

Affordable Housing Strategies – Land Acquisition to Increase Supply of Affordable Housing

Affordable Housing Need

Access to safe, decent and affordable housing is a critical factor in creating stability and opportunity for Eugene’s lower-income families and individuals. As documented in the 2015 Eugene-Springfield Consolidated Plan, there are a total of 31,055 low-income renter households and 6,830 low-income owner occupied households in Eugene.

The supply of rental units and homeownership units affordable to low-income households does not meet the demand. As a result, the waiting lists for subsidized affordable housing units with are long. The community also has a significant homeless population. The 2016 Point-in-Time Count identified 1,451 people experiencing homelessness. Of those, 934 individuals were without shelter.

Strategy: Land Acquisition for Affordable Housing Development

More stock of affordable housing is necessary to meet community need. To this end, one of the five year goals of the 2015 Eugene-Springfield Consolidated Plan is to increase the supply of affordable housing through property acquisition for future affordable housing development. Acquiring an appropriate site is a difficult part of the development process. A site must be affordable; zoned properly; the right size; proximate to jobs, schools, transportation options and services; free of environmental contamination; and must access existing infrastructure. Through this strategy, the city creates a steady development pipeline in areas of opportunity across the city. The five year goal is to purchase two sites.

2016 Land Acquisition Activity



The City of Eugene acquired vacant land on River Road using CDBG funds for the future development of 50-60 units of affordable housing. The site will be offered through a future Request for Proposals. In addition to the land, the City will offer housing development funds, systems development charge fee waivers, and a 20-year property tax exemption for low-income rental housing. Construction is expected to begin in 3-5 years.

