

MINUTES

Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

July 8, 2015
12:00 p.m.

Councilors Present: George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Greg Evans, Claire Syrett, Chris Pryor

Mayor Piercy opened the July 8, 2015, City Council work session.

A. **WORK SESSION: Multi-Unit Property Tax Exemption (MUPTE) Program Revisions**

MOTION (including friendly amendments): Councilor Brown, seconded by Councilor Taylor, moved to direct the City Manager to revise the MUPTE ordinance so that before any area, other than within the Downtown Plan, east of Charnelton Street, becomes eligible for MUPTE projects, the City Council must have adopted amendment(s) to the MUPTE program requiring that a percentage of the units in an approved MUPTE project must be workforce housing or that the developer must make commensurate "in-lieu of" payments to the City that are based on workforce housing rental rates, and that any such payments will be dedicated to a workforce housing fund. The council may expand the boundaries covered by sections 2.945 through 2.947 of this code to include one or more of the areas listed in this subsection (b) by adopting or amending, and having the Oregon Department of Land Conservation and Development acknowledge, refinement plan policies that specifically provide for multiple-family and mixed use projects within that area. The areas that the council may approve pursuant to this subsection are: Mid-town; South Willamette; West 11th; 6th/7th Trainsong Highway 99 Corridor; Valley River Center commercial area; North Franklin; South River Road; Mid-River Road; North River Road; South Coburg Road; Mid-Coburg Road; and North Coburg Road. Review Panel Technical Professionals should be six professionals, including a human rights professional and splitting the environmental/public health professional group into two separate representatives.

MOTION TO AMEND: Councilor Clark, seconded by Councilor Poling, moved to amend by adding the words "in lieu of the workforce housing requirement east of Charnelton, the owner shall pay to the city 10% of the total property tax exemption and that any such payments will be dedicated to a workforce housing fund."

MOTION AND VOTE: Councilor Clark, seconded by Councilor Evans, moved to extend the meeting 10 minutes. **PASSED 8:0**

VOTE ON MOTION TO AMEND: PASSED 6:2, Councilors Taylor and Pryor opposed.

MOTION TO AMEND AND VOTE: Councilor Brown, seconded by Councilor Zelenka, moved to amend the fee from 10 percent to 15percent. **FAILED 3:5**, Councilors Brown, Taylor and Zelenka in favor.

VOTE ON MAIN MOTION AS AMENDED: PASSED 7:1, Councilor Pryor opposed.

MOTION AND VOTE: Councilor Zelenka, seconded by Councilor Syrett, moved to adjust the affordable housing fee amount to equal to 10 percent for projects with a capital cost less than \$15 million, and 15 percent for projects with a capital cost \$15 million or more.

FAILED 4:5, Councilors Brown, Taylor, Zelenka and Syrett in favor. Mayor broke the tie in opposition.

The meeting adjourned at 1:45 p.m.

Respectfully submitted,



Chuck Crockett
Deputy City Recorder