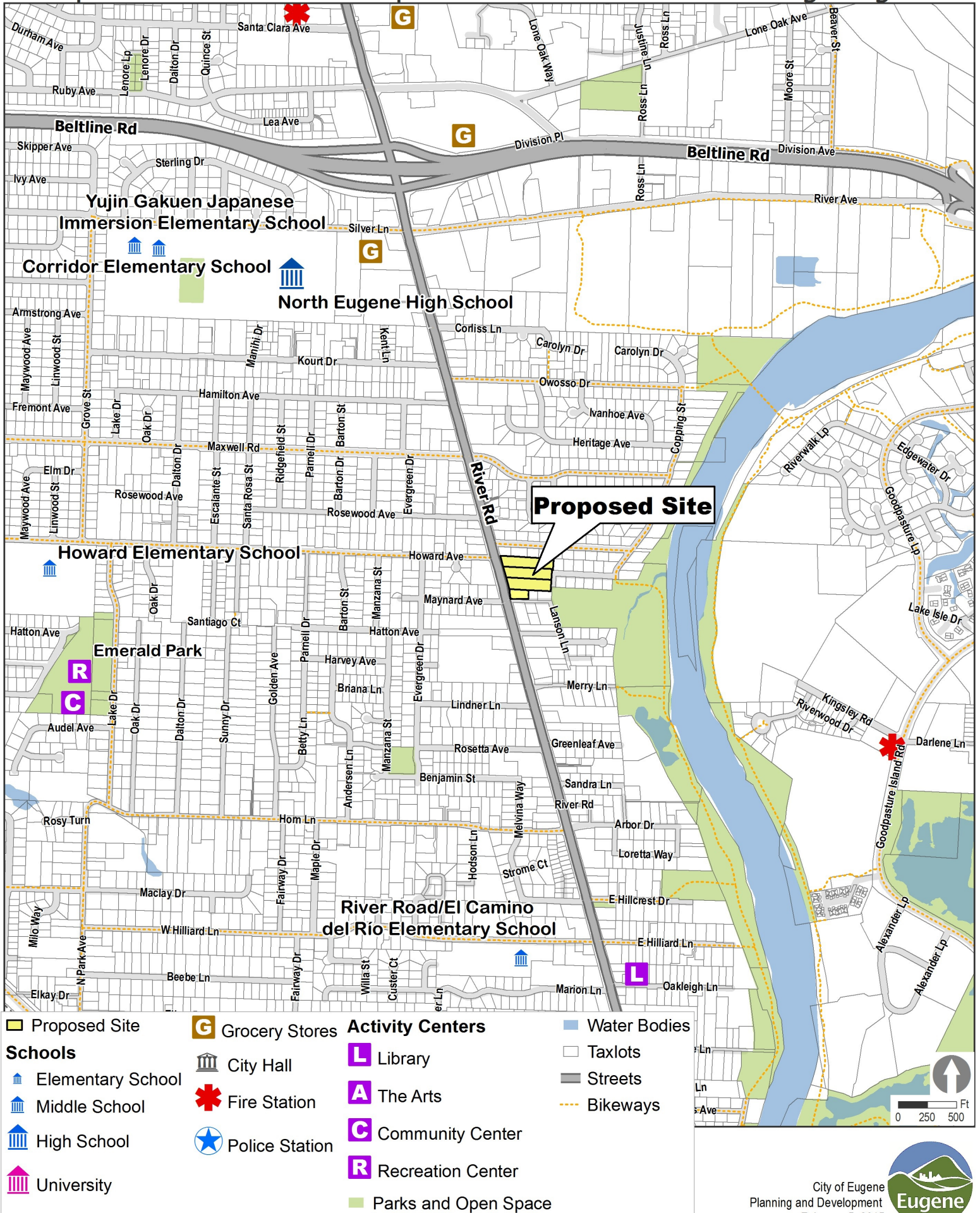




■ Eugene City Limits   ■ Proposed Site Taxlots   □ Taxlots

Aerial Imagery: 2013  
Caution: This map is based on imprecise source data, subject to change, and for general reference only.

# Proposed Site for Land Acquisition for Affordable Housing Program



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## LAND ACQUISITION FOR AFFORDABLE HOUSING PROGRAM



Through the Land Acquisition for Affordable Housing Program, the City of Eugene acquires land suitable for the future development of housing that is affordable to low-income persons. All development begins with a site, yet acquiring appropriate property is a difficult hurdle in the development process. Through the Land Acquisition for Affordable Housing Program, the City has not only created a steady stream of appropriate sites, but also has actively sought to place affordable housing in areas of opportunity throughout the entire community. The Program is a cornerstone of Eugene’s affordable housing program.

Since the purchase of the first site in 1979, nearly **90 acres** have been acquired for affordable housing using a combination of federal and local funds. Thus far, **881 units** of affordable housing units have been developed on Program parcels, and **48 units** are currently under construction. These developments provide homes for very low-income people who earn less than 50 percent of Area Median Income and are intentionally located throughout the entire City. The projects are indistinguishable from market rate developments and are often admired for their high-quality appearance, construction, and management.

### History

In 1967, the City Council adopted the Eugene Community Goals and Policies which recognized a need to increase the supply of housing for low-income families. City Council formed the Joint Housing Committee, composed of two City Councilors and three Planning Commissioners, to identify policies and programs to achieve the housing goal. In 1968, City Council adopted a broad platform through Resolution 1551, which formed an enduring foundation for Eugene’s approach to affordable housing. The resolution included direction to purchase and landbank sites for low-income housing, to support the formation of nonprofit affordable housing developers, and to promote the dispersal of affordable housing throughout the community. The 1974 update to the Housing Dispersal Policy Plan also emphasized the importance of landbanking and recommended “a continued policy of budgeting city funds to be used to assist in land acquisition or development costs in the high priority dispersal areas.” The primary objective of the Housing Dispersal Policy Plan is to avoid concentrations of poverty.

Eugene suffered an economic downturn in the early 1980’s, which resulted in limited development activity. Still, City leaders identified the availability of suitable land as a critical issue for future housing development. Given these concerns, the City of Eugene decided to formally adopt the Landbanking Program for Affordable Housing in 1983 through Resolution 3747. When the economy experienced an upturn, the City was uniquely positioned to offer the parcels that had been “banked” for future development. Initially, sites were available for development on a first-come first-serve basis. The City then moved to a competitive application process as developer capacity increased. The first development on a Landbank site was completed in 1990.

### Site Acquisition

The City aims to continuously identify sites for future development. City staff take the lead in the identification and analysis of potential sites. Potential sites are vetted by the Intergovernmental Housing Policy Board (HPB), which is composed of elected officials and community residents. City Council makes the final decision to purchase specific sites based on the recommendation of the HPB.

The City carefully evaluates all parcels to ensure that they are suitable for housing affordable to low-income persons. Site assessment factors include: 1) location related to, jobs, services, parks, schools, public transportation and other amenities; 2) dispersal of affordable housing; 3) site environmental conditions; 4) cost; 5) allowed density; 6) existing on-site structures and improvements; and 7) existing utility and street infrastructure.

Typical sites accommodate multifamily housing developments with 40 to 80 units. Access to public transportation is a critical selection factor for landbank sites. The City of Eugene is served by an extensive bus system provided by Lane Transit District (LTD), a nationally recognized transit agency. Over 40,000 Lane County residents use the bus system each day. Proactively siting affordable housing close to public transportation has allowed residents of affordable housing to also reduce transportation costs.

Over time, the City has utilized a number of strategies to acquire sites for future affordable housing. Parcels have been purchased from private individuals and corporations as well as institutional owners such as the University of Oregon and the Eugene School District. Several parcels were already owned by the City and transferred to the Landbank at no cost. The City has utilized a variety of sources to purchase sites including local general funds, Community Development Block Grant, and Federal Revenue Sharing. Records show that almost \$5 million has been expended since 1979 to purchase sites.

### **Site Development**

The City offers sites, one at a time, for development by qualified partners through an open Request for Proposals (RFP). Other development subsidies including HOME Investment Partnership Program funds, system development charge grants, and local property tax exemptions are made available through the same RFP. Development proposals are evaluated by City staff, an Evaluation Committee and the HPB based on project feasibility, target population and services, project concept and design, and a cost and benefit analysis. Ultimately, the City Council selects the development proposal deemed to be most appropriate for the site based on the recommendation of the HPB. With land and commitment of local subsidies in hand, developers have successfully leveraged highly competitive state and federal resources.

### **Impact**

To date, affordable housing units have been developed on 23 sites by partners such as St. Vincent de Paul Society of Lane County, Cornerstone Community Housing, and the Housing and Community Services Agency of Lane County. These include 18 multifamily developments with a total of 856 units and 5 single-family homeownership developments with a total of 25 units. One additional multifamily development is in the construction phase with 48 planned rental units.

Developments on these sites have received numerous national and state awards for excellence in design and services and the Program was recognized in 2007 by **Harvard University's Innovations in American Government** program. Surveys of affordable housing residents demonstrate overall satisfaction and many positive benefits. The statement of one resident sums up the many benefits offered through the affordable housing that is developed on Program site:

*For the first time my children and I live in a place that is safe and clean. I can let my kids go outside without constantly worrying. I can afford the rent and for the first time I can try to save some money. I just want to thank you for the difference this has made in our lives. It's huge.*

Lastly, the Land Acquisition Program for Affordable Housing has also supported the formation of a strong local network of affordable housing developers by offering a steady stream of development opportunities. Eugene is currently served by multiple experienced affordable housing developers who work on a citywide basis. Each entity has developed numerous affordable housing developments subsidized in part by the Program and other City resources.

Strategies to Address Priority Needs – Table  
2015 Eugene/Springfield Consolidated Plan

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene/ Springfield HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (Consortium HOME and Community Development Block Grant)	Renters, Home Owners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations	Number of rental units constructed, reconstructed, acquired or preserved	600	50	
			Number of CHDO's Assisted	4		
			Housing for homeless added	20		
			Number of sites acquired		2	1
			Homeowner housing added		10	5
Rehabilitate existing housing stock affordable to low-income persons (Community Development Block Grant)	Renters, Homeless, Special Needs, Low-Income Areas, Home Owners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	5
			Number of home owner units rehabilitated		150	200
Provide down payment assistance for home ownership (Community Development Block Grant)	Home Owners	Assist low-income residents with the first time purchase of a home.	Households assisted with direct assistance to home buyers		10	50
Remove barriers to affordable and supportive housing (Community Development Block Grant)	Renters, Home Owners, Homeless, Low Income Area Non Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		Yes	Yes
			Number of fair housing events		20	5
			Maintain fair housing services		Yes	Yes
			Update Fair Housing Plan		Yes	Yes

## Examples of Developments built on Land Acquisition for Affordable Housing Program Sites in Eugene

	<p><b>Willakenzie Crossing</b> <i>Cornerstone Community Housing 2012</i></p> <ul style="list-style-type: none"> <li>• 56 affordable rental units for persons earning 50% of AMI and below. 16 units set-aside for persons with developmental disabilities (New Construction)</li> <li>• Local contribution: \$185,000 in Eugene SDC waivers, land, \$34,067 in EWEB SDC waivers, Eugene property tax exemption</li> <li>• \$680,000 in HOME funds, landbank site was \$487,500 in CDBG</li> <li>• Leveraged resources: \$6,771,342 in Low-income Housing Tax Credits, \$1.2 million loan from NOAH, and more.</li> <li>• Cost per unit: \$169,619.09</li> </ul>
	<p><b>Stellar Apartments</b> <i>St. Vincent de Paul Society of Lane County 2013</i></p> <ul style="list-style-type: none"> <li>• 54 affordable rental units for families, individuals, veterans, and seniors at or below 50% of median income (New Construction)</li> <li>• Local contribution: City of Eugene provided \$233,144 in SDC waivers, land, property tax exemption, and green building funds</li> <li>• \$860,000 HOME funds, landbank site was \$420,500 in CDBG</li> <li>• Leveraged funds: \$7,378,262 in Low-income Housing Tax Credits, \$178,000 in GHAP, \$1,100,000 private bank loan</li> <li>• Cost per unit: \$189,216</li> </ul>
	<p><b>Bascom Village Phase I</b> <i>St. Vincent de Paul Society of Lane County 2015</i></p> <ul style="list-style-type: none"> <li>• 53 affordable rental units for families, individuals, and seniors at or below 50% of median income (New Construction)</li> <li>• Local contribution: \$297,454 in Eugene SDC waivers, land, property tax exemption</li> <li>• \$410,274 in permanent HOME funds, landbank site was \$580,000 in CDBG, \$750,000 HOME interim construction loan</li> <li>• Leveraged funds: \$8,019,000 in Low-income Housing Tax Credits, \$467,948 in Affordable Housing Program funds, \$800,000 private bank loan</li> <li>• Cost per unit: \$197,303</li> </ul>