DOWNTOWN CORE HOUSING INITIATIVE: ACCELERATED MUPTE

Eugene City Council
June 24, 2024

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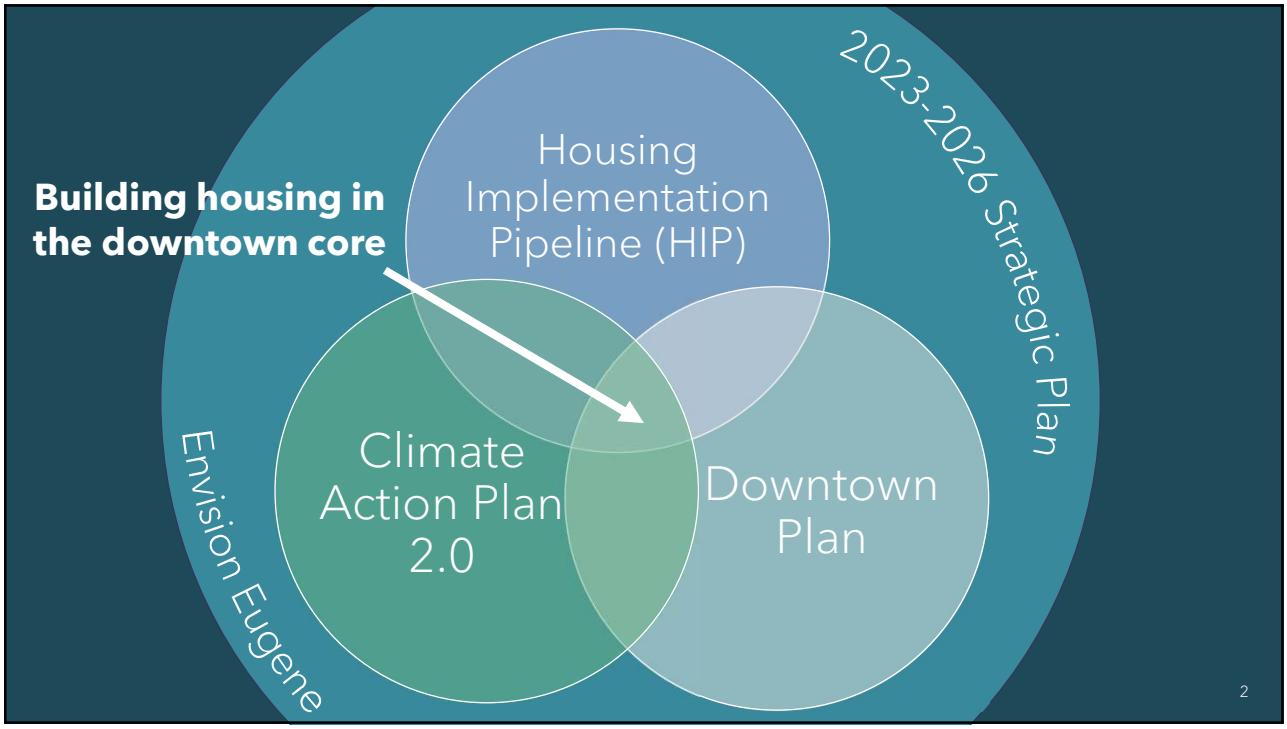

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Downtown Core Housing Initiative

Two Potential Pilot Programs

Downtown Fee Assistance

Approved May 22

Accelerated MUPTE

Today

Property Acquisition/ Disposition

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Hearing about challenges and limitations with MUPTE

Seeing how MUPTE has been used

Needing more housing in the Downtown core

Accelerated MUPTE in Downtown Core

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Proposed Accelerated MUPTE Program

Considerations:

- Shorten the application timeline
- Reduce City administration time and costs
- Reduce the time and resources needed to apply

5-year pilot (metrics at 2 years)

Attachment B = Proposed Program
Attachment C = Background on Staff Recommendations

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Attachment B

EXISTING MUPTE PROGRAM

Basic Criteria

- Minimum 5 units
- No housing designed for students
- No vacation housing
- Program Boundary

Process

- Neighborhood Engagement
- Panel
- Council evaluates criteria
- Post-Approval Compliance

Public Benefit Criteria

1. Compact Urban Development
2. Green Building Features
3. Local Economic Impact Plan
4. Moderate-Income Housing Contribution
5. Project Design and Compatibility
6. Historic and Existing Housing Sensitivity
7. Project Need

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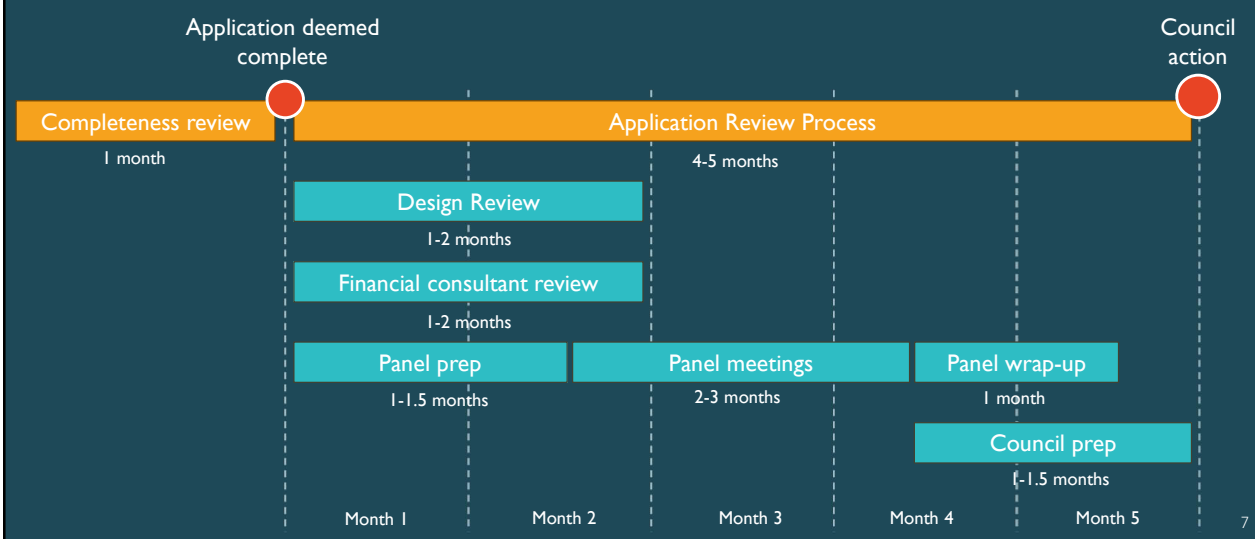
TYPICAL MUPTE PROCESS EXAMPLE



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Attachment B

EXISTING MUPTE PROGRAM

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- Minimum 5 units
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Process

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- Panel
- Council decision on application
- Post-Approval Compliance

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Attachment B

Accelerated MUPTE – Proposed Boundary

DWN TWN EUG Fee Assistance

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Attachment B

Accelerated MUPTE – Project Need

Staff recommendation: Same process as Downtown Fee Assistance

- Applicant provides financials
- Meet one of two metrics to demonstrate project need
- Staff evaluates financials

DWN TWN EUG Fee Assistance

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Attachment B

Accelerated MUPTE – Community Review Panel

Staff recommendation: Removal of panel review during 5-year pilot period

- Reduces application time by 2-4 months
- Internal staff team continues to evaluate applications based on Council-approved criteria

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Attachment B

Accelerated MUPTE – Application Approval

Staff recommendation: Council considers Accelerated MUPTE applications as Consent Agenda Items

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Attachment B

Accelerated MUPTE – Minimum Units

Staff recommendation:

- New construction: 4 units
- Conversion: 2 units
- If demo, increase by 50%
- Minimum density of 25 units per acre

DWN TWN EUG Fee Assistance

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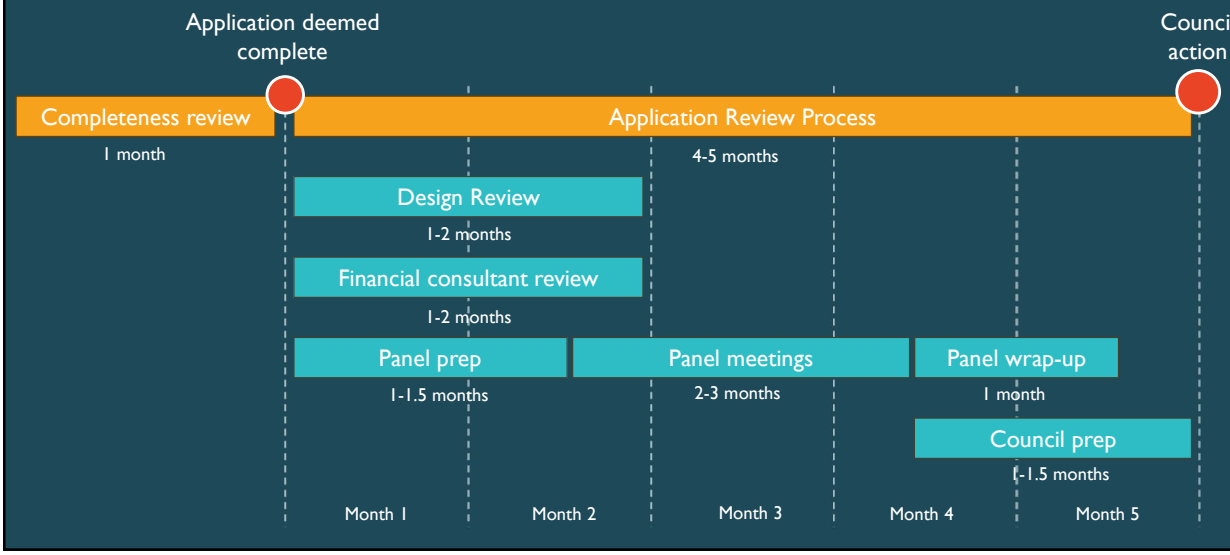
TYPICAL MUPTE PROCESS EXAMPLE



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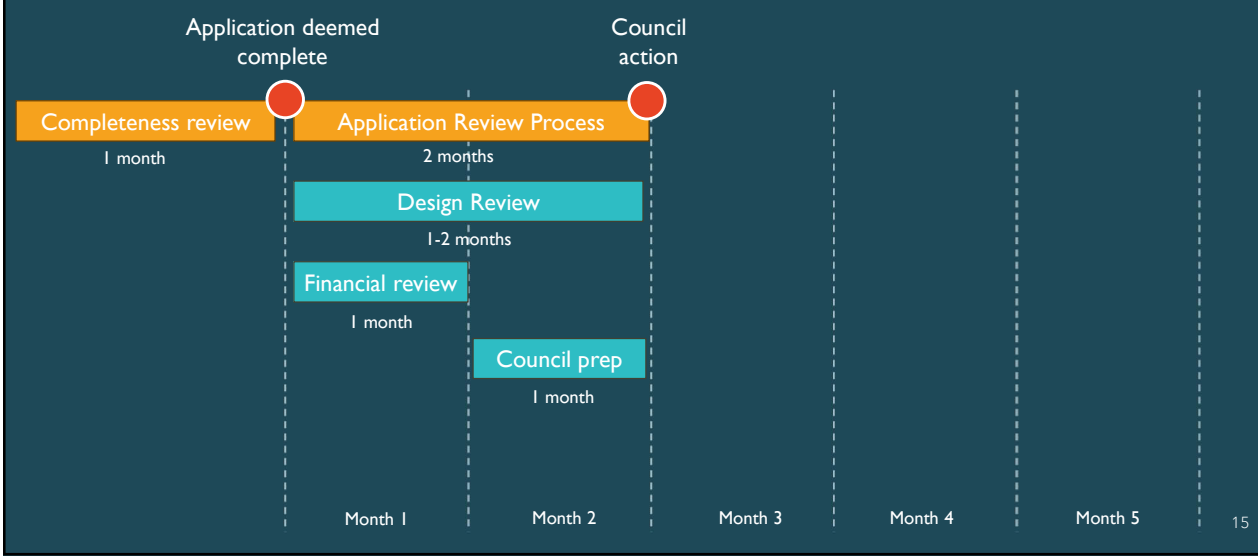
ACCELERATED MUPTE – EXPECTED PROCESS



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Attachment B

Accelerated MUPTE – Efficiency Opportunities

Compact Urban Development:
- Minimum density of 25 units per acre, regardless of zoning

Green Building Features:
- Add EarthAdvantage as additional pathway for 4+ stories
- Add flexibility to energy modeling requirements
- Remove Climate Friendly and Equitable Communities redundancies

No changes to the other criteria

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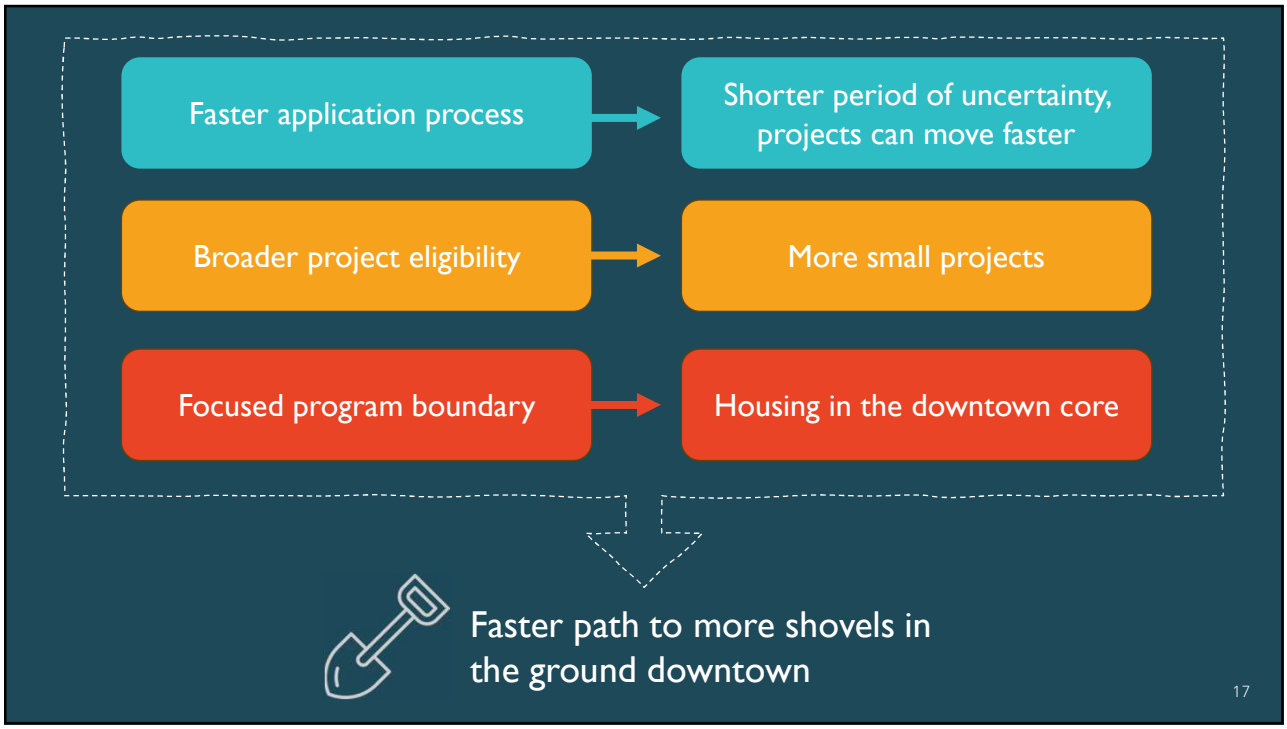

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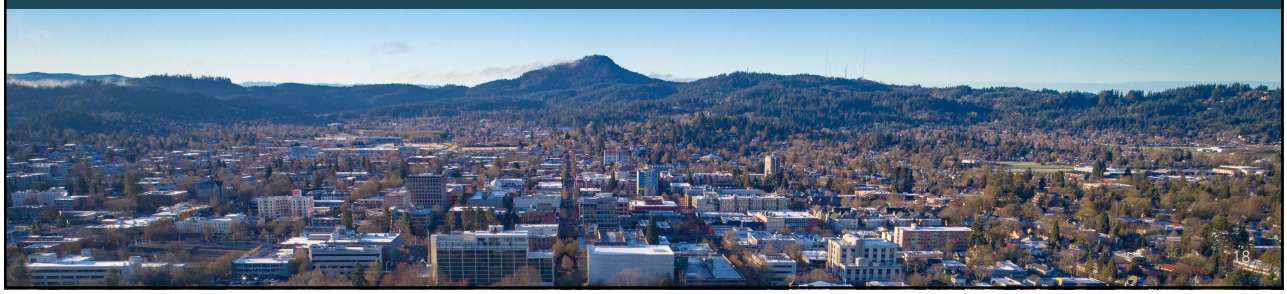
Accelerated MUPTE - Council Options

1. Direct staff to prepare draft ordinance, schedule public hearing
2. Revise the program proposal, prepare draft ordinance, schedule public hearing
3. Do not move forward at this time

City Manager recommendation



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