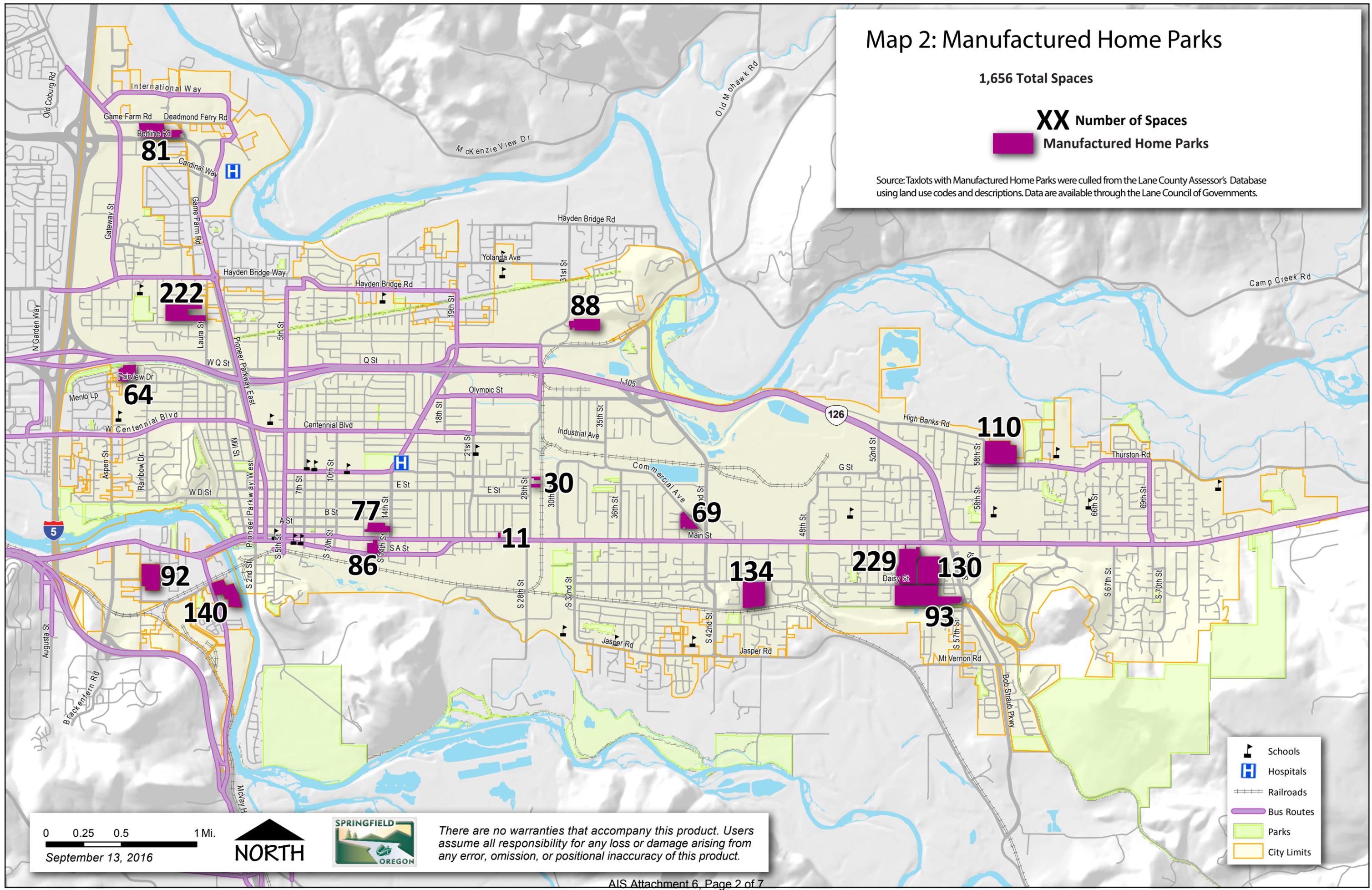
- Schools
- Hospitals
- Railroads
- Bus Routes
- Parks
- City Limits

Map 2: Manufactured Home Parks

1,656 Total Spaces

XX Number of Spaces
■ Manufactured Home Parks

Source: Taxlots with Manufactured Home Parks were culled from the Lane County Assessor's Database using land use codes and descriptions. Data are available through the Lane Council of Governments.



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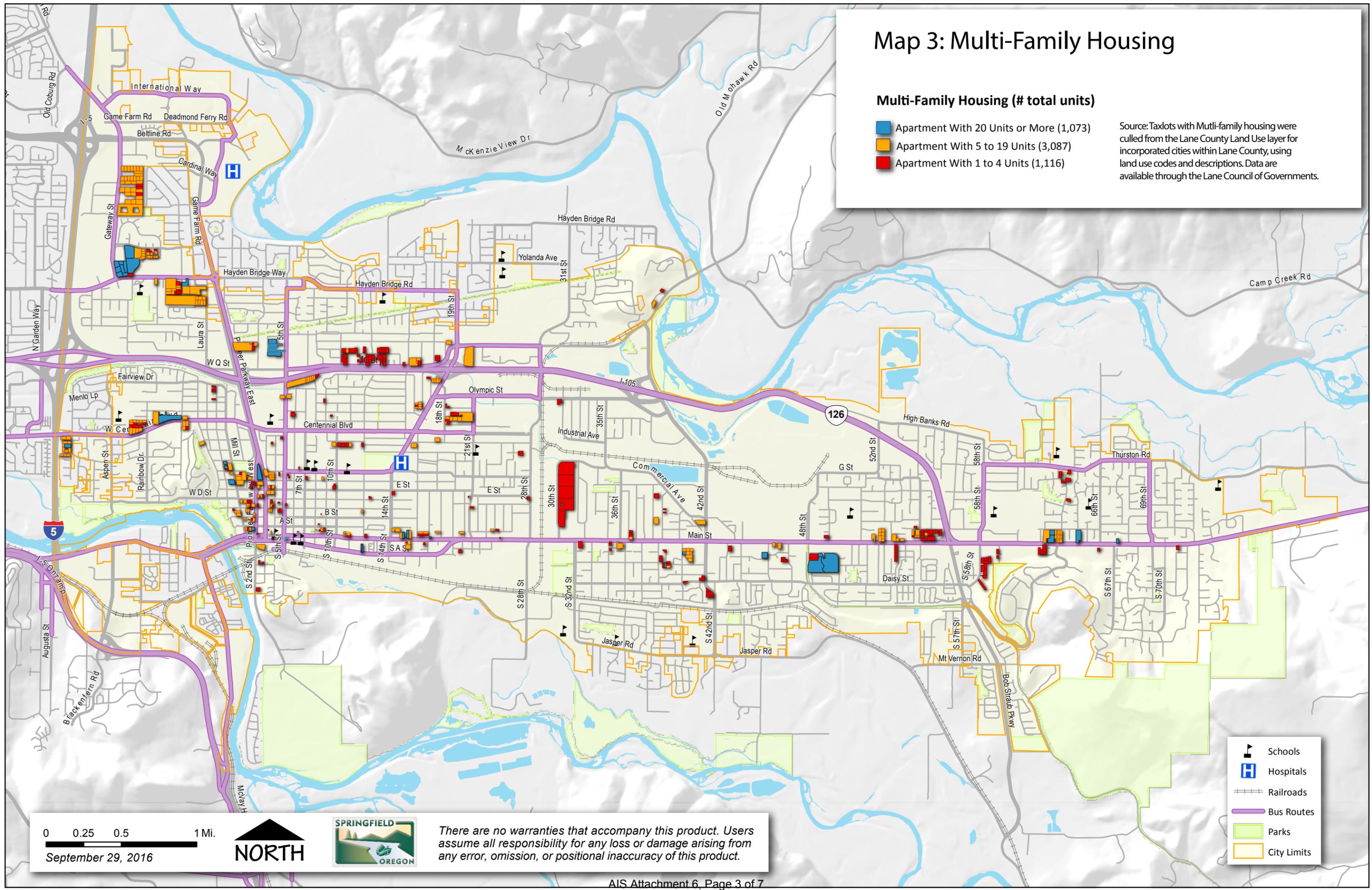
- Schools
- Hospitals
- Railroads
- Bus Routes
- Parks
- City Limits

Map 3: Multi-Family Housing

Multi-Family Housing (# total units)

- Apartment With 20 Units or More (1,073)
- Apartment With 5 to 19 Units (3,087)
- Apartment With 1 to 4 Units (1,116)

Source: Taxlots with Multi-family housing were culled from the Lane County Land Use layer for incorporated cities within Lane County, using land use codes and descriptions. Data are available through the Lane Council of Governments.



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- Schools
- Hospitals
- Railroads
- Bus Routes
- Parks
- City Limits

Map 4: New Residential Construction Since 2008

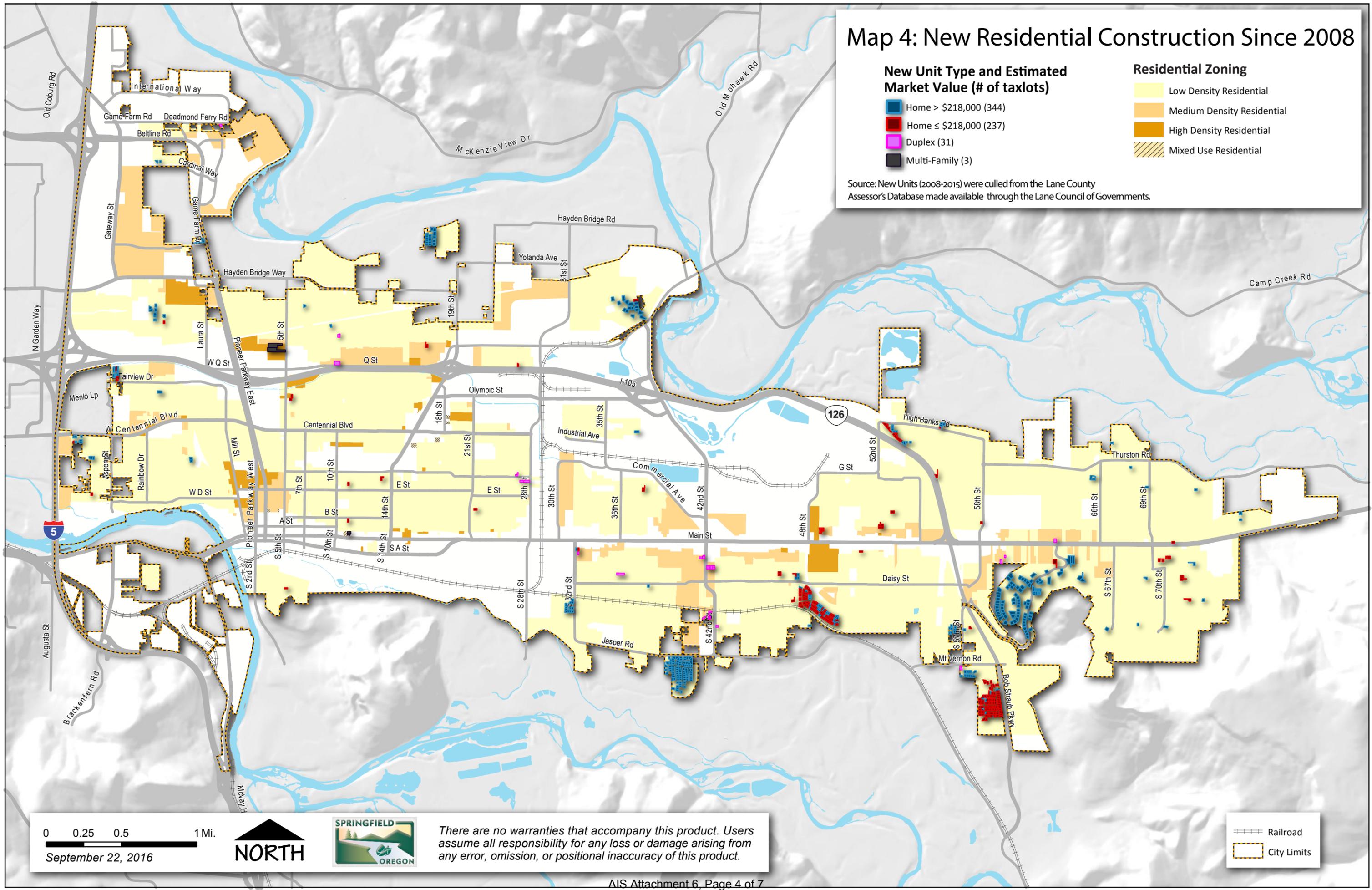
New Unit Type and Estimated Market Value (# of taxlots)

- Home > \$218,000 (344)
- Home ≤ \$218,000 (237)
- Duplex (31)
- Multi-Family (3)

Residential Zoning

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use Residential

Source: New Units (2008-2015) were culled from the Lane County Assessor's Database made available through the Lane Council of Governments.



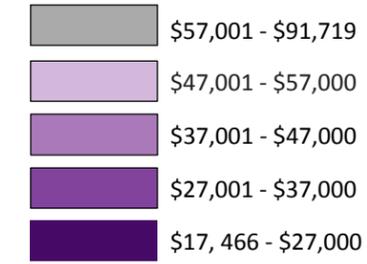
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September 22, 2016



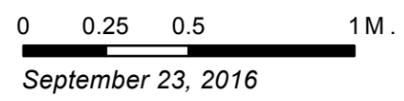
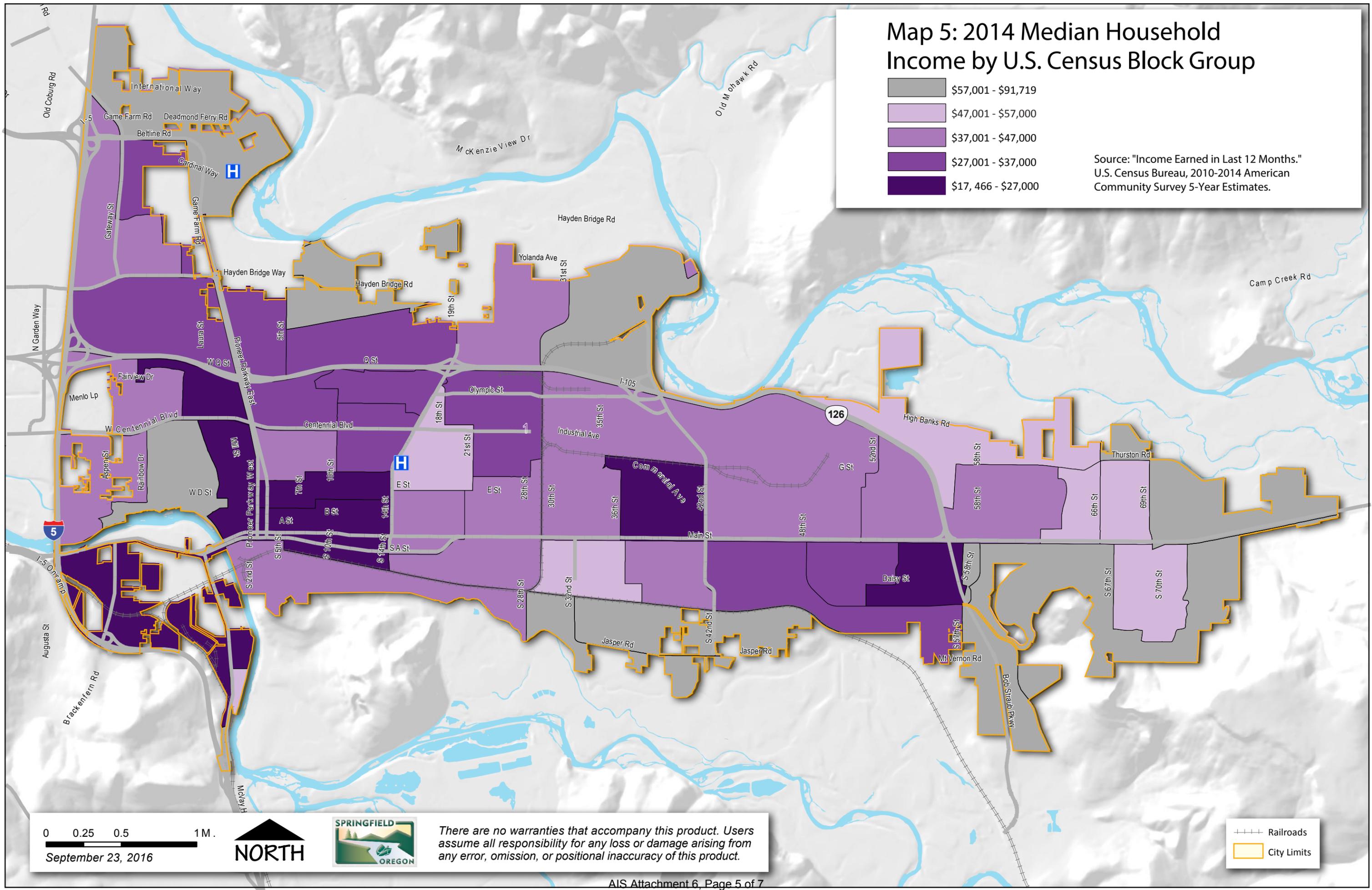
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- Railroad
- City Limits

Map 5: 2014 Median Household Income by U.S. Census Block Group



Source: "Income Earned in Last 12 Months."
U.S. Census Bureau, 2010-2014 American
Community Survey 5-Year Estimates.



September 23, 2016



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Map 6: Income-Qualified Rental Housing

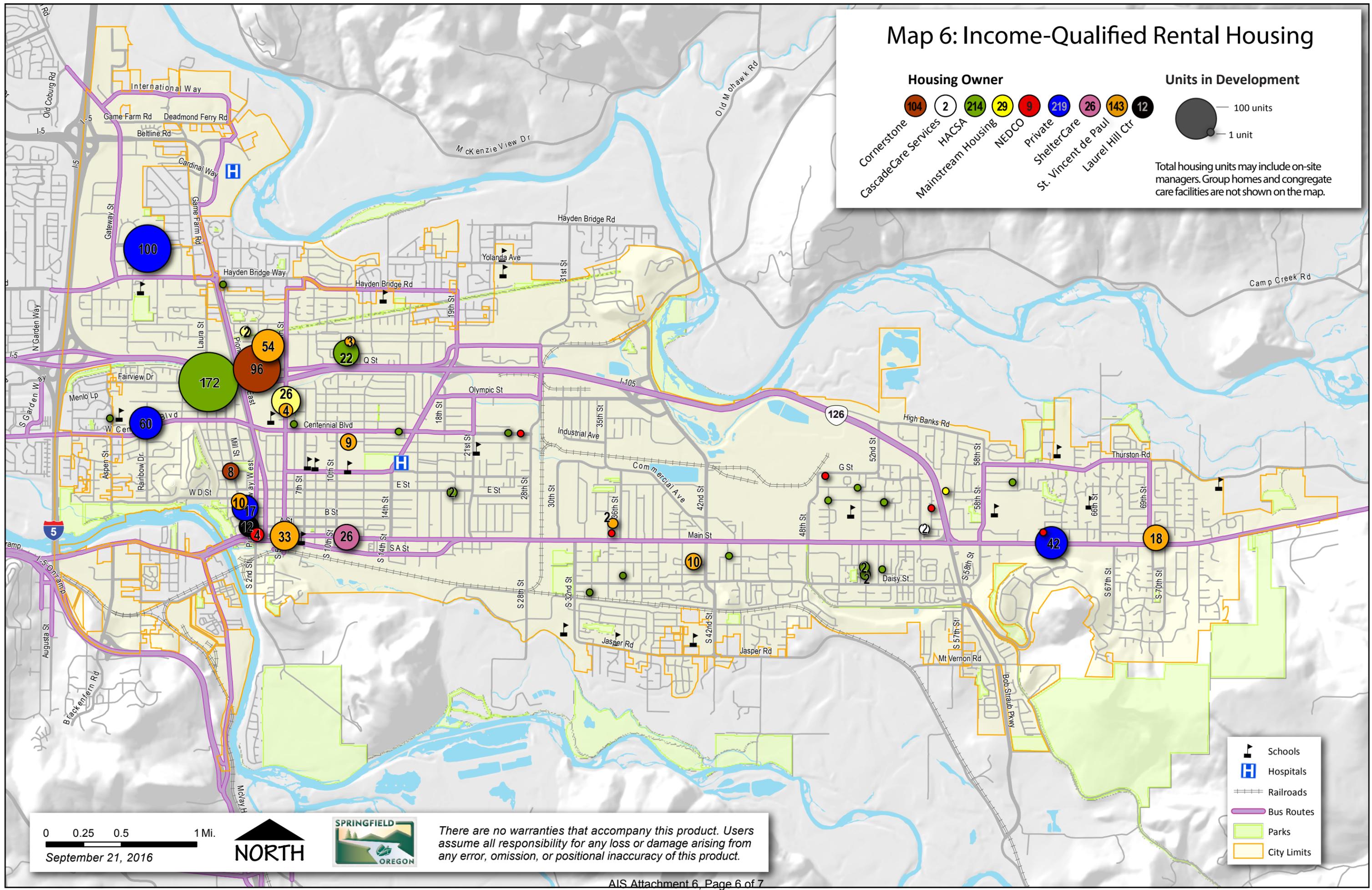
Housing Owner

- Cornerstone (104)
- CascadeCare Services (2)
- HACSA (214)
- Mainstream Housing (29)
- NEDCO (9)
- Private (219)
- ShelterCare (26)
- St. Vincent de Paul (143)
- Laurel Hill Ctr (12)

Units in Development

- 100 units (Large circle)
- 1 unit (Small circle)

Total housing units may include on-site managers. Group homes and congregate care facilities are not shown on the map.



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September 21, 2016



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- Schools
- Hospitals
- Railroads
- Bus Routes
- Parks
- City Limits

Map 7: Houses Purchased With Financial Assistance

**Springfield City
SHOP Program
154 Total Units**



**NEDCO
24 Total Units**



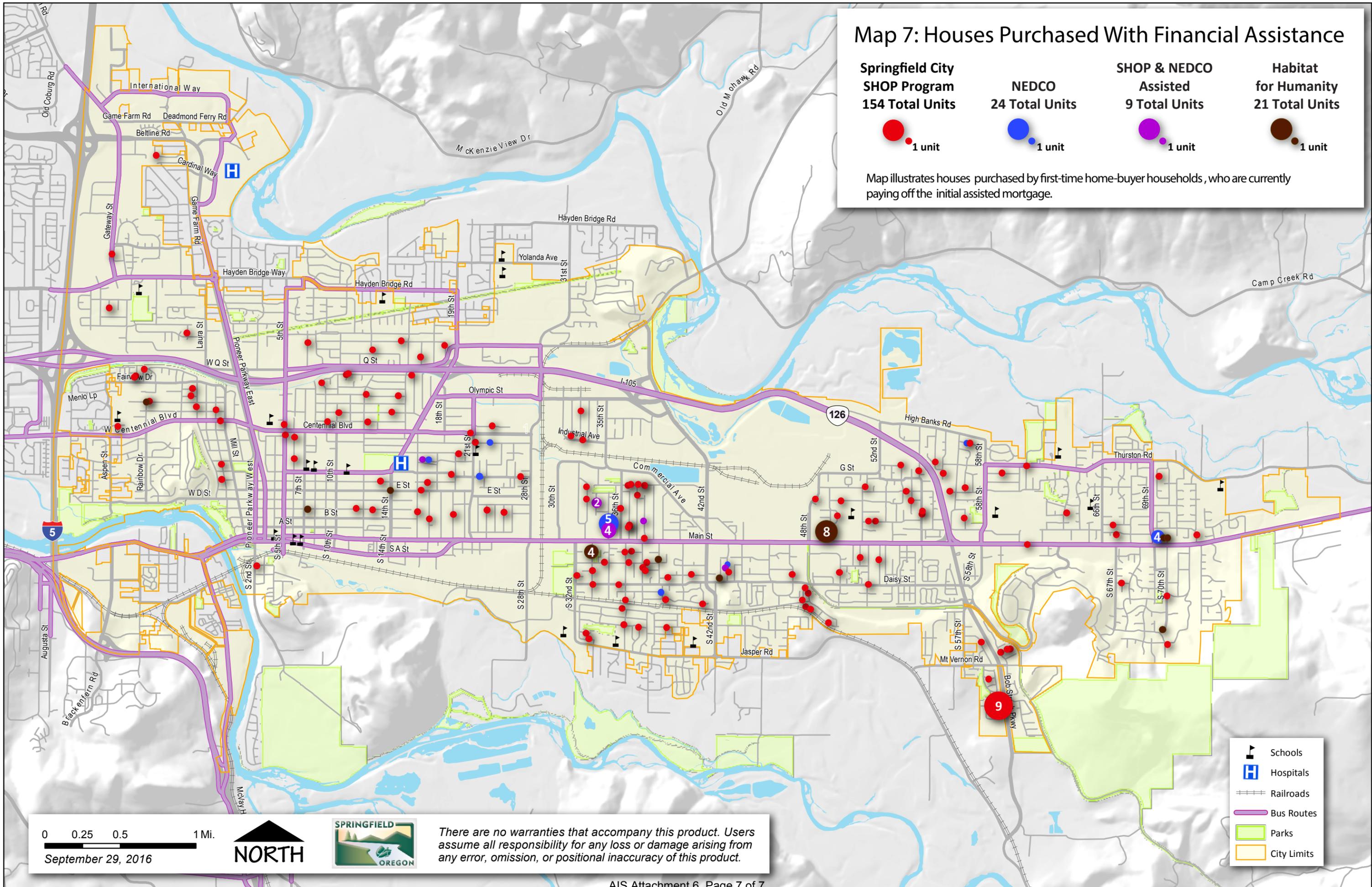
**SHOP & NEDCO
Assisted
9 Total Units**



**Habitat
for Humanity
21 Total Units**



Map illustrates houses purchased by first-time home-buyer households, who are currently paying off the initial assisted mortgage.



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September 29, 2016



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- Schools
- Hospitals
- Railroads
- Bus Routes
- Parks
- City Limits