Eugene Community Development

ATTACHMENT A

Memorandum

Date: April 14, 2014

To: Mayor & City Council

From: Denny Braud, Division Manager AIC

Subject: Revised Draft Criteria Cover Memo

Below is a summary of the differences between the November 18, 2013 draft and the revised draft (April 14, 2014) all based on stakeholder feedback and additional staff research as further described in the Agenda Item Summary. The revised draft immediately follows the summary.

MINIMUM THRESHOLD CRITERIA – All MUPTE projects must meet the MTC.

1. **Eligible Project Types** *(no material change)*
2. **Boundary**
    - Added West 11th area per November 18, 2013 work session.
3. **Density**
    - Added specificity in alignment with having MUPTE projects contributing density in excess of code minimums.
4. **Project Design**
    - Added City Manager's role in post-approval process.
5. **Green Building**
    - Added specificity necessary for LEED's implementation of v4.
    - Replaced LEED requirement in boundary areas C & D (6th/7th Trainsong Highway 99 Corridor and West 11th) with the less costly and more flexible requirement to provide additional project features from the list in section 12.
    - Added ability for applicant to make hardship case and request consideration of alternative features to LEED.
6. **Neighborhood Contact** *(no change)*
7. **Affordable Housing**
    - Refined requirement to be payment of fee (rather than provision of units) because:
        - Paying the fee is more efficient for all parties. For-profit developers do not have experience in collecting income documentation. Record keeping, reporting, and monitoring are costly for owners and City staff.
        - Provision of units would provide a shorter period of benefit when compared to the benefit periods attained through City affordable housing work. In addition, there could be difficult displacement issues when the period of affordability ends and the owner raises the rents;

        - Mixed-income projects are highly unlikely (based on the program history from 1989 – 2004, when the City last required an affordable housing component);
        - Eliminates the need to reach agreement on the level of affordability for the units (percentage Area Median Income), which would be difficult; and
        - Funds collected through fee will leverage other funds in projects.
    - Fee to be based on value of tax exemption and to be 5-10% of the total exemption paid in years three through seven or upfront with a discount.
    - Waived fee for projects in boundary areas C & D (6th/7th Trainsong Highway 99 Corridor and West 11th) as an additional incentive for multi-unit housing.

8. **Local Economic Impact Plan** *(formerly "Local Hiring Goals")*
    - Clarified City's purpose for requiring applicant to have the plan.
    - Defined local as Lane County.
    - Refined requirement to be a percentage of the dollar volume of the combined professional services and construction contracts (rather than of the residency of the on-site construction jobs) because local firms hire local workers as normal course of business and tracking the many workers per project would be extensive.
    - Targeted minimum of 50%.
    - Added specificity to Minority and Women Business Enterprises in alignment with City's internal practices.
    - Added due diligence and documentation steps to support compliance with licensing, tax, and labor laws.
    - Added promotion of City's existing Rights Assistance Program.

9. **Project Need** *(no change)*

<u>ADDITIONAL PUBLIC BENEFIT CRITERIA</u> – In the event that a project is not eligible for a 10-year exemption (due to MTC #9 "Project Need"), the Additional Public Benefit Criteria shall be used to determine eligibility for qualifying for an exemption up to, but no longer than, 10 years. The MUPTE Review Panel would consider the proposed Additional Public Benefit Criteria features and make a recommendation to the City Manager. The Additional Public Benefit Criteria would not be scored with the intent of providing a flexible menu of options to maximize public benefit based on individual location and neighborhood factors.

10. **Documented Local Economic Impact** *(formerly "Local Hiring")*
    - Refined to align with revised details of MTC #8 (Local Economic Impact Plan).
    - Added commits to completing certified payroll.

11. **Location** *(no change)*

12. **Project Features**
    - Refined to align with revised details of MTC #7 (Affordable Housing).
    - Added specific percentage above Oregon Energy Code needed (15%).
    - Added pedestrian connections to item "I" as method for encouraging alternative transportation options.

OTHER PROGRAM REQUIREMENTS

13. **MUPTE Review Panel**
    - Added review of program volume cap to the annual report.
    - Added confidentiality language.
14. **Financial Reporting**
    - Moved from MTC section because it is an ongoing monitoring/compliance item and not an application review item.
    - Added specificity to the financial information required.
    - Added confidentiality language.
15. **Program Volume Cap**
    - Added annual review as part of the MUPTE Review Panel's annual report.

Revised MUPTE Criteria

MINIMUM THRESHOLD CRITERIA
To be considered for MUPTE approval, projects must meet the following minimum threshold criteria (MTC).

1. Eligible Project Types
   Multi-unit housing projects (excluding "student housing") that are newly constructed, additions to existing multi-unit housing, or structures converted in whole or in part from other use to dwelling units. The commercial portion of a project is eligible for an exemption if deemed a public benefit by council.

   "Student housing" is housing specifically built for living space for undergraduate and graduate students where the leasing unit is by room or bed (not an entire residential unit), and unit configurations take the form of several bedrooms with individual bathrooms and sparse common space. Project amenities and location are selected to appeal only to students and offer limited viability as potential housing for the general population, particularly families.

2. Boundary
   A MUPTE boundary to include five areas:

   A. Mid-town,
   B. South Willamette,
   C. $6^{th}/7^{th}$ Trainsong Highway 99 Corridor,
   D. West 11^{th}, and
   E. Downtown (current boundary plus one property on 11^{th} & Lincoln that was in the 2004 – 2011 boundary and EWEB property north of 4^{th} Avenue).

3. Density
   - Residential zones: 175% of minimum density for the zone with five units minimum
   - Form-based zones with height limit of three or four stories: 30 units per acre with five units minimum
   - Mixed-use development: five units minimum [1]
   - All other areas, including residential-only development in commercial or mixed use zones: 50 units/acre with five units minimum

   Projects on R1 property do not qualify for MUPTE as the R1 zone prohibits multi-unit projects.

4. Project Design
   Application must include a detailed description of the proposed project and graphic information including site plans and elevations containing sufficient detail to demonstrate that the project addresses a set of basic design principals in the context of the project location. Design Principles include the scale, form, and quality of the building; the mix of project elements; and the relationship to the street and surrounding uses; as part of the standards and guidelines, the City Manager may provide further clarification of these design principles. As a

[1] Mixed-Use Development incorporates both commercial and residential use in the same building.

condition of MUPTE approval, the project will be required to adhere to the project design elements that were reviewed at the time of Council approval, unless the City Manager determines in writing that proposed deviations from the approved design provide the same or greater degree of adherence to the Design Principals.

5. Green Building
The project must be built to meet a minimum green building standard of Leadership in Energy and Environmental Design (LEED) *2009 Silver or LEED v4 Certified*. This requirement does not apply in boundary area C (6th/7th Trainsong Highway 99 Corridor) and area D (West 11th). However, projects within those areas must provide additional project features from the list in section #12 below. In demonstrated cases of hardship (e.g. brownfield redevelopment or market challenges), applicants can request consideration of alternatives:
   - Energy efficiency features such as NW Energy Star or modeled energy performance at 10% above Oregon Entergy Code, or
   - Additional project features from the list in Section #12 below.

6. Neighborhood Contact
Although neighborhood association support is not required for MUPTE approval, the applicant must make an effort to contact the appropriate neighborhood association to share project information and seek input. Evidence of such effort must be included in the application and shall include a copy of the comments received from the neighborhood association or documentation of the applicant's attempt to solicit comments.

7. Affordable Housing
For rental projects, each owner will pay a fee to be dedicated to affordable housing/emergency shelter. The fee will be 5-10% of the total MUPTE benefit for the 10 year benefit. The owner can choose to pay the fee annually during years three through ten (to accommodate the project stabilization period each project experiences) or upfront with a discount. The fee is not paid in boundary area C (6th/7th Trainsong Highway 99 Corridor) and area D (West 11th) as an additional incentive for multi-unit housing.

8. Local Economic Impact Plan
To ensure that a substantial portion of the local tax benefit yields a benefit to the local community, applicants must provide a plan to meet the following goal:
   - Provide for more than 50% of the dollar volume of the combined professional services and construction contracts include local firms. A local firm is one based in Lane County. Trades not available locally will be identified and exempted when appropriate.

   Additionally, the applicant must ensure that qualified Minority and Women Business Enterprises (MWBE) have an equitable opportunity to compete for contracts and subcontracts. The City supports the utilization of Minority, Women, Emerging Small Businesses, local businesses, Disadvantaged Business Enterprises and Qualified Rehabilitation Facilities at both a prime and subcontracting level.[2]

[2] Admin Order No. 44-08-06-F, Exhibit A, Article 6, section 6.2.4

The City encourages approved applicants to use the following practices to promote open competitive opportunities for MWBE businesses:

- Access lists of certified minority, women, emerging small business or disadvantaged business enterprises from the Oregon State Office of Minority, Women and Emerging Small Business (OMWESB) by visiting their website at: http://www4.cbs.state.or.us/ex/dir/omwesb/
- Visit the Oregon State Qualified Rehabilitation Facilities Program website at http://dasapp.oregon.gov/qrf/index.aspx to search for Qualified Rehabilitation Facilities from whom to procure products or services.
- Advertise in general circulation, trade association, and minority focused media about prime and subcontracting opportunities.

Awarded MUPTE projects must follow wage and tax laws.

- As a condition of receiving MUPTE, the owner must ensure or exercise due diligence in ensuring that all the contractors performing work are licensed and in compliance with Oregon Revised Statutes Chapter 701 (Construction Contractors and Contracts). The owner must compile a list of all contractors performing work on the project before the contractor performs any work on the project. The owner must confirm the proper licensing, insurance, bonding and workers comp coverage for each contractor.
- The contractor must provide an affidavit to the owner that the contractor, owner or responsible managing individual of the contractor does not have any unpaid judgments for construction debt, including unpaid wages. The contractor affidavit should also attest that the contractor is in compliance with Oregon tax laws described in ORS 305.620 (local taxes) and ORS Chapters 316, 317, and 318 (state income taxes).

The City's existing Rights Assistance Program is an available resource for the community at large and MUPTE project related parties. Awarded MUPTE projects must post information on the Rights Assistance Program in English and Spanish.

9. Project Need

Analysis of the project pro forma must establish that the project would not be built but for the benefit of the tax exemption. The applicant must submit documentation, including a pro forma and an analysis of the projected rate of return (as measured by the Cash on Cash return) for the proposed project demonstrating that the anticipated overall rate of return for the project (with MUPTE) for the maximum period of exemption (10 years) will not exceed 10 percent. The pro forma and assumptions will be analyzed by the MUPTE review panel.

If the projected overall rate of return for the maximum exemption period is:

- Less than 10 percent and the MTC is met, then the project would be eligible to receive the maximum 10-year exemption.
- Greater than 10 percent, then:
    - The term of the exemption will be decreased by the number of years necessary to bring the rate of return down to 10 percent, or
    - The applicant can propose adding project elements from the Additional Public Benefit Criteria to increase the term of the exemption up to10 years. The MUPTE Review Panel

would consider any proposed Additional Public Benefit Criteria features and make a recommendation to the City Manager.

ADDITIONAL PUBLIC BENEFIT CRITERIA

In the event that a project is not eligible for a 10-year exemption (see MTC #9 "Project Need" above), the Additional Public Benefit Criteria shall be used to determine eligibility for qualifying for an exemption up to, but no longer than, 10 years. The MUPTE Review Panel would consider any proposed Additional Public Benefit Criteria features and make a recommendation to the City Manager. The Additional Public Benefit Criteria would not be scored with the intent of providing a flexible menu of options to maximize public benefit based on individual location and neighborhood factors.

10. Documented Local Economic Impact
    The extent to which the project meets the goal established in the Local Economic Impact Plan (MTC #8 above), demonstrates solicitation of bids from WMBE, and commits to completing certified payroll.

11. Location
    Projects located within the Downtown Plan Area or within a HUD Low-Mod Income Area, on a brownfield site, or projects that include the redevelopment of a valuable historic resource.

12. Project Features
    The extent to which the project incorporates the following features:
    A. Payment of an increased affordable housing fee,
    B. Exceed the Oregon Energy Efficiency Specialty Code by 15% or more,
    C. Provision of Americans with Disabilities Act (ADA) accessible dwelling units,
    D. Provision of dwelling 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, and
    I. Encourage alternative transportation options, including bus passes, car share, bike share, bus shelter, pedestrian connections, and minimum parking where appropriate.

OTHER PROGRAM REQUIREMENTS

MUPTE Review Panel

A newly formed MUPTE review panel appointed by the City Manager to provide a third-party review of the MUPTE program including:

- Review of project applications, with emphasis on analyzing the project's financial projections.
- Review applicant's conformance with the MTC and any proposed Additional Public Benefit Criteria and make recommendations regarding approval/denial of the tax exemption to the City Manager.

- Assist the City Manager in preparing an Annual Report on the MUPTE program that will also cover the program volume cap.

Review Panel members would sign a confidentiality agreement.

Financial Reporting

During the exemption period, the project's owner must submit annual accountant-prepared financial information (audited financial statements, tax returns, and 10-year operating cash flow with to-date rate of return) to evaluate a to-date cash-on-cash rate of return for the project. The financial information will be used by the City Manager to analyze the overall effectiveness of the MUPTE program and may be used in the aggregate as part of the Annual Report. Information submitted by owners would be kept confidential to the extent state public records law allows.

Program Volume Cap

The MUPTE program goal is to assist in the creation of 1,600 new, multi-family housing units after adoption of the 2014 ordinance. The MUPTE Review Panel will review the cap as part of the Annual Report. At such time that the MUPTE-assisted number of dwelling units constructed reaches the cap, council shall conduct a comprehensive review to determine if continuation of the program is desired.

ATTACHMENT B

Housing Policy Board Committee – Eugene MUPTE Program
January 9, 2014 from 10:30 – 12:00
Downtown Library – 100 W. 10th Ave., Singer Room

ACTION SUMMARY

Committee members present: Norton Cabell, Morgan Greenwood, Councilor Chris Pryor, Virginia Thompson, John Vanlandingham, Jacob Fox (HACSA), Kristen Karle (SVDP), Richard Herman (Metro), and Susan Ban (Shelter Care)

Staff present: Denny Braud, Stephanie Jennings, and Amanda Nobel Flannery

10:35 Denny convened the meeting.

1. Committee members discussed the four areas highlighted in the briefing memo and, ultimately, recommended that:

    - The program to require each owner to pay a fee to be dedicated to affordable housing/emergency shelter. The fee is preferred over the provision of affordable units within MUPTE projects because:
        - Paying the fee is more efficient for all parties. For-profit developers do not have experience in collecting income documentation. Record keeping, reporting, and monitoring are costly for owners and City staff. Jacob described his experience overseeing City of Portland's Multiple-Unit Limited Tax Exemption (MULTE) program where the underwriter and application processor each would spend 60 hours followed by 15 hours of Jacob's time per application;
        - Mixed-income projects are highly unlikely (based on the program history from 1989 – 2004, when the City last required an affordable housing component);
        - Provision of units would provide a shorter period of benefit when compared to the benefit periods attained through City affordable housing work. In addition, there could be difficult displacement issues when the period of affordability ends and the owner raises the rents;
        - Eliminates the need to reach agreement on the level of affordability for the units (percentage Area Median Income), which would be difficult; and
        - Funds collected through fee will leverage other funds in projects.
    - The owner can choose to pay the fee annually during years three through ten or upfront with a discount. Something like 10% of the exemption would be a reasonable fee. The fee the City charged from 1989-2004 was collected annually during years three through ten to accommodate the project stabilization period each project experiences, which seems like good practice still, and
    - The fee could be waived at Council discretion in existing low-income areas (to be defined by specific metrics) due to both the economic feasibility implications and the Housing Dispersal Policy, in that any new housing there could be viewed as a public benefit. The metrics could include a certain percentage poverty and quality of sidewalks.

2. Additional feedback included:
    a. LEED – is certification necessary or will building the project to the LEED standard be sufficient? The certification adds cost in hiring the third party and in architect expenses.
    b. Adding rental units to the market helps overall affordability through increasing supply and relieving pressure on rents from the low vacancy rate. The rental market is growing as people have left homeownership and with growing senior population. The primary goal to create more rental units is a community benefit.
    c. Project Feature: Community Space – In the November 18 Council draft, community space is a project feature within the Additional Public Benefit Criteria. Is community the people living in the development or is it the surrounding area? Providing space for the surrounding community would be challenging. Either way, the wording should be changed for clarity.

3. Committee members requested staff send them a copy of the February 10 City Council work session Agenda Item Summary.

ATTACHMENT C

Developer Stakeholder Group – MUPTE Program

January 16, 2014 from 3:00 – 5:00

Atrium Building – 99 W. 10th Ave., Sloat Room

ACTION SUMMARY

Group Members Present: Bill Morris (Home Federal Bank), Corey Dingman (appraiser; Duncan & Brown Real Estate Analysts), Dan Neal (developer), Rob Bennett (developer), and Jean Tate (developer)

Group Members Invited but Unable to Attend: Hugh Prichard, Mark Miksis, Greg Brokaw

Staff present: Denny Braud, Amanda Nobel Flannery, and Robin Hostick

Group members discussed the seven areas highlighted in the briefing memo. Generalized conclusions include:

- Project Need: 10% overall cash on cash threshold seems reasonable.
- Panel: Should include an experienced developer and an architect.
- Density: Promote density within reason. OK with 175% over minimum and the other parts presented. It is possible to do 35 units per acre with 3-stories.
- Affordable Housing: Fee (instead of units) paid annually (but not during the first 3 years) or paid upfront at owner's choice; western areas exempted based on metrics.
- Green Building: Do math to determine financial impact of LEED v4 on a project. Western areas exempted based on metrics.
- Financial Reporting: Yes, fine.
- Project Design: ok.
- Local Hiring: percentage contract (instead of on-site jobs) because local firms hire local workers as a regular course of business. 50% reasonable with process for exempting trades not available locally.
- Program Volume Cap: Include it with the annual review that the panel does to monitor closely.

PROJECT NEED

- Capping the return but not capping the downside; chips away the value of the exemption.
- 5% vacancy on campus; 8k units. 1,600 next year; 3k year after. Citywide vacancy would guess that it's under 5%. 2-3% overall vacancy a few years back.
- Property tax is 8-12% of gross income.
- Apartments not feasible now except Coburg Road and suburbs. Suburbs projects are not always high quality. Example of good quality suburb project discussed: $1,450/month for 2-bedroom, feasible because property was owned for many years prior to development.

GREEN BUILDING

- LEED 2009 adds about 5% to the cost of the project but it depends upon the scale of the project. The larger the project the smaller the percentage addition. LEED requirement makes it tougher for small developers.

- Oregon Energy Code is also changing. LEED 2009 for Mid-Rise requires energy features to be a certain percentage above state energy code.
- LEED as a MUPTE public benefit is an important part of the MUPTE application. Several projects wouldn't have done LEED without the MUPTE. They would have done Earth Advantage on non-MUPTE projects with EWEB's help.
- Western boundary areas (West 11th & Trainsong) should not have to do LEED.
- A cost estimate is important to understand LEED v4. Measure the difference in cost between meeting code and meeting the MUPTE criteria requirement. Determine cost to build to code vs. LEED compared to MUPTE. When the Tate was built, they priced out the extras and got to over $300/sqft, which was too much.
- Support for a project being able to increase the number of years by doing more.
- Due to LEED v4 being new, make LEED an option (additional public benefit) and not a requirement (minimum threshold criteria).
- Non-LEED materials choices also add cost (e.g. granite countertops). Different selection of materials is different for different target markets/areas. Greenfield development is feasible in Portland, which could explain their requiring LEED.

DENSITY
- Podium and parking underneath and afford an elevator MUPTE can make a difference. Big difference in cost when you get up in height. You can get 50 units/acre within that height limit.
- Be careful with formulas.

PROJECT DESIGN
- Reasonable and ok to be subjective. Willing to do it.
- So squishy. If you want pictures submitted to be what's built, put rendering in the resolution. The word "legacy" is worrisome. How many buildings can be that?
- It will be broad. Worry about change orders during process. Need some flexibility.

AFFORDABLE HOUSING
- 100% AMI for provided units is the appropriate level but should not be required. Make affordable housing part (fee or units) additional public benefit and not a minimum threshold criteria. Rental housing program fee structure works well at $10/unit. Section 8 vouchers 5% of units available.
- Asking for money back is a hard case to make. I believe in landbanking. Section 8 idea wouldn't work because management and reporting requirements are different.
- Not upfront so it's easiest and not during first years because that's when the project struggles the most. Give the owner the choice of paying annually or upfront.
- Annual payment comes with an added cost to administer.
- Do the math and calculate the area median income vs. market rent and make the fee equal the difference. This also chips away at the value of the exemption; big deterrent to make the tool work.

LOCAL HIRING
- 50% contracts local rather than on-site labor.
- Developers in the room always used local people. Ability to get exemption if trade not available (or not enough available) locally. Benchmark of 5 years and earn from there.
- Not enough local sheet rockers for the Tate.
- Cost implications. Project needs to be able to do what is cheapest. 50% of bids local as long as competitive.
- Give as much priority as possible to as local as possible. Plumbing and electrical hugely important for multi-family development.
- MUPTE alone is not enough of a tool to compensate for market conditions that make multi-unit housing infeasible. It's not that strong of a tool.

PROGRAM VOLUME CAP

- Review it periodically (annually). Don't want to overbuild or to have not enough progress made toward Envision Eugene goal.

BOUNDARY

- Hard to be across the street from the boundary and not be included.
- Would like the mid-town boundary to be extended further west.
- Currently, it's not feasible to build multi-family in South Willamette. 1 project on South Willamette. Ask the developer if they would do it again and they would say no. With MUPTE, they would say maybe. The market changes the moment you build.

STUDENT HOUSING

- The old housing in WUN is a problem.
- Excluding campus may not be a great idea. We want high density where people won't drive, which is the R4 near campus. 1960s stuff. Political move to exclude it. Student housing over built and taking away stable flow for local workers.
- The first one to develop takes a huge risk.

ATTCHMENT D

Construction Stakeholder Group – MUPTE Program

Part 1: January 17, 2014 from 9:00 – 10:00; Atrium Building – 99 W. 10th Ave., Saul Room
Present: Jon Texter (Essex Construction), Shaun Hyland (Hyland Construction), and Michelle Cross (Harvey & Price)

Part 2: January 22, 2014 from 11:00 – 11:45; Atrium Building, First Floor Conference Room
Present: Jeremy Reynolds (Reynolds Electric) and Steven Leuck (Contractors Electric)

Part 3: January 22, 2014 from 3:30 – 4:30; Atrium Building, Room 210
Present: Pat Smith (Painters Union)

Part 4: March 7, 2014 from 11:30 – 12:30; Atrium Building, First Floor Conference Room
Present: Tyson Stuber and Jeff Harms (both from the Pacific Northwest Regional Council of Carpenters)

Staff Present at all meetings: Denny Braud & Amanda Nobel

ACTION SUMMARY

Group members discussed the seven areas highlighted in the briefing memo. Generalized conclusions include:

- Overall Issue: Benefit the local community as much as possible.
- Onsite Jobs vs. Contract $ Volume: Percentage of dollar volume of contracts (instead of on-site jobs) because local firms hire local workers as normal course of business and tracking the many workers per project would be extensive.
- Required Outcome: 50% minimum for percentage dollar volume of contracts is reasonable with a process for exempting trades not available locally.
- Definition Local: Lane County preference; State ok.
- Good Faith vs. 3rd Party Certified: Good faith given nature of the process.
- Women & Minority Owned Business Bid Solicitation: Documentation of advertising, which is the industry standard.
- Questions:
  - How do you determine if a firm is local or not? HQ or branch office? How long does the business need to be located in the area?
  - How much of a discipline can be subcontracted? Does the subcontractor need to be local?

OVERALL ISSUE TO ADDRESS

- 2007-2010 lost a lot of people. Challenged to get young people interested. It's not that people are unemployed in the area. Industry does pay well.
- 2008 lost a lot of workers. Apprenticeship program had been producing 30-50 trained folks per year. Program takes four years. We are 3-4 years from being back to capacity. Not a lot of unemployed electricians right now.

- Key is return to the community. Local hire keeps money here. We could attract what is needed. Labor is available and qualified. All experiencing high levels of unemployment around 50%. Some moved away or doing other things. Intel has been a savior but it's artificial. There is $40M of rebar sitting in Eugene that people ordered. Indicator of future possibility.
- Want wage and tax laws to apply to MUPTE & all City contracts. Follow the laws or lose the exemption.

ON-SITE JOBS VS. CONTRACT DOLLAR VOLUME

- Percentage goal is an easy solution and good. Focus on local companies because they're the ones paying taxes. Good to include professional services e.g. landscape architects. Boom time will require bringing in outside folks. Subcontractors could send list of who they hired. May be cheaper to hire someone from Portland and get less tax exemption.
- Local tax exemption so should encourage local company that will pay taxes and keep certain percentage of the benefit local. Other areas focused on percentage labor and gradually added it in. Maybe higher percentage local gets longer exemption period. Create a prescreened list of businesses that are certified to be based locally and to hire locally.
- How do you determine if a firm is local or not? For example, a firm that has local office but out of state headquarters. The profit goes to the headquarters. Should extend to professional services also. Monitoring on-site jobs would be a nightmare. People move. Construction industry workers generally are transient. Dollar volume labor not materials. Materials don't come from Oregon, e.g. elevator. Measuring localness of materials gets iffy. Don't want it to be huge monitoring and reporting effort.
- Location of workers in Eugene not as great as it sounds. Makes harder for local firms. Non-local firms hires locals away from local firms. Local residency should be focused on the firm. Local firms will hire local almost exclusively and keep money local. Local firms may have 5% out of city over the years. Better to have local. Then you don't have to wait until the next day for truck to come. People working on year or longer project will rent a place here and be "local." General contractor and MEP will be 50% plus of the project dollar volume. (MEP = Mechanical Electrical Plumbing each with about 10%.) Signage or ornamental metal may have to go out of area. A&E must be registered in Oregon (state law).
- Vast majority of materials for Mat Knight Arena came from out of state. Much easier to manage/enforce requirement that contractor be local. Not suggesting local tied to materials because of logistical issues. Materials tracking would be hugely burdensome. Do by dollar volume and not number of contracts. Lots of electrical companies here. Some trade types aren't available locally. Architect is about 5% of a project cost.
- Construction is transient industry. Local contractor could be one with history in the area, e.g. CCB# from a year prior to the GC RFP. That's when the project is a go.
- Capstone added a $75k/day overage fee, which made all local bidders back away. Business as usual in the industry is to cheat. BOLI fines are too small. Local contractors have their reputation on the line and skin in the game; they are less likely to cheat. Initially, preferred that the focus be on the residency of the worker but ok with requiring local firm. Local firms hire local workers.

REQUIRED OUTCOME (% TO TARGET or PROCESS-ORIENTED)

- 20% starting place with goals to tier it up is what other cities have done, e.g. San Francisco 20% and saw 34%.
- 50% reasonable goal. Largest dollar volume contracts: Electrical, plumbing, framing, concrete, drywall. All available locally now except framing.
- What makes a project big vs. small is a combination of deadlines and size. If things are good, $15M and less: 50% local Oregon. You could hit 100% Oregon almost.
- Requiring apprenticeship elements wouldn't be fair because it would bias union. Percentage of Lane County labor should be as high as possible… 80%. Certainly above 50%. Percentage shouldn't

be locked in. Look at it on a case-by-case basis. With a basement for sure, like 50%. Tiered to get longer exemption.
- 75% of onsite workers should be local to Oregon, with previous 1-year of residency. Supporting apprenticeship programs generally is the goal; don't need apprentices to be on every MUPTE project site.

TRADES NOT AVAILABLE LOCALLY
- Framing pool in town only has one guy. Certain trades available in region, like Medford or Portland. Size of project impacts specialty work available. Housing is a different group of trades. Framers, drywall, counters, flooring single family doesn't translate to multi-family.
- Some trade areas are deficient.
- We needed to tile 300 bathrooms… we got people from Portland because we don't have that supply locally. It's not that far away. Workers come and rent hotel rooms.
- Shortage in licensed crafts (pipe fitter).

DEFINITION OF LOCAL
- Keep money in Lane County at least.
- Oregon not Lane County.
- Lane County best. Statewide is better than what we have now. Portland businesses are geographically disadvantaged to do work here.
- Grocery store mentality. But also disadvantaged from distance.
- Would love for Lane County to be the definition. But state is good fall back. State is fair enough as MUPTE is authorized by the state.

GOOD FAITH VS. 3RD PARTY CERTIFIED
- Needs to be good faith.
- Developers don't want to spend money until ducks in a row. Hiring to happen after MUPTE approved. Requiring good faith effort makes sense for them to sign on the dotted line about what they will do in the future.
- Self-certifying is much better. Could have penalties if found to have not provided the truth.

WMOB
- Advertising. Standard practice. Provide copies of ads to prove it.
- Require the contractors be approved training agent in the state of Oregon by BOLI, which requires meeting set goals for minority participation efforts.

CERTIFIED PAYROLL
- Not simple in any form or fashion. The group of subs is more residential and not familiar with certified payroll. Would get huge resistance to this being required.
- Require certified payroll, which would remind the contractors whether subs were following ratios. Wage and hour law accountability. Will keep abusers from applying for MUPTE projects. Self-policing measure. GC collects per payroll period. Self-certified.
- That's what is done for public projects. Would eliminate certain bidders (ones that are smaller or not setup to do public contracting). Adds cost to the GC. Logistical nightmare.

GREEN BUILDING
- Current LEED 2009 mid-rise Silver doesn't add much in cost above code. Gold/Platinum 2009 does add cost. Reporting drives admin cost up. About 5% premium for larger projects.

AFFORDABLE HOUSING
- Pay fee. MUPTE helps mitigate cost of redevelopment.

MISC.

- Review Panel is an excellent idea. Tyson Stuber is willing to participate on the panel. Already policing projects. Wants to partner with us. Has resources to monitor every project. Would be at no cost to City. They do background checks and employee statements. Union access or "assault" access.
- Dry wall, concrete, piling, carpentry. They're helping startup non-profit with UO – Habitat to Humanity. They're on the board.
- Example: The Hub plumbing bid done without knowing the labor laws in Oregon $145 vs $100/sqft.
- There can be a cost issue for local. Most successful programs from research of other cities were ones that had a tiered point system.
- Cost issue compared to Southeast where labor works for $10/hr and is paid under the table. Energy Code and seismic required here and not in the southeast. Here we can only work from 7am to 7pm (city ordinance). In Arizona, they work 2 shifts.
- Reynold's Electric has benefitted from MUPTE projects. $14M of multifamily work in the last 5 years that would not have happened without MUPTE.

ATTACHMENT E

Human Rights Commission Subcommittee – MUPTE Program
April 4, 2014 from 9:30 – 10:30
Atrium Building – Human Rights Office

ACTION SUMMARY

Subcommittee Members Present: Deb Merskin and Philip Carrasco

Staff present: Michael Kinnison, Lorna Flormoe, Denny Braud, and Amanda Nobel Flannery

Committee members discussed the local hiring and labor related criteria and, ultimately, recommended that:

- Language from the Universal Declaration of Human Rights be incorporated in the MUPTE criteria:
    - *Article 23, Subsection (2)* Everyone, without any discrimination, has the right to equal pay for equal work.
    - *Article 23, Subsection (3)* Everyone who works has the right to just and favourable remuneration ensuring for himself and his family an existence worthy of human dignity, and supplemented, if necessary, by other means of social protection.
    - *Article 2.* Everyone is entitled to all the rights and freedoms set forth in this Declaration, without distinction of any kind, such as race, colour, sex, language, religion, political or other opinion, national or social origin, property, birth or other status. Furthermore, no distinction shall be made on the basis of the political, jurisdictional or international status of the country or territory to which a person belongs, whether it be independent, trust, non-self-governing or under any other limitation of sovereignty.
- The MUPTE review panel include someone from the Human Rights Commission, labor and/or from the University of Oregon PPPM program.
- Information on the City's existing Rights Assistance Program be made available as a resource for jobsite workers.
- Staff check-in with BOLI on labor violations during and after construction of MUPTE projects and include results in the review panel annual report. Whenever possible involve the MUPTE review panel in mid-construction review with time for proactive course correction of any items not being upheld.

Envision Eugene Technical Resource Group
Meeting Summary Notes
12/5/13 & 1/30/14

December 05, 2013
Attendees: Shawn Boles, Rick Duncan, Ed McMahon, Mia Nelson, Laura Potter, Sue Prichard, Joshua Skov
Staff: Denny Braud, Carolyn Burke, Lou Christofferson

I. Presentation of Proposed MUPTE program to TRG (Denny)

- The proposed MUPTE program criteria will go back to council on 2-10-13.
  - Several stakeholder groups, including the TRG, will review the proposed program prior to the next work session. Program criteria, scoring/duration, and boundaries will be focal points.
- Denny provided an overview of the MUPTE scorecard example (yellow handout) which contains minimum threshold criteria, additional public benefit criteria, eligibility scoring, and general financial measuring.
- Denny described the proposed MUPTE Program criteria in more detail by providing a brief explanation of each requirement (white handout: Attachment A)
- Denny also made the following clarifications:
  - **Project Need:** Project need would ultimately be determined by a third-party MUPTE Review Panel. This panel is described in the "Other Program Features" section of the handout.
  - **Project Design:** A key goal of the Project Design requirement is to ensure developers build what they say they will and do not value-engineer features that are important the community out of the project. Meeting this requirement would be contingent on approval from Council and the MUPTE review panel.
  - **Affordable Housing:** The option to pay an annual fee in lieu of providing affordable housing is still a concept at this point. Staff is still working through the specifics of determining an appropriate fee.

II. General MUPTE Discussion

- Rick recommended that any model used to determine expected return on a project is well-defined and specific enough to mitigate the use of misleading accounting on pro-formas.
- Josh mentioned that scorecards used for programs such as LEED and MUPTE have a tendency to be gamed and often produce projects that fall short of expectations.
- Mia asked if the proposed MUPTE program would assure that the 1600+ units needed for MF housing would be built. She asked if staff could verify this using the Redevelopment Estimating Tool.

- Mia stressed that the purpose of MUPTE should be focused on getting these additional units built and that some of the proposed requirements should be paired down so that the program remains feasible and attractive to developers.
- Sue suggested that the scorecard be reserved for measuring only the crucial goals of Envision Eugene and reducing or removing less critical requirements.
- Mia asked if restricting maximum allowed parking could become part of the MUPTE criteria, citing the parking garages at Capstone as a feature the City should not invest in.
- Laura stated that the Additional Public Benefit Criteria section of the scorecard may be too confusing. Requiring developers to meet minimum criteria, allowing them to extend the duration of MUPTE by exceeding these criteria in certain areas, and then giving them the option to buy their way into achieving points may be more complex than necessary.
- Rick noted that the proposed criteria appeared to be focused on rental-based multi-family housing and should also support owner-based multi-family developments, such as the Tate.
- Mia mentioned that requiring local labor will likely drive construction costs up. She recommended the City quantify or estimate these cost and determine whether or not it is something they are willing to invest in.
- Rick suggested that monitoring remains flexible so that projects that are not meeting minimum returns can keep the MUPTE for a longer period of time and vice versa.
- Denny added that it is important that any criteria that allows for the early termination of a MUPTE based on financial return is very clearly defined.
- Rick noted that the MUPTE program should be able to evolve and shift over time so that it does not continue to support housing types that eventually lose the need for public investment, such as student housing.

III. Density Requirement

- Rick noted that a minimum density for multi-family housing on commercial land should be established.
- Mia and Rick agreed with the proposed density requirement that MUPTE projects should have substantially higher densities than minimum requirements.
- Rick stated that density could also be addressed by reducing some code requirements such as parking.

IV. Project Design

- Rick stressed that redevelopment needs to be encouraged to occur wherever there are opportunities. As such, any design standards and their associated cost premiums need to be addressed to match market conditions relative to location.

- Ed agreed that there was a risk that design standards tend to be subjective and need to be applied carefully.
- Shawn and Josh reiterated that it is important to ensure that project features used to meet design requirements are not value-engineered out after a MUPTE is approved.

V. Green-Building Requirement

- Josh noted that the requirements behind achieving LEED Silver *[2009]* are not much more rigorous than what is currently required by code. The MUPTE program may want to pursue a higher standard for green-building.
- Ed agreed with this and went on to say that while he supported a third-party certification for green-building, requiring LEED specifically may be too costly to justify and may not even be the most appropriate program for the local economy.
- Lou mentioned that staff has done some preliminary analysis on cost premiums associated with LEED *[2009]* certification. He noted that basic certification *[LEED 2009]* typically has zero cost impact on multi-family projects and that while LEED Silver *[2009]* certification does not impact construction cost, it does add an average of about 0.5% to the overall project cost for additional engineering and record-keeping.

VI. Affordable Housing Requirement

- Mia mentioned that the affordable housing requirement in the proposed MUPTE program is temporary (10 years max) and that the fee option may actually be a more effective method for meeting this need.
- Sue agreed that requiring affordable housing as part of MUPTE will not get the desired result.
- Laura mentioned that she did not feel the affordable housing requirement should be part of the MUPTE Program. Portland, unlike Eugene, has an existing market for multi-family housing development which allows for the affordable housing component to be required. She suggested that if affordable housing was removed from MUPTE, the exemption period for projects could be reduced to less than 10 years.
- Sue agreed it is important that a proper perspective is kept when comparing market conditions in Eugene to those in Portland.
- Laura supported a scenario similar to the HUB project, where money is paid back to the city, which could be reserved specifically for affordable housing, in exchange for a MUPTE.
- Josh and Laura mentioned that new MUPTE projects could increase the affordability of existing housing developments by driving down rent rates.
- Rick noted that in his experience, new multi-family development does not significantly impact the rental-rates of existing housing developments.

VII. Future Agenda Items

- MUPTE boundary discussion

- MUPTE effectiveness: Does the proposed new program and boundary help provide the needed additional 1600+ units for Envision Eugene based on the redevelopment estimating tool?
- Efficiency measures: How are they defined and what are the potential impacts?
- Pillar seven: How will this component of Envision Eugene work?
- How are SDU's accounted for in the LDR redevelopment rate?

Meeting adjourned

Envision Eugene Technical Resource Group
January 30, 2014 Meeting Summary Notes

Attendees: Shawn Boles, Sue Prichard, Mia Nelson, Ed McMahon, Josh Skov
Staff: Carolyn Burke, Robin Hostick, Heather O'Donnell, Denny Braud

Heather confirmed that staff has been able to meet with those not in attendance at the January 9, 2014 (Josh, Ed and Laura) regarding the draft monitoring documents.

I. MUPTE Boundary

- Denny provided an overview of the draft MUPTE boundary that will be presented to Council. Staff is seeking feedback from several groups and individuals, including the TRG;
    - Generally follows the Downtown Plan boundary, but includes some surrounding areas; need to add several other areas near downtown, for example the EWEB redevelopment parking lots north of 4th Avenue
    - Includes mid town and south town commercial and multifamily areas
    - Follows the previous adopted Trainsong MUPTE boundary
    - Council added the w. 11th corridor
- The following suggestions were made:
    - Ed- include River Road, remove Trainsong railroad yards.
    - Mia- Need to clarify to Council that vacant lots would also be eligible for MUPTE, not just developed commercial and multi-family lots where MUPTE is necessary to facilitate redevelopment
    - Shawn- Add Franklin and Coburg area, let Council make the decision to remove those, these areas have a lot of housing potential.
    - Shawn- Close gap between downtown and South Willamette, including the Civic Stadium site, and add areas north of river
    - Josh- Add all the corridors and include commercial areas like Valley River Center and 18th & Chambers; this would support the long-term big picture of Envision Eugene
    - Shawn- show the connection of the MUPTE boundary to encouraging housing near transit; ¼ mile from transit corridors, existing/planned EmX lines
- Mia suggested running the MUPTE boundary through the Redevelopment Estimating Tool to determine whether the multi-family deficit would be accommodated if MUPTE was applied in this area or if the boundary needs to be increased.
    - Robin- This analysis has been done; MUPTE was generally applied to all the areas that the Red. Est. Tool indicates are closer to redeveloping, with the exception of Franklin. The Red. Est. Tool tell us that we need MUPTE as well as other investments such as adjusting SDCs to get the amount of redevelopment needed.
- The group discussed whether the boundary should be added to Industrially zoned sites along corridors.
    - Shawn- Whiteaker area example
    - Robin- Current MUPTE boundary criteria include lots with zoning that allows multi-family housing, near transit, creating a continuous boundary in an area.

- Denny - After staff receives more feedback, they will do a more fine-grained analysis
- Heather- Current industrial zoning standards don't allow multi-family, there are allowances for housing an on-site security apartment such as with storage facilities

- Carolyn clarified that the schedule is that Council will complete review of the new MUPTE boundary this summer which means the discussion will be completed prior to adopting the UGB.
- Summary: Make the connection between developing around transit and MUPTE clear, add more of the Envision Eugene corridor/commercial areas

II. Secondary Dwelling Unit (SDU) Estimates

- Heather provided an overview of the question regarding whether or not the capacity analysis needs to be revised to include a baseline redevelopment estimate for SDUs;
    - The TRG's previous analysis of SDUs (June 2011) was related to staff's efficiency measure estimates; reviewing the methodology for estimating how many additional SDUs might be gained through efficiency measures such as reducing permitting fees. The estimates were based on the number of SDUs seen on average from 2001-2008, rounded, and the assuming a 50% increase.
    - A baseline SDU capacity has not been previously discussed. There is an argument that some of the baseline SDUs are accounted for in the density estimates because they are based on all address points. However, the density estimates are only applied to vacant and partially vacant land and there's an argument that most SDUs in the next 20 yrs would occur on developed land.
- Ed- SDUs have already been discussed, the time has passed on this issue.
- The group discussed the currently proposed single-family code amendments (SFCA), including SDU standards
    - Sue- the incentive needs to be significant or illegal SDUs won't stop; these are a big issue
    - Shawn- it needs to be more costly to create an illegal SDU
    - Carolyn- Council is scheduled for action on the SFCA and discussion of initiating a re-designation of the Coburg Road (Benson) property. The SFCA include more easily enforceable SDU standards.
- Mia clarified that the LDR baseline redevelopment methodology was based assuming that the number of new lots created on lots less than 1 acre would continue into the future; thus the issue of capacity created from SDUs which don't require a land division was never reviewed by the TRG.
- Shawn stated that resources should not be diverted to specific areas/hot issues right now when we are trying to complete a larger community-wide planning effort.
- Sue stated that the University area is seeing great pressures around infill issues.
- Ed stated that since the TRG completed its originally work the expansion amount has been continuously chipped away and he's concerned that if there's no expansion we'll push development to the smaller cities.
- Heather asked whether the group had an issue with changing the LDR baseline redevelopment method based on lots, by adding another baseline redevelopment estimate based on SDUs.

- Summary: Josh, Sue and Mia felt a baseline redevelopment estimate for SDUs should be included, using the average seen per year historically without rounding (8.5), Sue had no opinion and Ed did not think a baseline redevelopment for SDUs should be added.

III. Monitoring- questions regarding 1/9/14 monitoring documents

- Mia asked if an acceptable range was going to be identified for each indicator so it is clear when the indicator is off?
- Shawn agreed but that that range would just be a trigger to do a more detailed review.
- Josh suggested the following:
  - Keep track of how we've been wrong in our projections so we can learn from them when we make new projections
  - Not "indicators" but is a list of "inputs" and "outputs"
  - Using a 5 yr moving trend is hard to explain; would rather see the raw data and have the focus be on that
  - Need a regular advisory commission; quarterly meetings wouldn't even be enough to keep institutional memory and get beyond refresher-level meetings
- Shawn- institutionalize Pillar 7, such as through an advisory group
- Josh- triggers for more detailed review might be hard to identify now; use the spreadsheet to identify which inputs have the biggest impact and highlight those as triggers for now
- Mia- we will need to be able to answer if we can get back on track for instance if multi-family redevelopment numbers are coming in low; what are the actual dwelling units seen/ if it's less than expected/ how many do we still need to meet in the remaining years/ what would the increased yearly average be that we'd have to achieve in the remaining years/ is that realistic?
- The group agreed that we should identify which inputs/outputs have the biggest impact on UGB planning; such as population
- The group agreed to look at how the HB 2254 new UGB process provisions might impact Eugene's Growth Monitoring Plan, such as how often can Eugene redo its UGB analysis?

IV. Tentative 1/30/14 agenda:

- Discuss HB 2254 (new UGB planning process) and its implications on monitoring
- Discuss which indicators (inputs/outputs) have the biggest impact & should be monitored
- Discuss/review spreadsheets for projecting trends

The 1/9/14 meeting notes were confirmed and will be posted to the TRG webpage.

Meeting adjourned

Memorandum

Date: November 15, 2013

To: Mayor Piercy and City Council

From: Envision Eugene Technical Resource Group*

Subject: **Technical Summary – Updated Redevelopment Target for Multifamily Housing**

Background

The Envision Eugene Technical Resource Group (TRG) convened between January 2011 and March 2012 to provide independent review and discussion of technical analysis informing the March 2012 Envision Eugene (EE) Recommendations. Since that time, new information has become available regarding the proposed target for multifamily housing that, according to Council direction, will need to be built through redevelopment to meet the community's needs over the next 20 years. By request of the membership, the TRG re-convened this fall to review this information.

This memorandum summarizes the result of the following analysis reviewed and discussed by the TRG:

- Updated Buildable Lands Inventory (BLI)
- Additional review of multi-family redevelopment since 2001 to identify student housing and projects completed with the support of public investments
- Summary of expected multi-family redevelopment as of October 2013, including student housing
- Updated "unmet need" target for MF redevelopment, considering the above
- Analysis of community investment "scenarios" needed to achieve target

In addition, the TRG requested a high-level estimate of other ways to meet the community's multifamily housing need inside the current UGB if community investments are not made available.

Analysis

Buildable Lands Inventory Update

Estimates of remaining buildable land used to inform the March 2012 Envision Eugene Recommendation were based on land use data from 2001-2008. Since that time, updates have been made to the Buildable Lands Inventory (BLI) as well as key assumptions for land demand, supply, and capacity to include data from 2009-2012. Capacity on buildable lands for multi-family housing (medium and high density residential) remained largely unchanged due to the balancing effect of key factors. For instance, the supply of high density residential land decreased at the same time historic/baseline redevelopment rates increased. As a result, the target for multi-family redevelopment that will need to be achieved through community investments was not significantly affected by these factors.

Past Multi-family Redevelopment Analysis

To help inform ongoing discussions around community investment tools, staff initiated an analysis of past redevelopment projects in Eugene since 2001. The goal was to identify student housing projects as well as projects which were built with the support of community investments, for example the Multi Unit Tax Exemption (MUPTE) or other investments available through the City's affordable housing program. During the study period, no multifamily redevelopment could be identified which has occurred in Eugene without community investment which is not student housing.

Multi-family/Student Housing "Pipeline" Analysis
In light of the recent and continued boom in student housing development, the TRG undertook an examination of how this would affect the multifamily redevelopment target. At the request of the TRG, staff analyzed student housing redevelopment projects in the "pipeline" (planned and/or permitted but not yet completed as of 12/31/12) according to evidence such as permit records and staff consultations. The results indicate we can expect an additional 1178 units to be built in the near future, including in-progress development such as Capstone.

Findings

The previous "target" estimate for multifamily housing needed through redevelopment relied upon historical analysis of redevelopment trends. Since this time, two key factors have changed.

First, the University of Oregon has revised its student population growth estimate downwards from 4,000 to zero. Since we cannot assume the student housing trend to continue at historical rates without growth in student population, the TRG recommended removing student housing from redevelopment estimates. In reality this trend may continue for other market reasons, however new housing can be accounted for by monitoring actual progress of multifamily construction. Any expected student housing, for example that is identified through the "pipeline" study, can also be deducted from the remaining "target" for multifamily housing.

Second, the "redevelopment estimating tool" used to project redevelopment on commercial property (vs. multi-family designated property) indicated the highest likelihood of redevelopment in the near-university area. The "pipeline" estimate showed the vast majority of in-progress redevelopment in this same area. To avoid double counting, the TRG recommended subtracting the estimated redevelopment capacity in the near-university area from the "pipeline" capacity (i.e. this redevelopment is already occurring). In addition, since no non-student, non-subsidized multifamily redevelopment could be identified since 2001 the estimated redevelopment capacity on commercial lands was revised downward by removing the previous assumptions of higher redevelopment under favorable (and unlikely) economic conditions.

In light of these factors as well as the above-described analysis, **the new target for multi-family redevelopment remains essentially unchanged at 1,594** (revised from the previous target of 1,626). This is the number of multi-family housing units that will need to be built through redevelopment supported by community investments over the next 20 years.

Scope of Investments Needed
To better understand the scope of investments needed to achieve this target, several scenarios were examined. The redevelopment estimating tool used by the TRG prior to the March 2012 EE recommendations was designed to allow "what if" adjustments that could mimic a variety of economic conditions and interventions. Using this estimating tool, analysis results show that some combination of investment tools, for example MUPTE, tax-funded SDCs, below-market-rate sales and leases of government-owned property, and reductions in parking requirements[1], will be needed to achieve the community's redevelopment target. The results also indicated that, given the above-listed interventions, virtually all of the estimated redevelopment would occur in the downtown and Franklin Boulevard areas with a small amount occurring in the South Willamette area.

[1] It has not been established to the TRG's satisfaction that reduction in parking requirements has significant ability to enable redevelopment. The Capstone development had a zero parking requirement, yet was bound by financing constraints to provide 0.8 spaces per bed.

In addition, around 330 units of multi-family housing redevelopment are expected to occur in the Downtown Riverfront District (EWEB property) through interventions supported by urban renewal funds. The proposed Obie project downtown, which was facilitated by a long-term below-market-rate lease from Lane County, will also contribute housing if the developer elects to proceed with the project.

<u>Alternatives</u>
The TRG looked at hypothetical alternatives for accommodating these 1,594 units of multi-family housing inside the current UGB in the absence of investment tools. Two scenarios were identified to illustrate the deficit: re-designating/re-zoning some single family property to multi-family along with upzoning some multi-family property, and/or increasing minimum densities on multifamily property. Re-designation is theoretically possible however nearly every vacant parcel of residential property within ¼ mile of key transit corridors and core commercial areas would need to be up-designated/up-zoned, or about 149 acres total. Alternatively, actual achieved densities would need to increase from existing levels 122% on medium density residential (MDR) lands and 163% on high density residential (HDR) lands, or from 10.7 units/acre to 13.1 units/acre and 21.5 unit/acre to 35 unit/acre respectively.

The TRG does not believe that an expansion of the UGB for multi-family housing could be a viable alternative, because the allowed expansion areas are so far from the services that multi-family housing needs (transit, jobs, schools, shopping, etc.), they would not meet Goal 10 requirements to provide suitable land for these uses. Expansion of high-density housing on the rural fringe would also undermine ongoing efforts to reduce vehicle miles travelled and meet state GHG reduction targets.

It is important to note that these alternatives DO NOT reflect current Council direction, a TRG recommendation, a staff recommendation, or the values and strategies of the 2012 Envision Eugene Recommendation.

Attachments

A. * TRG Membership Roster 2013
B. Residential Capacity and Need Summary Table, November 2013
C. Supporting analysis can be viewed in more detail online at the Envision Eugene Technical Resource Group web page, including:

   October 31, 2013
   - Multi-family Redevelopment 2001–2012
   - Anticipated Student Housing Development – October 2013
   - Vacant and Partially Vacant LDR and MDR Lands Near Corridors/Commercial Areas

   October 3, 2013
   - Impact of Financial Incentives on Operating Income and Project Cost for Multifamily Development
   - Investment Tool Scenarios (revised November 2013)

Attachment 'A'

Technical Resource Group Committees
Envision Eugene

Technical Resource Group Member List

Shawn Boles*	Eugene Sustainability Commission
Rick Duncan*	Eugene Planning Commission
Erin Ellis	Our Money Our Transit
Roger Gray	Eugene Water & Electric Board
Kevin Matthews	Friends of Eugene
Ed McMahon*	Home Builders Association of Lane County
Mia Nelson*	1000 Friends of Oregon
Gretchen Pierce	Hult & Associates
Laura Potter*	Eugene Area Chamber of Commerce
Sue Prichard*	Prichard Partners
Joshua Skov*	Eugene Sustainability Commission

Other participants:

Barbara Mitchell	Cal Young Neighborhood Association
Randy Hledik	Eugene Planning Commission

* denotes currently active members as of November 2013

TRG Partially Vacant Lands Subcommittee

Rick Duncan	Eugene Planning Commission
Kevin Matthews	Friends of Eugene
Ed McMahon	Home Builders Association of Lane County
Mia Nelson	1000 Friends of Oregon

TRG Spreadsheet Subcommittee

Shawn Boles	Eugene Sustainability Commission
Rick Duncan	Eugene Planning Commission
Kevin Matthews	Friends of Eugene

TRG Commercial Redevelopment Subcommittee

Rick Duncan	Eugene Planning Commission
Kevin Matthews	Friends of Eugene
Mia Nelson	1000 Friends of Oregon
Sue Prichard	Prichard Partners

TRG Economic Development Subcommittee

Bill Aspegren	South University Neighborhood Association
Shawn Boles	Eugene Sustainability Commission
Rick Duncan	Eugene Planning Commission
George Grier	Lane County Farm Bureau
Dave Hauser	Eugene Area Chamber of Commerce
Kevin Matthews	Friends of Eugene
Mia Nelson	1000 Friends of Oregon
Jack Roberts	Lane Metro Partnership
Rusty Rexius	Rexius
Gary Wildish	Chambers Construction

Envision Eugene Residential Capacity & Need Summary - November 2013

	DEMAND	CAPACITY									TENTATIVE RESULTS		OTHER RESIDENTIAL LAND NEEDS			FINAL RESULTS
	DU[2] Demand (2)[3]	Vacant Capacity (5A)	Partially Vacant Capacity (5B)	Baseline Redevlpmt Capacity (5C)	Eff M: Other Capacity[4] (24)	Eff M: Zone Change MDR to LDR (24)[4]	Eff M: R-1 Efficiency Measures (24)[4]	SF Interim Protection Measures[5] (24)	Committed[6] Redevelpmt Since 2012 (24)	Redevlpmt Needing Interventions (24)	DU Capacity Surplus/(Deficit)	Acreage Surplus/(Deficit)	Acres for Employment Uses (11,14A)	Acres for Public Uses (17)	Acres for Group Quarters (10)	Overall Acreage (Deficit)
LDR[1]	8,754	4,307	3,008	627	*0*	*770*	*123*	*(7)*		0	74	19	34	109	6	(130)
MDR	3,255	2,280	2,272	220	*90*	*(1,984)*	*0*	*0*	0	591	214	20	10	4	6	0
HDR	3,096	1,045	555	240	*0*	*0*	*0*	*0*	325	1,003	946	44	8	30	6	0
COM -->				256					618	1,594						

↑ Baseline estimate on COM in Franklin Area & Downtown from Redevelopment Estimating Tool

↑ Committed redevelopment on COM since 2012

Table Notes:

[1] Metro Plan Designations: LDR (Low Density Residential), MDR (Medium Density Residential), COM (Commercial)

[2] DU means dwelling unit

[3] (2) means the number of the table that the estimate comes from in the Eugene Land Sufficiency Model spreadsheet

[4] Efficiency Measures draft estimates based on Single-family Code Amendments & Residential Re-designation proposed adoption packages in progress; estimates may change based on final adoption package

[5] Draft estimated Vacant & Partially Vacant capacity deductions due to Single-family Code Amendments University Area Interim Protection Measures; estimates may change based on final adoption package

[6] Committed development includes the following projects that are under construction or are in the development pipeline e.g. pending/issued building permit, pre-building permit application work:

Committed High-Density Redevelopment (student housing) Since 2012

689 E. 19th Ave.	22
542 E. 12th Ave.	120
1875 Kincaid St.	7
712 E. 14th Ave.	28
Misc. Projects Issued Permits	148
TOTAL	325

Committed Commercial/Commercial-Mixed Use Redevelopment (student housing) Since 2012

Redev Est on COM	(235) ← Baseline estimate on COM in Franklin Area from Redevelopment Estimating Tool
Core Campus	183
Boulevard Grille Development	192
1456 Willamette St.	3
1167 Willamette St.	3
Capstone Development	372
Misc. Projects Issued Permits	100
TOTAL	618

Estimates to address deficit (1,961) if not addressed through redevelopment interventions:

(for illustative purposes only)

Upzoning scenario (number of upzoned acres needed):	
MDR--> HDR	47
LDR--> MDR	102

Densification scenario (% increase in density needed):			
		current avrg	needed avrg
MDR	122%	10.7	13.1
HDR	163%	21.5	35.0

DRAFT: 11.12.13

ATTCHMENT H

LEED Update

Included in this attachment is a brief overview of the recent changes to the US Green Building Council's Leadership in Energy and Environmental Design (LEED) certification system. LEED is a voluntary, market-based certification system that is periodically updated to address improvements within the building design and construction industry. In November 2013, the USGBC released LEED v4 after a three-year development period including an unprecedented four rounds of stakeholder involvement, including input from the over 16,000 member organizations and hundreds of thousands of LEED Accredited Professionals. Over the course of 18 months, projects will be able to utilize either the LEED 2009 or the LEED v4 system, ultimately stopping LEED 2009 project registration in June 2015.

A complete list of changes in the LEED v4 system is provided on the following page. A high-level summary is that the v4 system requires more performance outcomes instead of prescriptive measures, emphasizes greater transparency for products, advances a shift towards a life-cycle perspective in products and the building, measures the comprehensive environmental impacts from a project, requires less documentation, and increases the rigor in obtaining certification.

A rough breakdown would include the following approximate conclusions:

- LEED 2009 Silver Certification = LEED v4 Certification
- LEED 2009 Silver Certification = Oregon Energy Code [1]
- LEED v4 Certification = 5% over Oregon Energy Code [2]

Because of the increased requirements in LEED v4, the new system will meet the intended environmental performance goals more readily, but with an increased cost. USGBC Regional Partners, local chapters, and member organizations are continuing to conduct research on the performance outcomes and cost implications of the new system. Staff has reviewed research on a suburban office building, a hypothetical test case multi-use building, and is working on obtaining analysis on a previously constructed multi-family project. Preliminary research indicates the increased cost for a large project to be roughly 6% above baseline code construction cost or 1.5 – 2% above LEED 2009 Silver construction costs.

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[1] LEED 2009 utilizes the ASHRAE 90.1-2007 standard. The 2010 Oregon Energy Efficiency Specialty Code (2010 OEESC) utilizes the International Energy Conservation Code as the baseline, which is comparable to the ASHRAE 90.1-2010. Thus, a building pursuing LEED 2009 and built to Oregon Code, would automatically be ~12% more efficient than the baseline, thereby achieving 1 Pre-requisite credit and 2 optional credits in the Energy and Atmosphere (EA) category. Now the same building built to Oregon Code and pursuing LEED v4, would need to increase its energy performance by 5% to just meet the minimum EA requirements (1 Pre-requisite credit).

[2] LEED v4 utilizes ASHRAE 90.1-2010/IECC 2012 as the baseline, which is the same performance standard as OEESC 2010 (Oregon commercial code).

LEED v4 for Building Design & Construction
Summary of changes from LEED 2009

Prerequisite	Integrative Project Planning and Design (Healthcare Only)	• Credit language clarified. • Charrette requirement adjusted from 8 hours to 4 hours.
Credit	Integrative Process	• New credit. • Encourages early analysis of energy and water systems to inform design.
LOCATION AND TRANSPORTATION		
Credit	LEED for Neighborhood Development Location	• New credit. • Encourages selection of a LEED ND certified site. • Gives project teams a streamlined path to earn LT points.
Credit	Sensitive Land Protection	• Credit title renamed from “Site Selection”. • Credit language clarified. • Option for projects located on protected sites to earn credits through sensitive land best management practices.
Credit	High Priority Site	• Credit incorporates requirements from “Brownfield Remediation”. • Encourages selection of sites with development constraints.
Credit	Surrounding Density and Diverse Uses	• Credit title renamed from “Development Density and Community Connectivity”. • Multiple thresholds to reward different density levels and amounts of diverse uses. • Projects earn points in the density and the diverse uses options separately. • Warehouse and distribution center requirements added to encourage development near commercial or industrial sites or near transportation infrastructure.
Credit	Access to Quality Transit	• Credit title renamed from “Alternative Transportation—Public Transportation Access”. • Multiple thresholds to reward varying transit service levels. • Metric of radius changed to walk distance. • Frequency of transit included in metric.
Credit	Bicycle Facilities	• Credit title renamed from “Alternative Transportation—Bicycle Storage and Changing Rooms” • Added a requirement to be located at a bicycle-accessible site or bicycle network.
Credit	Reduced Parking Footprint	• Credit title renamed from “Alternative Transportation-Parking Capacity”. • Minimum parking requirements reference levels in the ITE *Transportation Planning Handbook*. • Option for No New Parking omitted.
Credit	Green Vehicles	• Credit title renamed from “Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles”. • 3% of parking spaces must be reserved for green vehicles. • An additional 2% of parking spaces must have refueling stations – electric vehicle charging or liquid, gas, or battery facilities. • Revised Schools requirements for buses and on-site vehicles • Warehouse and Distribution Centers requirement added for on-site vehicles and anti-idling measures.
Credit	Alternative Transportation	• Removed this previously Retail-specific credit and distributed its former options among the analogous D&C rating systems

SUSTAINABLE SITES		
Prerequisite	Construction Activity Pollution Prevention	• Updated the EPA Construction General Permit version from 2003 to 2010.
Prerequisite	Environmental Site Assessment	• No substantive changes.
Credit	Site Assessment	• New credit. • Encourages early analysis of site conditions to inform design.
Credit	Brownfield Remediation	• Moved requirements to Location and Transportation Credit: High Priority Site. • Combined options.
Credit	Site Development - Protect or Restore Habitat	• Replaced setback requirements with preservation standards. • Added option for financial support of off-site preservation.
Credit	Open Space	• Credit renamed from “Site Development – Maximize Open Space” • Added qualification that open space must be of beneficial use to the occupants or community. • Clarified turf grass requirements and vegetated roof requirements.
Credit	Rainwater Management	• Credit is a combination of “Stormwater Design—Quality Control” and “Stormwater Design—Quantity Control “. • Includes site-specific criteria for more frequent, low-intensity events. • Added option for zero lot line, urban projects.
Credit	Heat Island Reduction	• Credit is a combination of “Heat Island Effect—Nonroof” and “Heat Island Effect—Roof “. • Updated the roof SRI requirements. • Changed paving materials metric to Solar Reflectance (SR). • Included 3-year aged SRI and SR values. • Included weighted SRI average calculation methodology. • Increased threshold for parking spaces under cover.
Credit	Light Pollution Reduction	• Removed the interior lighting requirements which are now addressed in the EA prerequisite. • Included the BUG rating methodology as a prescriptive way to meet the exterior lighting requirements. • Added Lighting Zone 0. • Included exterior signage requirements. • Added exemptions from exterior lighting requirements.
Credit	Site Master Plan (Schools)	• Clarified requirements for projects with no future planned development.
Credit	Tenant Design and Construction Guidelines (Core and Shell)	• Added “Storage and Collection of Recyclables” to the list of prerequisites and credits.
Credit	Places of Respite (Healthcare)	• No substantive changes. • Credit titled renamed from “Connection to the Outside World—Places of Respite”.
Credit	Direct Exterior Access (Healthcare)	• No substantive changes. • Credit title renamed from “Connection to the Outside World—Direct Exterior Access for Patients”.
Credit	Joint Use of Facilities (Schools)	• Removed the requirements for separate entries.

WATER EFFICIENCY		
Prerequisite	Outdoor Water Use Reduction	• New prerequisite. • Requires a reduction in landscape water use by 30% using EPA's WaterSense Water Budget Tool or no irrigation.
Prerequisite	Indoor Water Use Reduction	• Credit title renamed from "Water Use Reduction". • WaterSense label required for certain fixtures and fittings • Appliance and process water uses addressed. • Basic cooling tower requirements from ASHRAE 189 added. • Additional appliance and process water requirements for Retail, Schools, Healthcare and Hospitality only.
Prerequisite	Minimum Potable Water Use for Medical Equipment Cooling (Healthcare)	• Prerequisite removed.
Prerequisite	Building-Level Water Metering	• New prerequisite. • Requires each project to be capable of measuring whole building water use.
Credit	Outdoor Water Use Reduction	• Credit title renamed from "Water Efficient Landscaping". • Requires a reduction in landscape water use by at least 50% using EPA's WaterSense Water Budget Tool or no irrigation.
Credit	Innovative Wastewater Technologies	• Credit removed. • Will be tested in Pilot Credit Library with new nutrient recovery option.
Credit	Indoor Water Use Reduction	• Credit title renamed from "Water Use Reduction". • WaterSense label required for certain fixtures and fittings. • Added Appliance and Process Water requirements. • Added more thresholds for achievement.
Credit	Cooling Tower Water Use	• New credit. • Encourages projects to analyze water source and maximize water cycles.
Credit	Water Metering	• New credit. • Rewards projects for submetering at least two water end uses.
ENERGY AND ATMOSPHERE		
Prerequisite	Fundamental Commissioning and Verification	• Credit title renamed from "Fundamental Commissioning of Building Energy Systems". • Modified intent to ensure project meets the owner's projects requirements related to energy, water, indoor environmental quality and durability. • Added requirement for preparing an Operations and Maintenance Plan. • Added requirement to engage a Commissioning Authority by the end of the design development phase. • Clarified language for who can be the commissioning authority. • Included requirements for a design review of the enclosure.
Prerequisite	Minimum Energy Performance	• Updated referenced standard to ASHRAE 90.1-2010. • Added requirements for data centers. • Added retail-specific process load requirements • Updated Advanced Energy Design Guides prescriptive option to 50% AEDG for Office, Retail, Schools, and Healthcare. • Updated Core Performance Guide prescriptive option to meeting core requirements plus six additional strategies.

Prerequisite	Building-Level Energy Metering	• New prerequisite. • Requires each project to be capable of measuring whole building energy use.
Prerequisite	Fundamental Refrigerant Management	• No substantive changes.
Credit	Enhanced Commissioning	• Added options for monitoring based commissioning and envelope commissioning. • Added requirements to prepare the building operators for the intended operation of building systems • Clarified language for who can be the commissioning authority.
Credit	Optimize Energy Performance	• Updated referenced standard to ASHRAE 90.1-2010. • Added requirements for data centers. • Added retail-specific process load requirements • Updated Advanced Energy Design Guides prescriptive option to 50% AEDG for Office, Retail, Schools, and Healthcare. • Updated Core Performance Guide prescriptive option to meeting core requirements plus six additional strategies.
Credit	Advanced Energy Metering	• New credit. • Requires all energy end-uses that represent 10% or more of the total energy consumption of the building to be metered. • Meters must be connected to the building automation system and log data at appropriate intervals. • Core and Shell projects required to address future tenant spaces.
Credit	Demand Response	• New credit. • Encourages projects to design and install systems necessary to participate in a demand response program. • Also available to projects located in areas without demand response programs. • Added requirement to include demand response processes in the commissioning scope.
Credit	Renewable Energy Production	• Credit title renamed from “On-Site Renewable Energy”. • Added provision for community-scale renewable energy systems. • Points adjusted significantly.
Credit	Enhanced Refrigerant Management	• Added retail-specific requirements.
Credit	Measurement and Verification	• Credit removed. • Installation of measurement and verification infrastructure addressed in Building-Level Energy Metering prerequisite and Advanced Metering credit.
Credit	Green Power and Carbon Offsets	• Credit title renamed from “Green Power”. • Credit based on total building energy usage. • Carbon offsets allowed for scope 1 or 2 emissions • Required contract length extended from 2 years to 5 years. • Eligible resources must have come online after January 1, 2005.
MATERIALS AND RESOURCES		
Prerequisite	Storage and Collection of Recyclables	• Added requirement to address batteries, mercury containing lamps, or electronic waste. • Added retail requirement to identify top 4 waste streams to provide recycling collection and storage.
Prerequisite	Construction and Demolition Waste Management Planning	• New prerequisite. • Requires setting a project target for waste management. • Require reporting waste diversion rates.

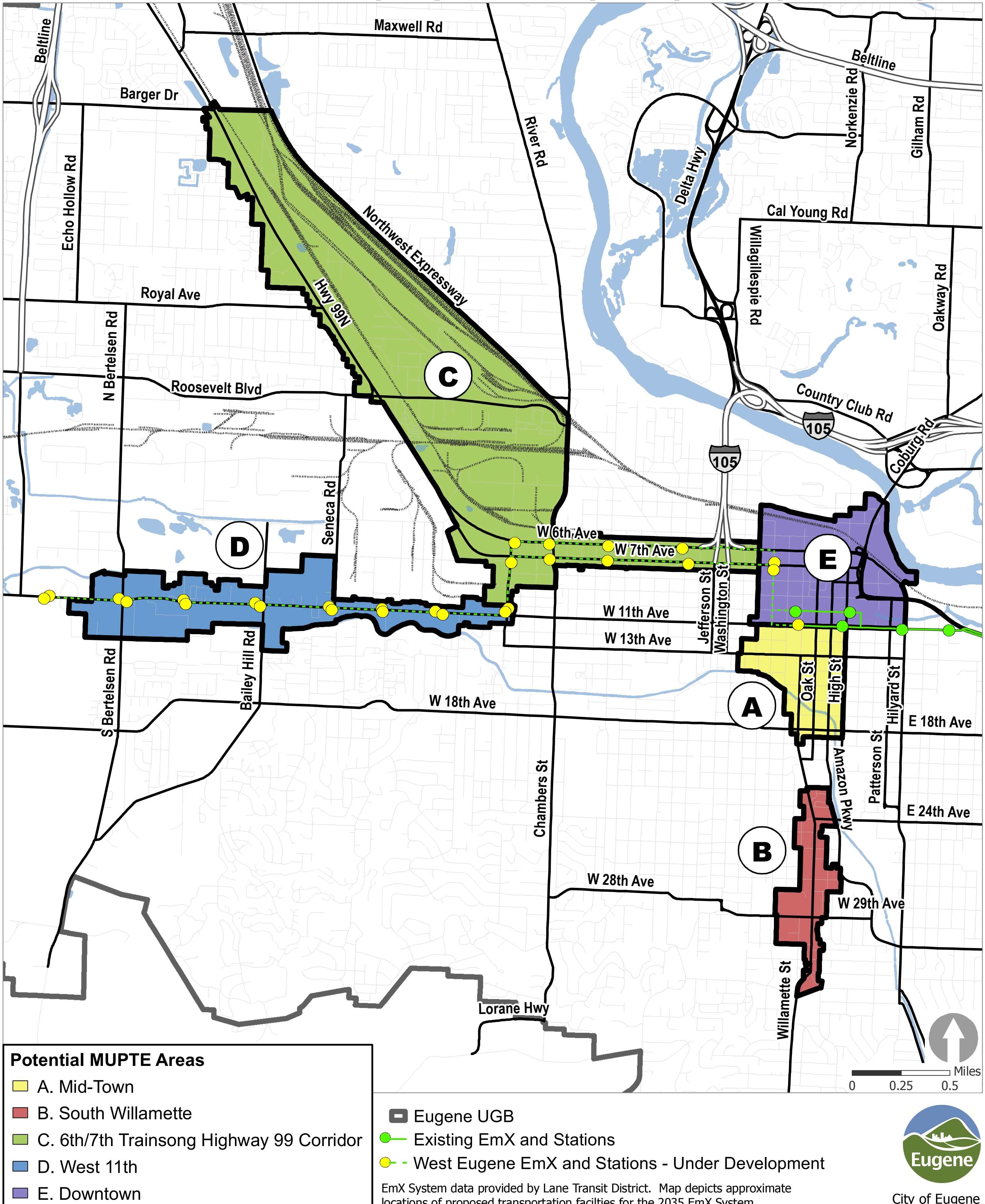
Prerequisite	PBT Source Reduction—Mercury	• No substantive changes.
Credit	Building Reuse – Maintain Existing Walls, Floors, and Roof	• Credit requirements moved to "Building Life Cycle Impact Reduction" credit.
Credit	Building Reuse – Maintain Interior Nonstructural Elements	• Credit requirements moved to "Building Life Cycle Impact Reduction" credit.
Credit	Building Life Cycle Impact Reduction	• Credit is a combination of "Building Reuse—Maintain Existing Walls, Floors, and Roof" and "Building Reuse—Maintain Interior Nonstructural Elements". • Added options for the reuse of historic and blighted buildings. • Added option for a whole building life-cycle assessment of the project's structure and enclosure.
Credit	Building Product Disclosure and Optimization—Environmental Product Declarations	• New credit. • Addresses transparency in environmental life-cycle impacts and selecting products with improved life-cycles. • Structured into disclosure and optimization options. • Rewards the use of products with Environmental Product Declarations. • Rewards products that meet the local products criteria.
Credit	Materials Reuse	• Credit requirements moved to "Building Life Cycle Impact Reduction".
Credit	Recycled Content	• Credit requirements moved to "Building Product Disclosure and Optimization—Sourcing of Raw Materials."
Credit	Regional Materials	• Credit requirements moved to the "Building Product Disclosure and Optimization" credits.
Credit	Rapidly Renewable Materials	• Credit removed. Rapidly renewable materials addressed by "Building Product Disclosure and Optimization—Sourcing of Raw Materials".
Credit	Certified Wood	• Credit requirements moved to "Building Product Disclosure and Optimization—Sourcing of Raw Materials".
Credit	Building Product Disclosure and Optimization—Sourcing of Raw Materials	• New credit. • Addresses transparency in raw material sourcing and selecting materials that have been appropriately sourced. • Restructured into disclosure and optimization sections. • Rewards products from manufacturers that have provided information on land use practices, extraction locations, labor practices, etc. • Rewards products that meet the local products criteria.
Credit	Building Product Disclosure and Optimization—Material Ingredient Reporting	• New credit. • Addresses transparency in material ingredients and selecting products with optimized ingredients. • Structured into disclosure and optimization options. • Rewards the use of products with ingredient reporting in programs like Health Product Declaration, Cradle 2 Cradle, and others. • Rewards products that meet the local products criteria. • Third option for supply chain optimization.
Credit	PBT Source Reduction-Mercury (Healthcare)	• No substantive change. • Credit title revised.
Credit	PBT Source Reduction-Lead, Cadmium, Copper (Healthcare)	• No substantive change.

Credit	Furniture and Medical Furnishings (Healthcare)	• Updated referenced standards in option 2. • Updated the criteria for option 3.
Credit	Resource Use-Design for Flexibility (Healthcare)	• Credit renamed to “Design for Flexibility”. • Credit language clarified.
Credit	Construction and Demolition Waste Management	• Added an option for waste reduction strategy. • Requires waste diversion from multiple material types. • Alternative daily cover no longer counted as diverted waste.
INDOOR ENVIRONMENTAL QUALITY		
Prerequisite	Minimum Indoor Air Quality Performance	• Added requirements for outside air delivery monitoring • Added requirements for residential projects addressing combustion appliances, CO monitors, and radon.
Prerequisite	Environmental Tobacco Smoke Control	• Removed allowance for designated smoking areas inside the building for al projects but residential. • Reduced the maximum allowable leakage rate for compartmentalized residential units. • Prohibited smoking on the entire site for Schools projects.
Prerequisite	Minimum Acoustic Performance (Schools)	• Harmonized ANSI & ASHARE standards. • Added exterior noise control exceptions for projects located on quiet sites. • Added exceptions for projects with limited renovation scopes or strict historic preservation requirements.
Credit	Outdoor Air Delivery Monitoring	• Credit requirements moved to “Minimum Indoor Air Quality Performance” and “Enhanced Indoor Air Quality Strategies” credits.
Credit	Increased Ventilation	• Credit requirements moved to “Enhanced Indoor Air Quality Strategies” credit.
Credit	Enhanced Indoor Air Quality Strategies	• Credit is a combination of “Outdoor Air Delivery Monitoring”, “Increased Ventilation”, and “Indoor Chemical and Pollutant Source Control” credits. • Added additional options for mathematical modeling, additional sensors, and mixed mode systems.
Credit	Low-Emitting Materials	• Credit is a combination of the “Low-Emitting Materials” credits. • Requirements based on VOC emissions rather than VOC content. • Systems approach to emissions within a space. • Added requirement for TVOC disclosure. • Modified requirements for formaldehyde.
Credit	Construction Indoor Air Quality Management Plan	• Credit title renamed from “Construction Indoor Air Quality Management Plan—During Construction”. • No substantive changes.
Credit	Indoor Air Quality Assessment	• Credit title renamed from “Construction Indoor Air Quality Management Plan—Before Occupancy”. • Added a maximum temperature limit for flush outs. • Expanded the list of contaminants for which to test under Option 2. • Clarified that furniture must be installed.
Credit	Indoor Chemical and Pollutant Source Control	• Credit requirements moved to “Enhanced Indoor Air Quality Strategies” credit.
Credit	Controllability of Systems—Lighting	• Credit requirements moved to “Interior Lighting” credit.
Credit	Thermal Comfort	• Credit title renamed from “Thermal Comfort—Design”. • Updated reference standard to ASHRAE 55-2010.

		• Credit removed from Core and Shell.
Credit	Interior Lighting	• New Credit. • Incorporates controls requirements from “Controllability of Systems—Lighting” credit. • Added an option that addresses lighting quality.
Credit	Daylight	• Credit title renamed from “Daylight and Views—Daylight”. • Removed prescriptive option. • Added option for spatial daylight autonomy. • Changed units from footcandles to lux. • Added a timing requirement to measurement option.
Credit	Quality Views	• Credit title renamed from “Daylight and Views—Views”. • Added requirement for quality view, defined by the LEED 2009 exemplary performance criteria. • Added provisions for interior atria.
Credit	Acoustic Performance	• New credit except in Schools and Healthcare. • Added requirements for room noise levels, speech privacy and sound isolation, reverberation time, and paging, masking, and sound reinforcement systems. • Harmonized ANSI and ASHRAE standards.
Credit	Mold Prevention (Schools)	• Credit requirements moved to “Thermal Comfort” credit.

Attachment I

Potential Multi-Unit Property Tax Exemption (MUPTE) Boundary



City of Eugene
Planning and Development
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Caution: This map is based on imprecise source data, subject to change, and for general reference only.