

DOWNTOWN CORE HOUSING INITIATIVE: ACCELERATED MUPTE

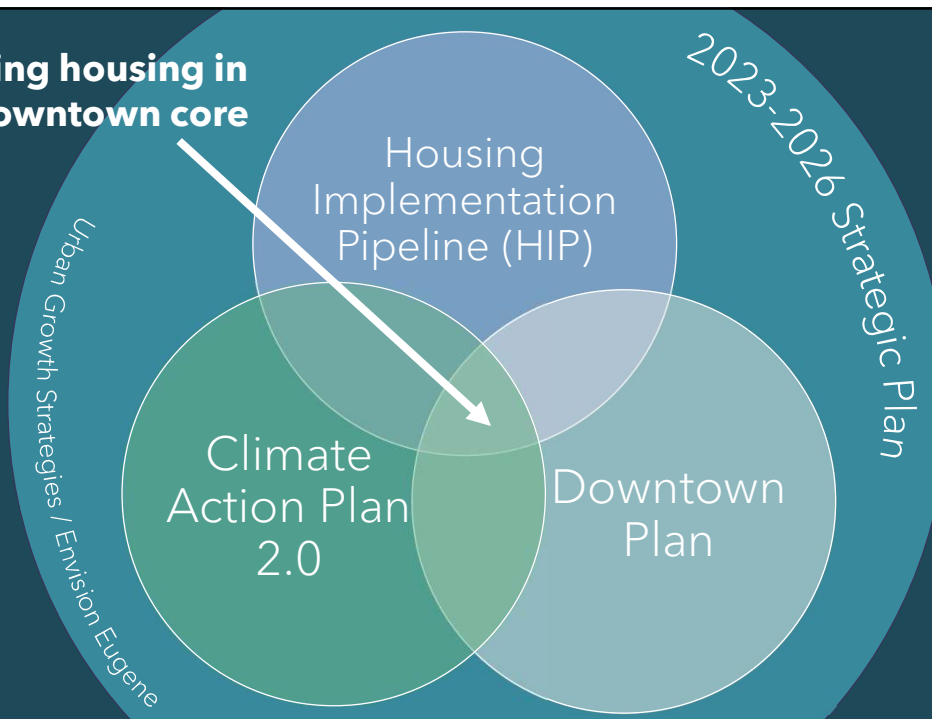


Eugene City Council
October 23, 2024

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**Building housing in
the downtown core**



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Downtown Core Housing Initiative

Two Potential Pilot Programs

**Downtown Fee
Assistance**

**Approved
May 22**

**Accelerated
MUPTE**

**Public Hearing
September 16**

**Property
Acquisition/
Disposition**

**Work Session and
Possible Action
Today**

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Attachment B

Accelerated MUPTE – The Basics (as currently proposed)

Faster application
process

Expands eligibility for
smaller projects

Focused program
boundary

5-year pilot, metrics in
2 years

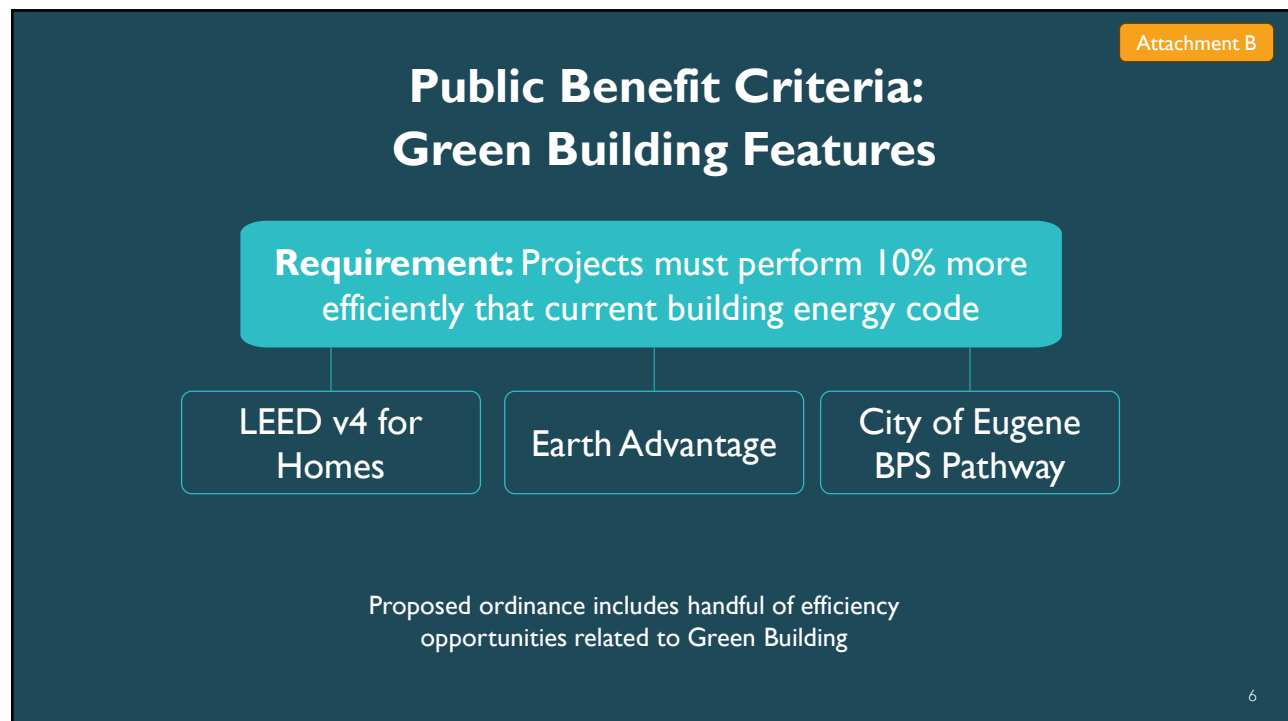
Need to meet all 7 Standard MUPTE
Public Benefit Criteria

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Accelerated MUPTE Proposed Boundary

Attachment B, D



Option 1:
Smaller Boundary



Option 2:
Full MUPTE Boundary

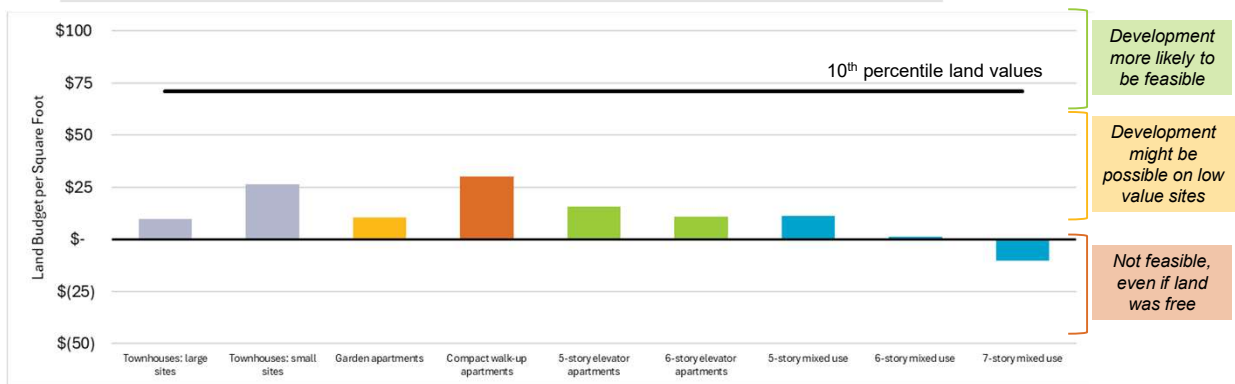
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Downtown Core Baseline: with Existing MUPTE

Many types of development have positive land budgets, but not high enough for redevelopment given existing property values



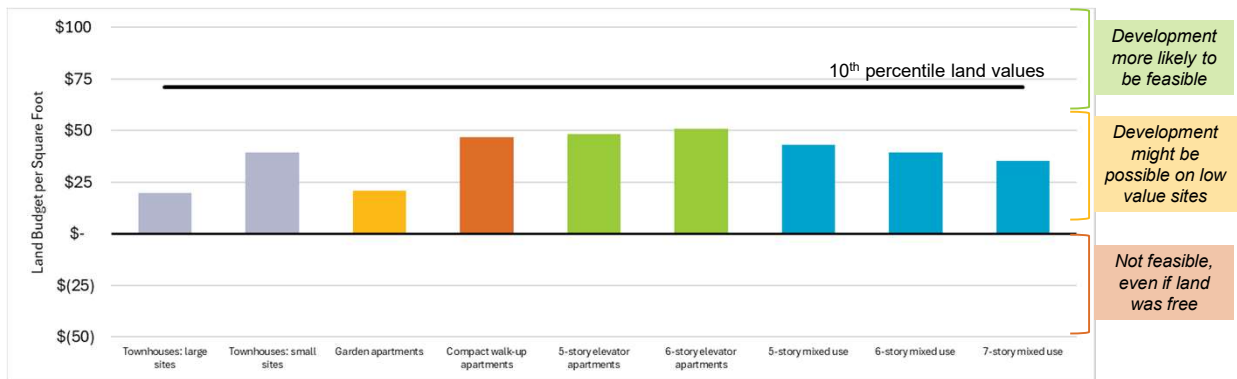
**URBAN
GROWTH
STRATEGIES**

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Downtown Core Policy test: with Existing MUPTE + Fee Assistance

Fee assistance increases feasibility but may not be quite enough to support redevelopment



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Accelerated MUPTE - Council Options

1. Adopt the proposed ordinance in Attachment A
2. Direct the City Manager to modify the ordinance and schedule a future action
3. Do not move forward at this time



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