

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Multi-Unit Property Tax Exemption (MUPTE) Program

Meeting Date: May 22, 2013
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: A
Staff Contacts: Denny Braud
541-682-5536

ISSUE STATEMENT

On February 27, 2013, the council approved an ordinance suspending the Multi-Unit Property Tax Exemption (MUPTE) program to provide the time needed for the council to conduct a detailed evaluation of the program and determine if modifications should be made. This work session is a continuation of the discussion related to potential modifications to the MUPTE program. (The council has also been polled regarding its interest in using a portion of the time dedicated to this work session to conduct a workshop featuring a panel of MUPTE stakeholders. The results of the council poll were pending when this agenda item summary was published.)

BACKGROUND

At the May 13 work session, staff received feedback from the council on potential modifications to the MUPTE program. At this May 22 work session, staff will be presenting recommendations on MUPTE program modifications for council consideration. Following this work session, a public hearing on the ordinance required to adopt MUPTE program modifications has been tentatively scheduled for June 17. Action on the ordinance adopting MUPTE program modifications is tentatively scheduled for June 24.

The ordinance suspending the MUPTE program expires on June 30, 2013. However, at the May 8 work session, the council provided direction to extend the suspension to July 31 to provide the additional time needed to finalize program modifications. A public hearing and council action on an ordinance extending the suspension are tentatively scheduled on May 28 and May 29 respectively.

RELATED CITY POLICIES

Utilization of the MUPTE program to stimulate new multi-unit housing development addresses many goals for Eugene and downtown, including:

Eugene Downtown Plan

- Stimulate multi-unit housing in the downtown core and on the edges of downtown for a variety of income levels and ownership opportunities.
- Downtown development shall support the urban qualities of density, vitality, livability and diversity to create a downtown, urban environment.
- Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.
- Use downtown development tools and incentives to encourage development that provides character and density downtown.
- Facilitate dense development in the courthouse area and other sites between the core of the downtown and the river.

Envision Eugene Pillars

- Promote compact urban development and efficient transportation options.
 - Integrate new development and redevelopment in the downtown, in key transit corridors and in core commercial areas.
 - Meet the 20-year multi-family housing need within the existing Urban Growth Boundary.
 - Make compact urban development easier in the downtown, on key transit corridors, and in core commercial areas.
- Provide housing affordable to all income levels.

Regional Prosperity Economic Development Plan

- Strategy 5: Identify as a Place to Thrive - Priority Next Step - Urban Vitality
 - As a creative economy is fostered, dynamic urban centers are an important asset. Eugene, Springfield and many of the smaller communities in the region recognize the importance of supporting and enhancing vitality in their city centers. Building downtowns as places to live, work and play will support the retention and expansion of the existing business community and be a significant asset to attract new investment. The Cities of Eugene and Springfield will continue to enhance efforts to promote downtown vitality through development and redevelopment.

City Council Goal of Sustainable Development

- Increased downtown development

COUNCIL OPTIONS

Options for council consideration will be sent via email early next week.

CITY MANAGER'S RECOMMENDATION

The City Manager's recommendation regarding MUPTE program modifications will be sent via email early next week.

SUGGESTED MOTION

The suggested motion regarding MUPTE program modifications will be sent via email early next week.

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Denny Braud

Telephone: 541-682-5536

Staff E-Mail: denny.braud@ci.eugene.or.us