

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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A partnership between Enterprise and the Natural Resources Defense Council

- Ground source heating, cooling and water heating system for energy savings
- Energy Star appliances and lighting
- Above code insulation
- EcoSpace elevator (60 percent more efficient)
- Whole building ventilation system

Rent All units are reserved for residents at 42 percent of area median income.

Amenities The building is within two blocks of the new Lane Transit District regional bus station, a public library, and the Senior Community Center. It is also directly across the street from the new Arts Center which offers a community gallery and low-cost art classes. Many retail shops and restaurants are within a half mile of the site, along with City Hall, police and other city services. There are sidewalks on the two accessible sides of the building that connect to surrounding downtown services. The Royal Building community room is used by residents as well as the community at large resulting in integration between the residents and the greater Springfield community.

Resident Services A resident services coordinator is working with residents to create social and educational activities. Since this is a new facility, activities are still under development. The community room has a collection of books for checkout. Social events include holiday potlucks, movie night and game nights. Other activities include on-site tax preparation and 'bread day,' in which food is brought in from a local food bank. Yoga classes are offered twice a week free of charge to residents.

Developers St. Vincent de Paul (SVDP) began developing affordable housing in 1989 and currently owns and manages over 700 units of housing, including single-residence occupancy, multifamily rental housing, transitional housing and affordable first-time homeownership. SVDP's award-winning projects have been recognized for their attractive design and commitment to energy efficiency.

Architects Bergsund Delaney Architecture and Planning considers the integration of sustainable and energy-efficient design strategies to be the cornerstone of its design philosophy and practice. It has been recognized as a leader in the design of multifamily affordable housing since its inception in 1986 and is committed to environmentally sustainable design principles.



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$8 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

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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