

Decision Table

REQUIRED PUBLIC BENEFIT	RECOMMENDATION	OPTIONS
<p>1. Eligible Project Type Should projects with “student housing” characteristics be ineligible?</p>	Yes, ineligible	Yes or No
<p>2. Boundary</p> <ul style="list-style-type: none"> - Should the boundary include sections along the six Envision Eugene Corridors and core commercial areas with Downtown activated immediately? <ul style="list-style-type: none"> A. Downtown (current boundary plus one property on 11th & Lincoln that was in the 2004 to 2011 boundary and EWEB property north of 4th Avenue) B. Mid-town C. South Willamette D. West 11th E. 6th/7th Trainsong Highway 99 Corridor F. Valley River Center commercial area G. North Franklin H. South River Road I. Mid-River Road J. North River Road K. South Coburg Road L. Mid-Coburg Road M. North Coburg Road - Should areas outside of downtown only be activated after one of the following two actions occur? <ul style="list-style-type: none"> 1) Area planning that addresses design and transitions such as in the South Willamette Pilot Project 2) City-wide code amendments that address transitions (also requires neighborhood request for activation) - Should individual sites in inactive boundary areas be eligible if brought forward by a partnership of property owner / neighborhood as an “opportunity site”? 	<ul style="list-style-type: none"> - Yes - Yes - Yes 	<ul style="list-style-type: none"> - Yes or No - If No, include which areas A through M? - Yes or No - Yes or No
<p>3. Compact Urban Development Should requirement be:</p> <ul style="list-style-type: none"> A. Same as required by code B. Exceed minimum code for downtown; per area planning or other process for all other areas C. Other 	Yes, B	Pick A, B, or C

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<p>4. Project Design / Compatibility</p> <ul style="list-style-type: none"> - Should there be basic design principles (<i>Community Design Handbook</i>)? - Should site plan and rendering be included with approval resolution? 	<ul style="list-style-type: none"> - Yes, design principles - Yes, include with resolution 	<ul style="list-style-type: none"> - Yes or No - Yes or No
<p>5. Green Building</p> <p>Should requirement be:</p> <ul style="list-style-type: none"> A. LEED v4 Certified B. 10-15% above Oregon Energy Code through specific pathways based on building size selected by applicant C. Other 	<p>Yes, B</p>	<p>Pick A, B, or C</p>
<p>6. Neighborhood Engagement</p> <p>Should contact requirement:</p> <ul style="list-style-type: none"> A. Stay the same B. Expand to specify principal of applicant entity participate in outreach and increase amount of outreach: <ul style="list-style-type: none"> o Pre-mupte application submission, o During design before drawings final, and o Before project submitted for permits C. Other 	<p>Yes, B</p>	<p>Pick A, B, or C</p>
<p>7. Affordable Housing</p> <ul style="list-style-type: none"> - Should a fee be charged to each project that goes to a dedicated affordable housing/emergency shelter fund? - What % of the total MUPTE benefit for the 10-year benefit 5-10%? 	<ul style="list-style-type: none"> - Yes, fee - 10% 	<ul style="list-style-type: none"> - Yes or No - ___% or sliding scale reviewed by Panel
<p>8. Local Economic Impact Plan</p> <ul style="list-style-type: none"> - Should the goal be about % dollar volume of the combined professional services and construction contracts to local firms? - Is 50% minimum ok? - Is local Lane County? - Should the MUPTE requirement for MWBE match what City requires of itself and of contractors it hires? - Awarded projects must follow wage and tax laws? 	<ul style="list-style-type: none"> - Yes, \$ volume of contracts - Yes, 50% - Yes, Lane Co. - Yes, match City's standard - Yes, follow the laws 	<ul style="list-style-type: none"> - Yes or No - ___% - Yes or No - Yes or No - Yes or No

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9. Project Need Should the max cash-on-cash return be 10%?	Yes, 10%	Yes or No, higher/ No, lower

ADDITIONAL PUBLIC BENEFIT CRITERIA	RECOMMENDATION	OPTIONS
Additional Public Benefit Criteria Concept: In the event that a project is not eligible for a 10-year exemption due to Required Public Benefit #9 “Project Need,” do you want to have a way for an applicant to qualify for additional exemption years?	Yes	Yes or No (If no, then voting on items 10 – 12 is not needed.)
10. Documented Local Economic Impact <ul style="list-style-type: none"> - Should demonstration of WMBE effort be included? - Should completing certified payroll be included? 	<ul style="list-style-type: none"> - Yes - Yes 	<ul style="list-style-type: none"> - Yes or No - Yes or No
11. Location Should redevelopment on certain locations or sites (e.g. downtown or brownfield) be considered to provide enhanced public benefit?	Yes	Yes or No
12. Project Features Should project features be included as possible additional public benefit for projects to incorporate? <ul style="list-style-type: none"> a. Payment of an increased affordable housing fee, b. Exceed the Green Building Required Public Benefit, c. Provision of Americans with Disabilities Act (ADA) <i>accessible</i> dwelling units (which is in excess of code required <i>adaptable</i> dwelling units), d. Provision of units available for home ownership, e. Inclusion of open space, community gardens, or gathering space that is accessible to the surrounding community, f. Inclusion of ground floor commercial/retail that addresses a neighborhood need, g. Design excellence and neighborhood compatibility, h. Provision of embedded or structured parking, i. Encourage alternative transportation options, including bus passes, car share, bike share, bus shelter, pedestrian connections, and minimum parking where appropriate, and j. Other features identified by neighborhoods through the engagement process. 	Yes, use those listed	Yes or No

OTHER PROGRAM REQUIREMENTS	RECOMMENDATION	OPTIONS
<p>Financial Reporting</p> <p>Should the project owners submit annual accountant-prepared financial information to evaluate cash-on-cash return?</p>	<p>Yes, collect financial information</p>	<p>Yes or No</p>
<p>Program Volume Cap</p> <ul style="list-style-type: none"> - Should the program have a volume cap that is annual or cumulative? - Cap number of applications, units, dollar volume? What level? 	<ul style="list-style-type: none"> - Cumulative - Units; 1,500 to match Envision Eugene analysis 	<ul style="list-style-type: none"> - Annual or Cumulative - Applications, Units, or Dollar Volume; _____ Amount
<p>MUPTE Review Panel</p> <ul style="list-style-type: none"> - Should a Review Panel replace the current Loan Advisory Committee review to advise the City Manager? - If Additional Public Benefit Criteria was approved above, should the Panel make recommendation related to Additional Public Benefit Criteria, when applicable? - Should the Panel assist with an annual report that also covers the program volume cap? - Should the Panel include members from the following sectors: <ul style="list-style-type: none"> o 4 with technical expertise, such as financial, development, architects / green building, labor / construction o 4 neighborhood leaders <ul style="list-style-type: none"> ~ 2 at-large, standing representatives ~ 2 project specific representatives - Should the Mayor appoint the neighborhood leaders? 	<ul style="list-style-type: none"> - Yes, replace LAC - Yes - Yes, annual report - Yes, that composition - Yes, Mayor appointed 	<ul style="list-style-type: none"> - Yes or No - Yes or No - Yes or No - Yes or No - Yes or No