

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Public Hearing: An Ordinance Amending Ordinance No. 20508 to Extend the Temporary Suspension of Multiple-Unit Property Tax Exemptions Under Sections 2.945 and 2.947 of the Eugene Code, 1971, through February 28, 2015; and Providing for an Immediate Effective Date

Meeting Date: November 17, 2014
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Amanda Nobel
Contact Telephone Number: 541-682-5535

ISSUE STATEMENT

This public hearing is an opportunity to hear from the community about the proposal to extend the suspension of the Multi-Unit Property Tax Exemption (MUPTE) program. The extended suspension to February 28, 2015, would provide additional time for the council to take action to modify the MUPTE program criteria.

BACKGROUND

The MUPTE program is enabled by state legislation and designed to encourage higher density housing and redevelopment in the core area and along transit corridors. The program provides a tax exemption for up to 10 years on qualified, new multi-unit housing investments that occur within a targeted area, meet program requirements, and are reviewed and approved by the council. MUPTE works by lowering the operating cost enough to make a project financially feasible.

On February 27, 2013, the council approved an ordinance suspending the MUPTE program to provide the time needed to conduct a detailed evaluation of the program and determine if modifications should be made. On July 24, 2013, the council approved an ordinance extending the sunset date for the MUPTE program suspension to July 31, 2014, to provide an opportunity to engage stakeholders in the process.

The council provided direction to reach out to the neighborhood organizations for their input on the various program revisions under consideration. Staff met with neighborhood leaders in May and June. Based on the input received, it was evident that more time was needed to work with neighborhood leaders on issues related to MUPTE and Envision Eugene and for them to

work with their memberships. On June 25, the council extended the MUPTE program suspension until November 30, 2014.

On October 15, the council directed the City Manager to schedule a public hearing on the draft program revisions. The public hearing on the program revisions is scheduled for November 17, 2014. Extending the suspension to February 28, 2015, will allow for the council to discuss the public hearing results, provide direction for further revisions, and allow 30 days for the program revision ordinance to take effect.

COUNCIL OPTIONS

No formal action is required at this public hearing. Council action is scheduled for November 19, 2014.

CITY MANAGER'S RECOMMENDATION

This item is scheduled for public hearing only. No recommendation is being made at this time.

SUGGESTED MOTION

No motion is proposed for the public hearing.

ATTACHMENTS

A. Draft Ordinance

FOR MORE INFORMATION

Staff Contact: Amanda Nobel Flannery
Telephone: 541-682-5535
Staff E-Mail: amanda.nobel@ci.eugene.or.us