Royal Building

Springfield, Oregon

Developer       St. Vincent de Paul Society of Lane County, Inc.
Total Units     33

Description     The Royal Building is a new, five-story, mixed-use building in Springfield, Ore., with 4,400 square feet of ground floor commercial space and 33 residential units on the remaining four floors. It is designed for low-income individuals, couples and small families. Springfield is a blue collar town that has long been struggling to revitalize its downtown core. A transit project and arts center have helped set the revitalization in motion, but the Royal Building is expected to be a catalyst in attracting business and people to the downtown area. The developer, St. Vincent de Paul Society of Lane County, Inc., has long been a proponent of energy efficiency and green building, and the Royal Building will incorporate many environmentally-friendly and energy-efficient features. The project’s location also provides residents access to many amenities.

A Green Advantage   The Royal Building is an adaptive reuse project that will remove blighted buildings and use existing infrastructure. Some of the project’s energy-efficient and green features include:

- Density of approximately 165 units per acre
- No-VOC paints, primers, sealants and adhesives
- Use of composite wood free of added urea formaldehyde
- Formaldehyde-free cabinets and trim
- Use of Carpet and Rug Institute’s Green Label certified carpet
- Insulated cold water pipes
- Plumbing not located in exterior walls
- Avoidance of mold-propagating materials in wet areas
- Highly durable, moisture-resistant materials in tub and shower enclosures
- Surface drainage of water away from windows, walls and foundations
- Low-VOC caulk in all wall, floor and joint penetrations
- Low-flow faucets and showerheads
- Dual flush toilets
- Non-vinyl floor coverings (marmoleum)

Permanent Financing

Low Income Housing Tax Credits issued through Oregon Housing and Community Services syndicated through Enterprise  $4,899,510
Oregon Housing and Community Services Trust Funds  $65,000
Oregon Housing and Community Services Low Income Weatherization Funds  $125,000
City of Springfield HOME  $874,540
City of Springfield CDBG  $186,110
Oregon Department of Energy Business Energy Tax Credits  $51,000
Springfield Utility Board Energy Incentives  $40,000
Enterprise Green Communities Network for Oregon Affordable Housing perm loan with Oregon Affordable Housing Tax Credits  $898,000
Deferred development fee  $368,645
Total  $7,543,805

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Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide $555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

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