

Springfield's Housing Strategy

Housing Values

We want Springfield to be a family-friendly community for all people in every phase of life; whether it's just starting out with a new family, or downsizing to a smaller home. We need a diverse housing market that supports employment and families at every phase of life.

Key Findings

- Lack of available housing at all levels including: emergency shelter, transitional housing, income-qualified housing, market rate rentals, space in manufactured home parks, and homes for sale.
 - Rental vacancy rates are low - less than 1%.
 - Housing is expensive. 53% of renters and 36% of homeowners are cost-burdened, which means they are paying more than 30% of their income on housing and basic utilities.

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

Contributing Factors

Increase Affordable Housing in Springfield OR »»»

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

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

In 2016, the Springfield City Council directed staff to evaluate housing needs and to build on strategies to both increase the supply of housing and the accessibility of affordable housing throughout the housing continuum.

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



Human Services Commission

Partnerships

Poverty and Homelessness Board

TEAM Springfield

Community Groups

« Council Strategies to Address Housing Needs »



Expand Overnight Parking Program

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



Contribute to Income-Qualified Housing Development

- Use HOME Investment Partnership Program (HOME) funds for development of housing that is affordable to low-income residents
- Waive development application fees for non-profit housing
- Consider property tax exemptions for multi-unit low-income housing & for new construction of low-income rental housing (Fall 2017)



Encourage Construction of Accessory Dwelling Units (ADUs)

- Temporarily waive System Development Charges (SDCs) (FY17-19)
- Promote awareness & possibilities for ADUs (Summer/Fall 2017)
- Revise development code to make it easier & potentially less expensive for homeowners to add an ADU (photo courtesy: Small Home Oregon)



Secure Property for Targeted Residential Development

- Use Community Development Block Grant (CDBG) funds for acquisition & preparation of properties for new housing units (FY17-18)
- Identify publicly-owned property for residential development



Assist Homeowners with CDBG Funds

- Assist low-income homeowners with repairs & accessibility improvements (Emergency Home Repair Program or EHR)
- Provide down-payment assistance for home ownership (Springfield Home Ownership Program or SHOP)



Promote Housing of Diverse Types

- Consider market rate multi-unit property tax exemption (Fall 2017)
- Update development code (Fall 2017)
- Create materials for code requirements & development review process (not programmed)
- Ensure appropriate zoning for residential land (not programmed)