

Multi-Unit Property Tax Exemption (MUPTE)

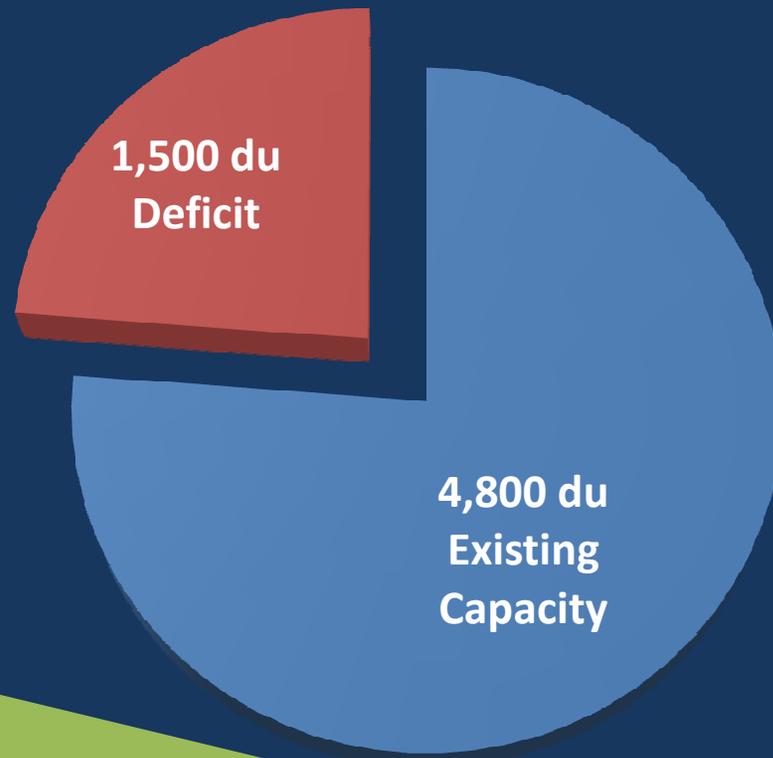


City of Eugene
July 30, 2014



Envision Eugene

Multi-Family Housing Need = 6,300 dwelling units





Today

- Update on Stakeholder Feedback
- Summary of Revised Concept
- Review of Other Criteria Changes
- Criteria Decision Table

Goal – Reach general agreement on concepts to bring back ordinance for public comment



Stakeholder Input

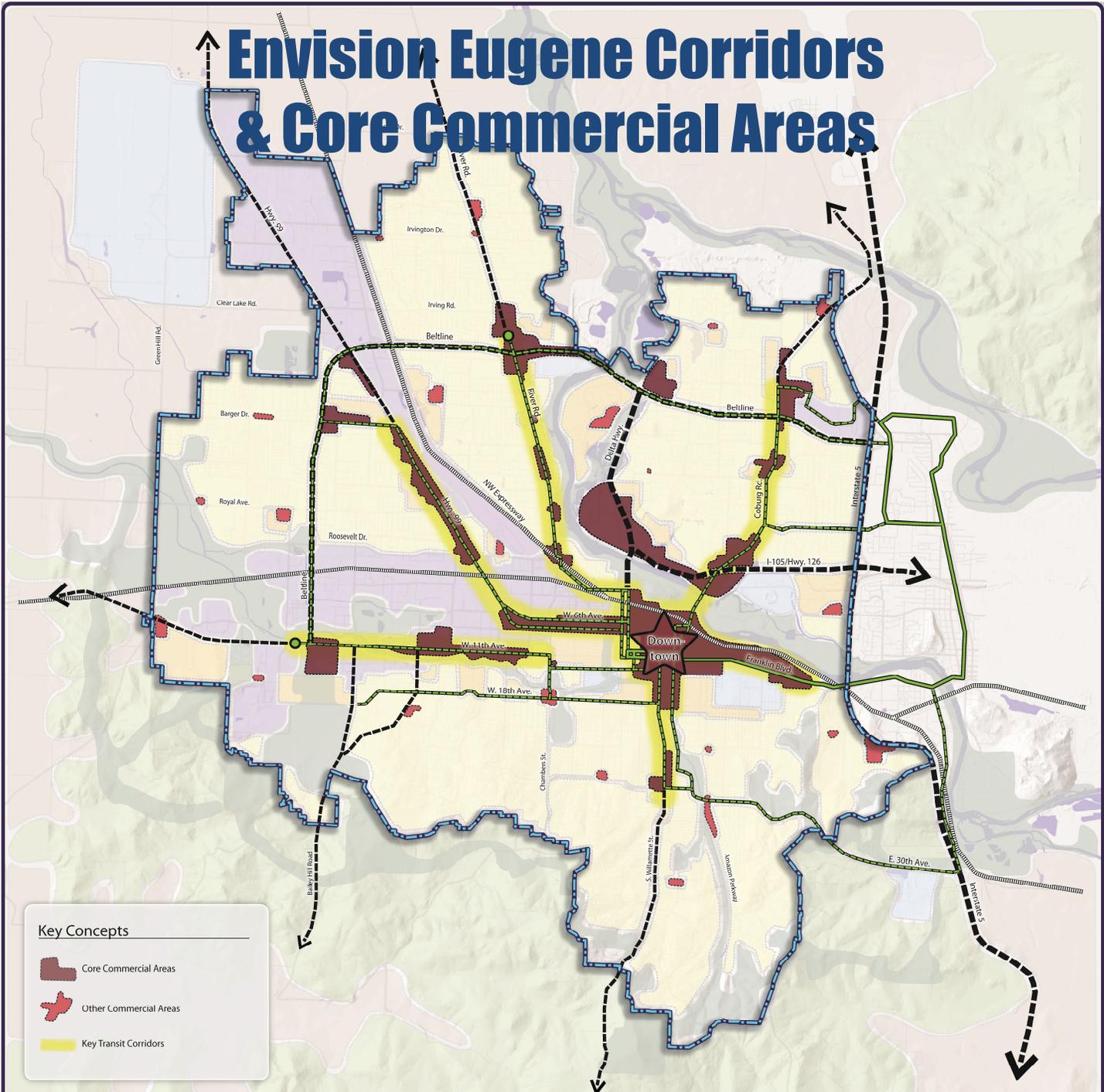
- Envision Eugene Technical Resource Group (TRG)
- Housing Policy Board committee
- Multi-unit housing development stakeholders
- Construction trades
- Human Rights Commission sub-committee
- Green building
- Neighborhood leaders



Neighborhood Input

- Enhanced neighborhood engagement
- Balanced Review Panel
- Area planning
- Opportunity Siting option
- Project impact mitigation

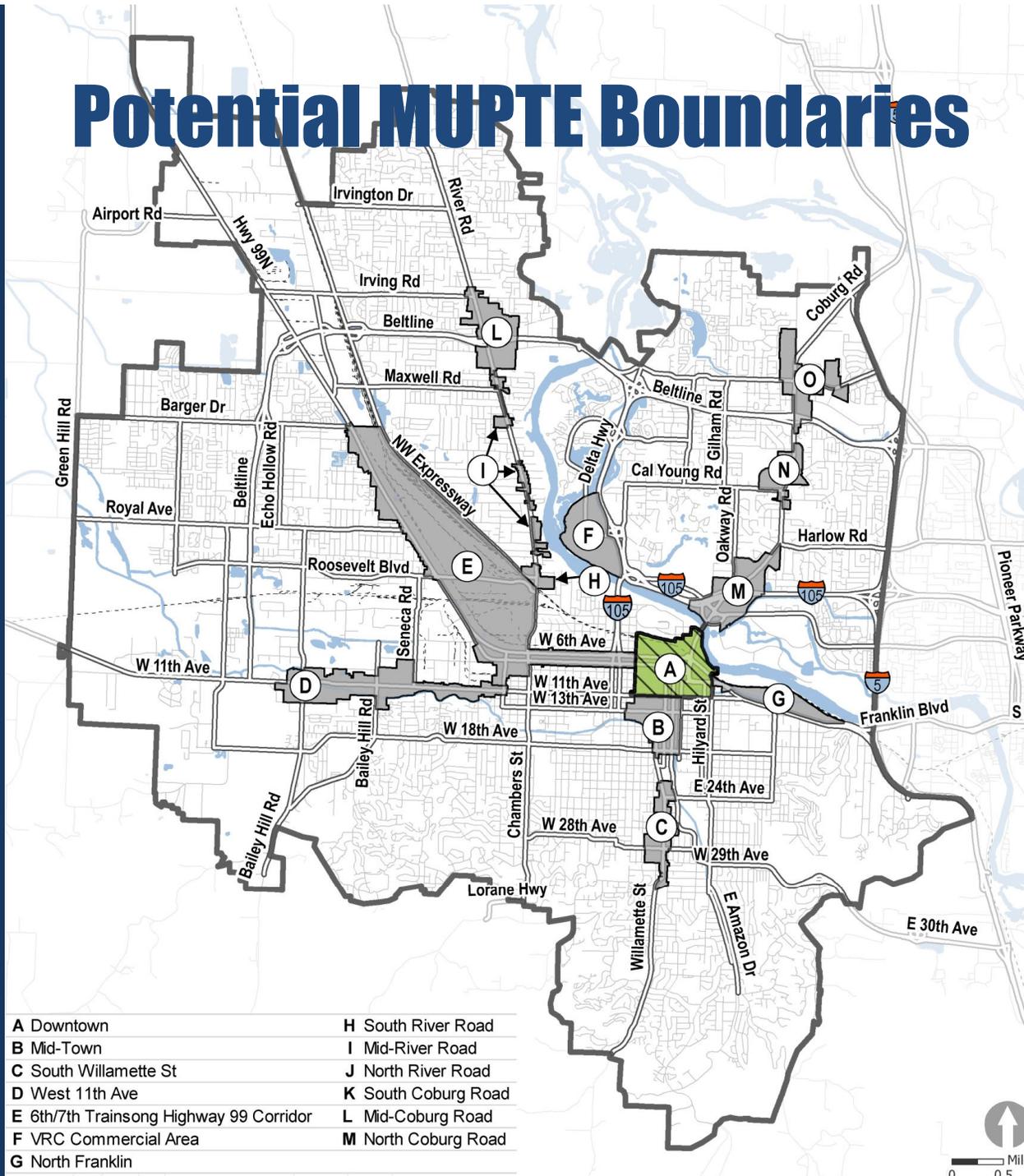
Envision Eugene Corridors & Core Commercial Areas



Key Concepts

- Core Commercial Areas
- Other Commercial Areas
- Key Transit Corridors

Potential MUPTE Boundaries





MUPTE Criteria - Revisions

- Boundary
- Design
- Green Building
- Neighborhood Engagement
- Project Features *(in Additional Public Benefits)*
- Volume Cap
- Review Panel



Recommendation

- Align boundary with Envision Eugene target areas
- Start with Downtown & Opportunity Siting
- Develop planning strategy for non-activated areas:
 - Completion of area plans
 - City-wide code amendments
- Adopt criteria revisions