



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA - AMENDED

July 15, 2026

12:00 p.m. CITY COUNCIL WORK SESSION

City Council Wednesday work sessions are held in hybrid format using in person and virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

This Agenda Page was updated to add an item and redistribute Item assignments.

Meeting of July 15, 2026; Her Honor Mayor Kaarin Knudson Presiding

Councilors

Lyndsie Leech, President
Jennifer Yeh
Mike Clark
Randy Groves

Eliza Kashinsky, Vice President
Alan Zelenka
Greg Evans
Matt Keating

12:00 p.m. CITY COUNCIL WORK SESSION

1. **WORK SESSION: Long Range Financial Planning & Strategic Plan (Cont'd)**
2. **WORK SESSION: City Manager Update**
3. **WORK SESSION AND POSSIBLE ACTION: An Ordinance Concerning Housing Production Incentives and Adding Sections 2.950, 2.951 and 2.952 to the Eugene Code, 1971**

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010,
or visit us online at www.eugene-or.gov.

July 15, 2026 Work Session

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Long Range Financial Planning & Strategic Plan (Cont'd)

Meeting Date: July 15, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Twylla Miller
Phone: 541-682-8417

ISSUE STATEMENT

This work session is to continue Council's July 13 discussion to finalize the strategic plan framework that will serve as a bridge strategic plan for the next two years. Council is asked to provide direction so that staff can begin 2027-2029 budget development this summer.

BACKGROUND

The City Council had a series of informational work sessions and a two-day workshop in support of Long Range Financial Planning:

- March 11, 2026: Benchmarking and LRFP Process Overview
- April 8, 2026: LRFP - Economic Development
- May 11, 2026: LRFP Overview and General Financial Education
- May 20, 2026: Financial Policies and Service Framework
- June 8, 2026: Financial Condition Overview
- June 30 & July 1, 2026: Long Range Financial Planning Workshop

The City engaged a team from Raftelis to support the City's LRFP workshop and associated work sessions. The Raftelis team participated in the May and June work sessions virtually and the lead facilitator, Nancy Hetrick met individually with the Mayor and Councilors in preparation for the workshop.

Raftelis attended the July 13 work session to support Council's discussion, where Council approved draft budget principles, a service framework, and strategic focus areas. Council also provided additional feedback on strategic focus area strategies. During the July 15 work session Council will review and finalize the revised strategies within the strategic plan framework that will serve as a bridge strategic plan for the next two years. The draft budget principles, service framework, and strategic plan framework will be utilized by staff this summer to begin budget development.

RELATED CITY POLICIES

The City of Eugene [Strategic Plan](#) outlines direction and organizational priorities for the 2023-2026 period. City of Eugene long range financial planning and biennial budget adoption aligns with the Organizational Wellbeing focus area strategic goal to create a sustainable budget with balanced revenues and expenditures that provides funding for necessary services in the community.

July 15, 2026 Work Session – Item 1

PREVIOUS COUNCIL DIRECTION

[July 14, 2025 Work Session](#)

Councilor Leech, seconded by Councilor Clark, moved to direct the City Manager to create an ad hoc City Manager committee to act as a financial technical advisory panel that will begin work in September 2025, and complete work by a date specified by the City Manager.

Passed: 7:1 (Opposed by Councilor Zelenka)

[December 8, 2025 Work Session](#)

This was an informational session where Council received an update on the work of the TAG and an overview of draft recommendations to date.

[February 9, 2026 Work Session](#)

This was an informational session where Council received the final recommendations and report of the TAG.

[March 11, 2026 Work Session](#)

This was an informational session where Council received information on how Eugene benchmarks to comparable cities and the next steps in the long-range financial planning work for council in the spring of 2026.

[April 8, 2026 Work Session](#)

This was a work session focused on Economic Development.

Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to begin implementation of Strategic Recommendations on Economic Development from the TAG and to add three related positions to the Supplemental Budget.

Passed 4:3 (Opposed by Councilors Leech, Kashinsky, and Keating, with Mayor Knudson voting as a tiebreaker. Zelenka and Evans absent for the vote).

[April 13, 2026 Meeting](#)

As part of Committee Reports and Items of Interest, Councilor Leech proposed a motion related to the Supplemental Budget motion made on April 8, 2026.

Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to include in Council's June 8th Work Session on unfunded needs, information and an opportunity to discuss the three economic development staff positions costing \$800,000 a year.

Passed 5:3 (Opposed by Councilors Clark, Evans, and Groves)

[May 11, 2026 Work Session](#)

This was an informational session where Council received information on the Long Range Financial Planning process, a financial overview and the elements of Long Range Financial Planning.

[May 20, 2026 Work Session](#)

This was an informational session where Council received information on Financial Policies and considerations/approaches for drafting a service evaluation framework.

[June 8, 2026 Work Session](#)

This was an informational session where Council received information on the city's overall financial

July 15, 2026 Work Session – Item 1

condition.

Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to add the business development manager position to the June Supplemental Budget and include the two analyst positions in the 2027-2029 Proposed Budget.

Passed 7:1 (Opposed by Councilor Keating)

June 30, 2026 & July 1, 2026 Workshop

Council discussed draft budget principles, a service framework, and strategic focus areas during their two-day workshop.

July 13, 2026 Work Session

Council reviewed and approved the budget principles, service framework, and the strategic focus areas included within the strategic plan framework. Council provided feedback regarding the strategies to be brought back for subsequent action at the July 15 work session.

Councilor Leech, seconded by Councilor Kashinsky, moved to approve the Revised Budget Principles as set forth in Attachment A to this AIS with a change to Item 3 replacing the word “sustainability” with “stability.”

Passed 8:0

Councilor Leech, seconded by Councilor Kashinsky, moved to approve the Service Framework as set forth in Attachment B to this AIS.

Passed 8:0

Councilor Leech, seconded by Councilor Kashinsky, moved to approve the Strategic Focus Areas as set forth in Attachment C to this AIS.

Passed 8:0

COUNCIL OPTIONS

1. Approve the Revised Strategic Plan Framework as set forth in Attachment A to this AIS or as specifically amended by Council.

OR

2. Take no action and provide further direction to the City Manager.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council approve the Revised Strategic Plan Framework.

POSSIBLE MOTIONS

1. Move to approve the Revised Strategic Plan Framework as set forth in Attachment A to this AIS.

OR

2. Move to approve the Revised Strategic Plan Framework with the following changes to Attachment A to this AIS: _____.

July 15, 2026 Work Session – Item 1

ATTACHMENTS

- A. Revised Strategic Plan Framework
- B. July 13 Draft of Strategic Plan Framework

FOR MORE INFORMATION

Staff Contact: Twylla Miller, Chief Financial Officer
Phone: 541-682-8417
Staff E-Mail: tmiller@eugene-or.gov

July 15, 2026

City of Eugene – Strategic Plan Framework **REVISED**

Financial Stability

Success Statement

Eugene's finances are stable and sustainable, with revenues that keep pace with the cost of delivering services, healthy reserves, and a budget that supports community needs without relying on one-time solutions.

Strategy 1: Align Resources Through the City's Service Framework

Strategy 2: Build a Long-Term Financial Stability Plan

Strategy 3: Strengthen and Diversify Revenue

Community Safety

Success Statement

Eugene is a community where people feel safe, connected, and resilient, with risks reduced through prevention, early intervention, and effective response.

Strategy 1: Strengthen Trust and Transparency

Strategy 2: Ensure Timely, Effective Emergency Response and Resource Allocation for First Responders

Strategy 3: Reduce Crime and Strengthen Code Compliance

Strategy 4: Strengthen Partnerships that Support Behavioral Health, Crisis Response, and Prevention/Early Intervention

Thriving, Livable Community

Success Statement

Eugene is a community where everyone has access to opportunity, welcoming public spaces, and the amenities that support a high quality of life.

Strategy 1: Sustain Eugene's Library, Parks, and Cultural Programming

Strategy 2: Expand Economic and Job Opportunity for Shared Prosperity

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Strategy 3: Keep Public Spaces, Parks, and Waterways Clean, Safe, and Accessible**Strategy 4: Advance Community Resilience, Climate Action, and Environmental Stewardship**

Housing and Homelessness

Success Statement

Eugene expands housing opportunities for all people and supports a coordinated system that helps those experiencing homelessness achieve long term stability.

Strategy 1: Increase and Accelerate Production of Diverse Housing Types**Strategy 2: Remove Barriers to Housing Production****Strategy 3: Coordinate Regionally on Homelessness Response****Strategy 4: Support Access to Services that Help People Achieve Long-Term Housing Stability (NEW)**

Transportation and Infrastructure

Success Statement

Eugene delivers safe, reliable infrastructure and transportation that supports community growth while moving toward zero roadway deaths.

Strategy 1: Advance Transportation Safety**Strategy 2: Invest in a Connected Multimodal Transportation System****Strategy 3: Modernize and Maintain City Infrastructure to Support Community Needs****Strategy 4: Pursue Funding Partnerships for Infrastructure Investment**

City of Eugene – Strategic Plan Framework

DRAFT

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EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: City Manager Update

Meeting Date: July 15, 2026
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Jenny Haruyama
Phone: 541-682-5010

ISSUE STATEMENT

This item is an opportunity for the City Manager to provide the Council with updates regarding emergent items.

BACKGROUND

As needed, the City Manager will routinely provide updates to the Council on items of interest.

SUGGESTED MOTION

None.

ATTACHMENTS

None.

FOR MORE INFORMATION

Staff Contact: Jenny Haruyama, City Manager
Phone: 541-682-5010
Staff E-Mail: JHaruyama@eugene-or.gov

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session and Possible Action: An Ordinance Concerning Housing Production Incentives and Adding Sections 2.950, 2.951 and 2.952 to the Eugene Code, 1971

Meeting Date: July 15, 2026
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Amanda D'Souza
Phone: 541-682-5540

ISSUE STATEMENT

This work session is an opportunity for City Council to continue discussion of and consider action on an ordinance to create two new housing production incentives aimed at supporting: 1) the production of moderate-income housing along transit corridors across the City; and 2) the creation of housing in commercial centers. Council discussed the proposed programs on February 11, 2026, and held a public hearing on the proposed ordinance on June 15, 2026. The proposed ordinance is in Attachment A. A summary of the proposed tax exemption programs is in Attachment B.

BACKGROUND

As part of Urban Growth Strategies (UGS), Eugene will advance specific actions to address housing and job needs for the next 20 years. Eugene needs more than 26,000 new homes over the next 20 years, according to the 2026 Oregon Housing Needs Analysis (see Attachment C). For years, staff have worked across the City organization to identify opportunities for new or expanded financial incentives to increase capacity for housing development. At the November 12, 2025 work session on UGS, staff briefly previewed the Housing Production Incentives as priority housing actions.

At the February 11, 2026 work session, staff provided an overview on three proposed housing production incentive programs, based on research and community feedback, for Council consideration. At the work session, Council directed staff to prepare an ordinance implementing the three proposed programs: 1) a Tax Exemption for Moderate-Income Housing, 2) a Tax Exemption for Housing in Commercial Centers, and 3) a Moderate-Income Revolving Loan Fund. Council held a public hearing on the two proposed tax exemptions on June 15, 2026, and a public hearing on an ordinance implementing the proposed Moderate-Income Revolving Loan fund is scheduled for the September 21, 2026. The two new proposed tax exemption programs are enabled by a state law that encourages transit supportive multi-unit housing, the same law that enables the City's current Multi-Unit Property Tax Exemption (MUPTe) program in the downtown. The proposed ordinance implementing the two tax exemption programs is included in Attachment A to this AIS and has been updated throughout to add a hyphen to the term "moderate-income."

Proposed Tax Exemption for Moderate-Income Housing

The first proposed program is designed to fill a gap in the City's existing housing incentive programs, as none of the City's current tax incentive programs are geared specifically toward moderate-income housing (affordable to households earning between 60 and 120 percent of Area

July 15, 2026 Work Session – Item 3

Median Income). The proposed program would offer ten-year tax exemptions on the assessed value of new moderate-income housing construction that meets the eligibility criteria. Similar to the existing Low-Income Rental Housing Property Tax Exemption (LIRHPTE) and MUPTE programs, this program would support housing development by reducing operating costs in the early years of a housing development so that it becomes more financially feasible. The proposed program is described in detail in Attachment B.

Proposed Tax Exemption for Housing in Commercial Centers

The second proposed program is designed to respond to the City's need for continued development of new housing, especially in commercial centers, which generally provide easy access to transit and feature a range of commercial services, community services, and employment opportunities. Commercial centers support higher-intensity development and serve both the needs of surrounding residents and the needs of individuals from across the city. Despite these attributes, the city has seen a minimal amount of residential development in commercial centers in recent years. The proposed program would provide ten-year tax exemptions of the assessed value of new housing (including new market-rate housing) in commercial centers. This program would support housing development by reducing operating costs in the early years of a housing development so that it becomes more financially feasible. The proposed program is described in detail in Attachment B.

Both of these proposed incentives align with new compact development and housing goals policies proposed for inclusion in the Envision Eugene Comprehensive Plan, including encouraging more housing in centers and along key corridors with access to transit and other essential goods and services. In addition, the City will benefit from increased property tax revenue when the exemptions expire after 10 years.

Public Comment

On June 15, 2026, Council held a public hearing on the proposed ordinance where three people spoke in favor of the proposed ordinance, and one spoke in opposition. Written comments on the proposed ordinance that were submitted as of June 26, 2026, are included as Attachment D to the AIS.

Next Steps

If Council is comfortable with the two tax exemptions as proposed in Attachment B, they can take action to adopt the ordinance in Attachment A. If Council would like to make any changes to the program, Council can direct the City Manager to update the ordinance and bring it back to Council for consideration at a future date. If Council approves the proposed ordinance, staff will initiate the administrative rulemaking process.

Council is scheduled to hear public comment on the third proposed program, the Moderate-Income Revolving Loan Fund, at their September 21, 2026 public hearing.

RELATED CITY POLICIES

[Housing Implementation Pipeline](#) (HIP)

The HIP describes the need for more housing, especially housing in transportation-efficient locations, and housing affordable to a wide variety of household incomes, connecting these goals with other benefits related to climate recovery and resiliency, compact development transportation efficiency, downtown vibrancy, and fiscal sustainability. Overall housing five-year goal O-5.1 is to

issue permits for the construction of 6,000 new housing units. The HIP also identified Tax Exemption Exploration as a program to be pursued during the HIP time period.

[Climate Action Plan \(CAP\) 2.0](#)

CAP 2.0 includes multiple strategies that support the development of higher density housing particularly along transportation corridors. Smaller homes tend to have a smaller carbon footprint during construction and use, and housing units built close to transit, jobs, and other amenities allow residents to access the community using fewer trips.

[Envision Eugene Pillars](#)

- Provide ample economic opportunities for all community members.
- Promote compact urban development and efficient transportation options.
- Protect, repair, and enhance neighborhood livability.
- Provide for adaptable, flexible, and collaborative implementation.

[Strategic Plan Goals: Urgent Community Needs](#)

- Strategic Goal: Stabilize the cost of housing.
 - High-Impact Action: Support efforts to preserve and construct Affordable Housing units (rental and homeownership), Permanent Supportive Housing units, and Moderate-Income Housing units; includes developing local funding strategies.
 - High-Impact Actions: Develop Affordable Housing units with innovative funding strategies that specifically support protected classes' access to housing.
- Strategic Goal: Advance climate action and community resilience to natural and human-caused disasters.
 - High-Impact Action: Decrease transportation-related emissions and make the transportation network diverse and adaptable through continued implementation of the Eugene 2035 Transportation System Plan and related compact development actions in Envision Eugene.
 - High-Impact Action: Continue to implement strategies from the Climate Action Plan 2.0 to improve and enhance efficiency and resilience of buildings in Eugene, including City-owned facilities.

PREVIOUS COUNCIL DIRECTION

[February 11, 2026 Work Session](#)

Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to schedule a public hearing on an ordinance implementing the proposed production incentives and move to direct the City Manager to schedule a work session following the public hearing.

Passed 8:0

[June 15, 2026 Public Hearing](#)

Council held a public hearing on the ordinance. Four speakers provided comments.

July 15, 2026 Work Session – Item 3

COUNCIL OPTIONS

1. Approve the proposed ordinance in Attachment A.

OR

2. Direct the City Manager to bring back a modified ordinance and to schedule action on a future date.

OR

3. Do not adopt the proposed ordinance in Attachment A.

CITY MANAGER'S RECOMMENDATION

If City Council is comfortable with the tax exemptions as proposed in Attachment B, the City Manager recommends adoption of the proposed ordinance in Attachment A.

POSSIBLE MOTIONS

1. Move to approve the ordinance in Attachment A to this AIS: an Ordinance Concerning Housing Production Incentives and Adding Sections 2.950, 2.951 and 2.952 to the Eugene Code, 1971.

OR

2. Move to direct the City Manager to bring back a modified ordinance and to schedule action at a future date.

ATTACHMENTS

- A. An Ordinance Concerning Housing Production Incentives and Adding Sections 2.950, 2.951 And 2.952 to the Eugene Code, 1971.
- B. Housing Production Incentives: Tax Exemptions Overview
- C. Supplemental Information and Key Questions
- D. Written Public Comments received by June 26, 2026

FOR MORE INFORMATION

Staff Contact: Amanda D'Souza, Development Programs Manager

Phone: 541-682-5540

Staff E-Mail: adsouza@eugene-or.gov

ORDINANCE NO. _____**AN ORDINANCE CONCERNING HOUSING PRODUCTION INCENTIVES AND
ADDING SECTIONS 2.950, 2.951 AND 2.952 TO THE EUGENE CODE, 1971.****The City Council of the City of Eugene finds as follows:**

A. The provisions of ORS 307.600 to ORS 307.637 enable the city to grant local property tax exemptions to encourage multiple-unit housing located in core areas and transit-oriented areas designated by the city.

B. The City Council finds that the commercial centers shown on the overview map and map tiles that together comprise Map 2.951(2)(d)2. Property Tax Exemption – Housing Incentives for Housing in Commercial Centers, attached as Exhibits A-1 through A-5 to this Ordinance, are core areas of the city that are eligible for the property tax exemption enabled by ORS 307.600 to ORS 307.637. Specifically, the City Council finds that the commercial centers shown on Map 2.951(2)(d)2. Property Tax Exemption – Housing Incentives for Housing in Commercial Centers, including the city's downtown, function as core areas of the city because they support higher-intensity development and serve both the needs of surrounding residents and the needs of individuals from across the city. The City Council further finds that commercial centers generally provide easy access to transit and feature a range of commercial services, community services, employment opportunities, public facilities, and housing options. Finally, the City Council finds that there is a need and demand for housing in commercial centers and that the housing that is needed is not likely to be produced without the incentive of a property tax exemption.

C. The City Council finds that the properties identified on the overview map and map tiles that together comprise Map 2.951(2)(e)2. Property Tax Exemption – Housing Incentives for Housing in Transit-Oriented Areas, attached to this Ordinance as Exhibits B-1 through B-5 to this Ordinance, are transit-oriented areas eligible for the property tax exemption enabled by ORS 307.600 to ORS 307.637. Specifically, the City Council finds that a “transit-oriented area” is an area located within one-quarter mile of a fixed-route transit service. The City Council further finds that a “fixed-route” service is a bus service that operates on a specific schedule and along a consistent route. An alternative to fixed-route service would be demand-responsive service where routing and scheduling are created daily based upon the individual needs of riders. The City Council finds that the transit-oriented areas identified on Map 2.951(2)(e)2. Property Tax Exemption – Housing Incentives for Housing in Transit-Oriented Areas, are within one-quarter mile of the streets identified as Key Corridors in Appendix E to the Eugene 2035 Transportation System Plan, the city's adopted and acknowledged local transportation plan, and that Key Corridors support frequent and reliable transit service. The City Council finds that the properties identified on Map 2.951(2)(e)2. Property Tax Exemption – Housing Incentives for Housing in Transit-Oriented Areas, are located within one-quarter mile of a fixed-route transit service. Finally, the City Council finds that there is a need and demand for moderate-income housing located near transit and affordable to households earning 60-120% of the area median income. The City Council finds that moderate-income housing located near transit is not likely to be produced without the incentive of a property tax exemption.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The following sections 2.950, 2.951 and 2.952 are added to the Eugene Code, 1971.

2.950 Property Tax Exemption – Housing Production Incentive.

(1) The provisions of ORS 307.600 to 307.637 enable the city to grant local property tax exemptions for multiple-unit housing located in core areas and transit-oriented areas designated by the city.

(2) The city council has designated the commercial centers shown on the overview map and map tiles that together comprise Map 2.951(2)(d)2. Property Tax Exemption – Housing Incentives for Housing in Commercial Centers, as core areas of the city that are eligible for the property tax exemption authorized by EC 2.950 through 2.952. There is a need and demand for housing in commercial centers and that housing is not likely to be produced without the incentive of the property tax exemption authorized by EC 2.950 through 2.952. The provisions of ORS 307.600 to 307.637 are hereby adopted as the city's property tax exemption program for multiple-unit housing located in commercial centers.

(3) The city council has designated the properties shown on the overview map and map tiles that together comprise Map 2.951(2)(e)2. Property Tax Exemption – Housing Incentives for Housing in Transit-Oriented Areas, as transit-oriented areas eligible for the property tax exemption authorized by EC 2.950 through 2.952. There is a need and demand for housing located in transit-oriented areas and affordable to households earning 60-120% of the area median income. That housing is not likely to be produced without the incentive of the property tax exemption authorized by EC 2.950 through 2.952. The provisions of ORS 307.600 to 307.637 are hereby adopted as the city's property tax exemption program for multiple-unit moderate-income housing located in transit-oriented areas.

(4) The incentives described in subsections (2) and (3) are intended to:

- (a) Stimulate the construction of multiple-unit housing in the city's commercial centers and designated transit-oriented areas to improve the balance between the residential and commercial nature of those areas, and to ensure full-time use of the areas as places where members of the community have an opportunity to live as well as work;
- (b) Encourage the development of vacant or under-utilized sites in commercial centers and designated transit-oriented areas, rather than sites where sound or rehabilitable multiple-unit housing exists;
- (c) Encourage the development of multiple-unit housing, with or without parking, in structures that may include ground-level commercial space;
- (d) Encourage the development of multiple-unit housing, with or without parking, on sites with existing single-story commercial structures;
- (e) Encourage the development of multiple-unit housing, with or without parking, on existing surface parking lots; and

(f) Preserve existing publicly assisted housing that is affordable to low-income persons by providing the incentives authorized in ORS 307.600 to 307.637 to existing multiple-unit housing that is subject to a low-income housing assistance contract with an agency or subdivision of this state or the United States.

(3) *Application Requirements.*

(a) Applications for property tax exemption hereunder shall be filed with the city manager and shall be accompanied by an application fee. The application shall contain the information required by, and be processed in accordance with, administrative rules adopted by the city manager in the manner described in section 2.019 of this code. The application shall clearly state whether the applicant elects to have the application evaluated under the Commercial Centers criteria in EC 2.951(2)(d) or the Transit-Oriented criteria in EC 2.951(2)(e).

(b) Whether the applicant elects to proceed under either the Commercial Centers criteria in EC 2.951(2)(d) or the Transit-Oriented criteria in EC 2.951(2)(e), prior to filing the application, the applicant, including at least one of the applicant's principals, must have arranged for and attended one public engagement opportunity with residents in the neighborhood, including the board of any city-recognized affected neighborhood association, and then included in the application copies of comments received from the meeting or documentation of the applicant's attempt to solicit comments.

(4) *Application Review and City Manager Recommendation.* No later than 135 days following receipt of a complete application, the city manager shall provide the council with the city manager's recommendation on the application.

(5) *Council Consideration.*

(a) Upon receipt of the city manager's written recommendation on an application, the council shall consider the application, the city manager's written recommendation, and any written comments submitted on the application.

(b) If, within 180 days from the date of the city's receipt of a complete application, the council fails to act on an application, the application shall be deemed approved and processed thereafter in accordance with subsection (6)(b) of this section.

(c) At the meeting at which the city manager's recommendation on an application is considered, or at a subsequent meeting, the council shall adopt a resolution approving the application and granting the property tax exemption or adopt a resolution disapproving the application and denying the property tax exemption.

(d) The council shall approve an application if the council determines that the applicable criteria described in section 2.951(2) of this code have been met. The resolution approving the exemption shall set forth any specific conditions of approval. The exemption may not include the land or any improvements not a part of the multiple-unit housing. The exemption may include parking constructed as part of the multiple-unit housing construction, addition or conversion, and commercial property to the extent that the commercial property is a required design or public benefit element of a multiple-unit housing construction, addition or conversion approved by the city. In the case of a structure to which stories or other improvements are added or a structure that is converted

in whole or in part from other use to dwelling units, only the increase in value attributable to the addition or conversion may be exempt from taxation.

(e) If the council determines that one or more of the applicable criteria in section 2.951(2) of this code are not met, the council shall deny the application. The resolution denying an application shall set forth the specific reasons for denial.

(6) *Resolution Filing.*

(a) The city manager shall forward to the applicant a copy of the resolution adopted by the council within 10 days following the date the council acts on the application. In addition, on or before the April 1st next following the approval, the city manager shall file with the county assessor a copy of the resolution approving an application.

(b) With respect to an application deemed approved through inaction of the council under subsection (5)(b) of this section, on or before the April 1st next following the expiration of the period for council action identified in subsection (5)(b), the city manager shall file with the county assessor an administrative order containing the same findings and information as required to be set forth in a resolution approving an application and forward a copy thereof to the applicant.

(7) Notwithstanding subsection (8) of section 2.952 of this code, if multiple-unit housing granted an exemption pursuant to subsection (5) of this section is or becomes subject to a low income rental assistance contract with an agency of this state or the United States, the city may extend the exemption through June 30 of the tax year during which the expiration date of the contract falls.

2.951 Multiple-Unit Housing – Threshold Criteria and Public Benefits.

(1) *Boundaries.* Sections 2.950 through 2.952 of this code shall apply only to the properties located in the commercial centers depicted on Map 2.951(2)(d)2. Property Tax Exemption – Housing Incentives for Housing in Commercial Centers, and the properties located in the transit-oriented areas depicted on Map 2.951(2)(e)2 Property Tax Exemption – Housing Incentives for Housing in Transit-Oriented Areas.

(2) *Criteria for Approval.* No exemption may be approved under subsection (5) of section 2.950 of this code unless the application complies with the approval criteria in EC 2.951(2)(a) through 2.951(2)(c) and either all of the Commercial Centers approval criteria in EC 2.951(2)(d), or all of the Transit-Oriented approval criteria in EC 2.951(2)(e).

(a) *Project Completion.* In the case of the construction of, or the addition or conversion to, multiple-unit housing, the construction, addition, or conversion will be completed on or before January 1, 2032.

(b) *Multiple Unit Housing Subject to a Low-Income Assistance Contract.* In the case of multiple-unit housing subject to a low-income housing assistance contract with an agency or subdivision of this state or the United States:

1. The application for exemption was made on or before January 1, 2032;

2. It is important to the community to preserve the housing as low-income housing and it is probable that the housing would not be produced as or remain low-income housing without the exemption being granted.

(c) *No Transient Accommodations.* The multiple-unit housing is not designed for, and will not be used as, transient accommodations.

(d) *Commercial Centers Approval Criteria.*

1. *Required Number of Units.* The project will provide multiple-unit housing of four or more new units through new construction, an addition to an existing structure, or a conversion of a structure from another use to dwelling units.

2. *Property Location.*

a. The project must be located within the commercial centers depicted on the overview map and map tiles that together comprise Map 2.951(2)(d)2. Property Tax Exemption – Housing Incentives for Housing in Commercial Centers; and

b. The project must be located within the city limits.

3. *Compact Urban Development.* Except in the case of the conversion of a building or portion of a building from another use to housing, the project must result in a minimum residential density of 25 units per acre.

4. *Eligible Project Types.* No exemption may be granted for a project designed for the leasing of individual rooms or beds, rather than entire apartment units, or a project otherwise designed primarily for individuals attending college.

5. *Project Need.*

a. Projects must demonstrate financial need by showing that, without the multiple-unit property tax exemption, either:

(1) Total project cost exceeds project value at stabilization; or

(2) The yield on cost at stabilization (net operating income divided by the total project cost) is less than 6.0%.

b. Total project cost may include imputed land cost and may include developer fees totaling up to 5% of hard costs, including land.

c. Project value is based on pro forma stabilized net operating income and current capitalization rate for multi-unit property in the region.

d. Stabilization is the period that the project is projected to be fully leased.

6. *Historic Resources.* The project complies with requirements in administrative rules adopted by the city manager related to proximity to historic resources.

7. *Displacement.* If the project will cause existing dwelling units to become uninhabitable (for example, because the existing units are demolished or converted to another use) the project must result in a number of dwelling units that is at least 150% of the original number of dwelling units that were located on the site. (For example, if a building containing 10 housing units is demolished, in order for the new units to comply with the Commercial Centers approval criteria, the project must include at least 15 dwelling units.)

8. *Project Design and Compatibility.*

a. The applicant has included 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 principles in the context of the project location. The city manager shall adopt as part of the administrative rules to implement these sections a more detailed description of the required design principles, including the scale, form, and quality of the building; the mix of project elements; and the relationship to the street and surrounding uses.

b. Compliance with the project design elements that were reviewed at the time of council approval is a condition of approval of the exemption, except that the city manager may approve a deviation from those design elements if the city manager determines in writing that the deviations provide the same or greater degree of adherence to the design principles.

9. *Green Building.*

a. Green building requirements apply only to the residential occupancy areas and common areas such as hallways, stairwells, centralized HVAC or hot water heating, and laundry facilities. The requirements do not apply to the commercial areas or ancillary amenities such as parking garage, swimming pools, and recreation centers.

b. The project will perform at least 10% more efficiently than the performance established in the Oregon Energy Efficiency Specialty Code (OEESC).

(1) Green building requirements for one to three story multiple-family buildings are as follows:

(A) Obtain LEED v4 Homes Design and Construction certification, LEED v4.1 Residential BD+C Multifamily Homes certification, or LEED v5 for BD+C Homes certification, and modeled at least 10% above current OEESC; or

(B) Obtain Earth Advantage Silver certification or higher and provide a commissioning report.

(2) Green building requirements for four stories and above multiple-family buildings are as follows:

(A) Obtain LEED v.4 for Homes Design and Construction certification, LEED v4.1 Residential BD+C Multifamily Homes certification, or LEED v5 for BD+C Homes certification, and modeled at 10% above current OEESC; or

(B) Obtain Earth Advantage Silver certification or higher; or

(C) City review of the project demonstrates that:

i. Model building energy performance shows that the building will perform 10% above current OEESC performance;

ii. The building is constructed to modeled plans;

iii. Commissioning report will be provided within 18 months following issuance of certificate of occupancy; and

iv. Applicant commits to working with city to report multiple-unit occupancy energy use data to city for the tax-exempt period.

(D) Projects that will provide onsite parking are required to install conduit for future electric vehicle charging stations.

10. *Local Economic Impact Plan.*

a. The applicant must provide a plan that provides for more than 50% of the dollar volume of the combined professional services and construction contracts to include local firms. "Local firm" means a business that is based in Lane County.

b. The applicant must ensure that qualified minority and women business enterprises have an equitable opportunity to compete for contracts and subcontracts.

c. The city manager shall include in the administrative rules adopted to implement sections 2.950 through 2.952 of this code provisions that:

(1) Identify additional requirements for the local economic impact plan, including definitions and exceptions such as when trades are not available locally;

(2) Enable qualified minority and women business enterprises to have an equitable opportunity to compete; and

(3) Ensure that the developer and its contractors and subcontractors comply with wage, tax and licensing laws in the development of the project and posts information about the city's rights assistance program.

11. *Moderate-Income Housing Contribution.*

a. The owner of the property shall comply with either subparagraph (1), or subparagraph (2), below.

(1) The owner of the property shall pay to the city an amount equal to 10% of the total property tax exemption and all such payments shall be dedicated to the facilitation or creation of moderate-income housing; or

(2) The owner of the property shall ensure that, during the exemption period, at least 30% of the housing units subject to the exemption comply with the affordability requirements in EC 2.951(2)(e)4.

b. The city manager shall include provisions in the administrative rules adopted to implement sections 2.950 through 2.952 of this code that further define the term “moderate-income housing” for purposes of the fee described in subparagraph (a)(1), above, and that set out the process for payment of the fee.

(e) *Transit-Oriented Approval Criteria*

1. *Required Number of Units.* The project will provide multiple-unit housing of four or more new units through new construction, an addition to an existing structure, or a conversion of a structure from another use to dwelling units.

2. *Property Location.*

a. The project must be located within one of the transit-oriented areas depicted on the overview map and map tiles that together comprise Map 2.951(2)(e)2. Property Tax Exemption – Housing Incentives for Housing in Transit-Oriented Areas; and

b. The project must be located within the city limits.

3. *Compact Urban Development.* Except in the case of the conversion of a building or portion of a building from another use to housing, the project must result in a minimum residential density of 25 units per acre.

4. *Affordability.*

a. During the exemption period, any units subject to the exemption and offered for rent must be offered at rental rates that are affordable to households earning 120% or less of area median income (AMI).

b. During the exemption period, any units subject to the exemption and offered for sale must be offered at a sales price affordable to households earning 120% or less of area median income (AMI).

c. The city manager may include in the additional requirements necessary to administer and enforce the affordability requirements of this subsection in the administrative rules adopted to implement sections 2.950 through 2.952 of this code; including, but not limited to, application requirements, a requirement for a recorded covenant, and procedures for staff review and enforcement.

5. *Project Need.* The applicant must demonstrate that the project would not be financially feasible without the exemption. The city manager may include additional

requirements related to demonstration of project need in in the administrative rules adopted to implement sections 2.950 through 2.952 of this code.

6. *Historic Resources.* The proposed development does not cause destruction of historic properties (as defined in section 9.0500 of this code), except:

- a. Where development has proceeded according to historic property moving and demolition procedures as set forth in sections 9.8160, 9.8180 and 9.8185 of this code, or
- b. The property is granted an exception by the council.

7. *No Displacement.* The proposed development does not cause the displacement of low-income persons.

(3) *Additional and On-Going Obligations of Project Approved for Exemption.*

(a) Following approval of an exemption under section 2.950(5) of this code, the city manager shall monitor the development of the project to ensure that the project complies with the requirements of sections 2.950 through 2.952 of this code, the administrative rules adopted pursuant to this code, and any other conditions of approval of the exemption.

(b) If the applicant has elected to proceed under the Commercial Centers criteria in EC 2.951(2)(d), during the developer's design process and before the final design drawings are completed, the developer shall hold at least one neighborhood engagement opportunity to allow members of that neighborhood to provide comments on the proposal. At least one of the applicant's principals must attend that meeting. In addition, once the final design is completed and before it is submitted for permits, the developer shall allow the neighborhood an opportunity to review and comment on that final design.

2.952 Multiple-Unit Housing – Termination of Approval, Review.

(1) Except as provided in subsection (8) of this section, after a resolution approving an application has been filed, if the city manager becomes aware of any of the circumstances listed in subsection (3), the city manager shall notify the council; the owner of the property, at the owner's last known address; and any known lender, at the lender's last known address, of the manager's intention to recommend to the council that the exemption be terminated.

(2) The notice required by subsection (1) shall clearly state the reasons for the proposed termination, and shall require the owner to appear before the council, at a time specified in the notice, which shall not be less than 20 days from the date the notice was mailed, to show cause, if any exists, why the exemption should not be terminated.

(3) The city manager shall provide the notice required by subsection (1) in the event of any of the following:

- (a) Construction of the multiple-unit housing was not completed within the time specified in the resolution, and no extensions as provided in subsection (5) of this section have been granted, or

- (b) The applicant, developer, or owner of the project has failed to comply with the provisions of ORS 307.600 to 307.637 or the provisions of this code or applicable administrative rules, or
 - (c) The applicant, developer, or owner of the project has failed to comply with any conditions imposed in the resolution approving the application and the city manager has not determined in writing that project design deviations provide the same or greater degree of adherence to the design principles that council approved for the project, or
 - (d) Construction of multiple-unit housing was not completed on or before January 1, 2032, or
 - (e) In the event units within the development are sold individually, a unit owner fails to comply with applicable requirements described in subparagraphs (b) or (c) of this subsection (3).
- (4) If the owner fails to appear and show cause why the exemption should not be terminated, the city shall further notify every known lender of the owner's failure to appear and shall allow the lender a period of not less than 30 days, beginning with the date that the notice of failure to appear and show cause is mailed to the lender, to cure any noncompliance or to provide adequate assurance that the noncompliance will be remedied.
- (5) If the owner fails to appear before the council at the time specified in the notice, or if the owner appears and fails to show cause why the exemption should not be terminated, and a lender fails to cure or give adequate assurance that any noncompliance will be cured, the council shall adopt a resolution terminating the exemption, which shall contain its findings in support thereof. Copies of the resolution shall be filed with the county assessor and mailed to the property owner, at the owner's last known address, and to any lender at the lender's last-known address, within 10 days from the date the resolution is adopted. If a determination is made that the exemption should continue as previously granted, the council shall make written findings in support of the continued exemption and shall forward a copy thereof to the property owner and to any lender within 10 days from the date of adoption of the written findings.
- (6) All reviews of council action in denying, approving, or terminating an application shall be governed by the procedures set forth in ORS 34.010 to 34.100, and correction of assessments and tax rolls and the evaluation of the property shall be in conformity with ORS 307.687. The council's action on an exemption shall not be a land use decision for purposes of administrative review.
- (7) If construction, addition, or conversion of multiple-unit housing is not completed by January 1, 2032, upon receipt of a request from the property owner, the council may, by resolution, extend the deadline for completion of construction of multiple-unit housing for a period not to exceed 12 consecutive months, if it finds the failure to complete construction by the time specified in the resolution was due to circumstances beyond the control of the owner, and that the owner had been and could reasonably be expected to act in good faith and with due diligence.
- (8) In any event, no property may be granted more than one of the exemptions authorized by EC 2.945 through 2.952 and no multiple-unit housing granted an exemption by the council may be exempt from ad valorem taxation for more than 10 successive years. The first year of exemption is the assessment year beginning January 1 immediately following the calendar year

in which construction, addition or conversion is completed, determined by that stage in the construction process when, pursuant to ORS 307.330 the improvement would have gone on the tax rolls in the absence of the exemption. The exemption may not include the land, nor any improvements located thereon that are not a part of the multiple-unit housing but may include commercial use of a portion of the structure and parking constructed as part of the multiple-unit housing construction, addition or conversion, and is in addition to any other exemption provided by law. However, no property may be exempt beyond 100 percent of its real market value.

(9) Any exemption granted by the council shall terminate immediately, without right of notice or appeal, in the event the county assessor determines that a change of use to other than residential or residential with commercial uses of a portion of the structure, or housing has occurred for the multiple-use housing, or portion thereof, or if a low income housing assistance contract with an agency or subdivision of this state or the United States is breached or terminated prematurely, or a declaration as defined in ORS 100.005(12) is presented to the county assessor or tax collector for approval in connection therewith. Termination shall be in accordance with the provisions of ORS 307.627.

(10) Notwithstanding subsections (1) through (7) of this section, if applicant, developer or other owner of the project has failed to comply with the requirements of ORS 307.600 through 307.637, sections 2.950 through 2.952 of this code or the administrative rules adopted thereunder, or a resolution adopted pursuant subsection (5)(d) of section 2.950 of this code, in lieu of subsections (1) through (7) of this section, the city manager may impose penalties as set forth in section 2.1995 of this code. Each day in which a violation is caused or permitted to exist constitutes a separate violation. Failure to pay an administrative penalty authorized by this subsection shall be grounds for terminating the exemption under subsections (1) through (3) of this section.

Section 2. Recitals A-C are hereby incorporated into this Ordinance and adopted by the City Council in support of this Ordinance.

Section 3. Map 2.951(2)(d)2. Property Tax Exemption – Housing Incentives for Housing in Commercial Centers, which is composed of an overview map and four map tiles, and is attached hereto as Exhibits A-1 through A-5, shall be numerically incorporated in Chapter 2 of the Eugene Code, 1971.

Section 4. Map 2.951(2)(e)2. Property Tax Exemption – Housing Incentives for Housing in Transit-Oriented Areas, which is composed of an overview map and four map tiles, and is attached hereto as Exhibits B-1 through B-5, shall be numerically incorporated in Chapter 2 of the Eugene Code, 1971.

Section 5. On or before January 1, 2029, the City Council shall be provided with data related to performance metrics for the tax exemption programs authorized by this Ordinance.

Section 6. This Ordinance shall sunset and be repealed on January 1, 2032, unless extended or made permanent by future Council action.

Section 7. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Section 8. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Passed by the City Council this

___ day of _____, 2026

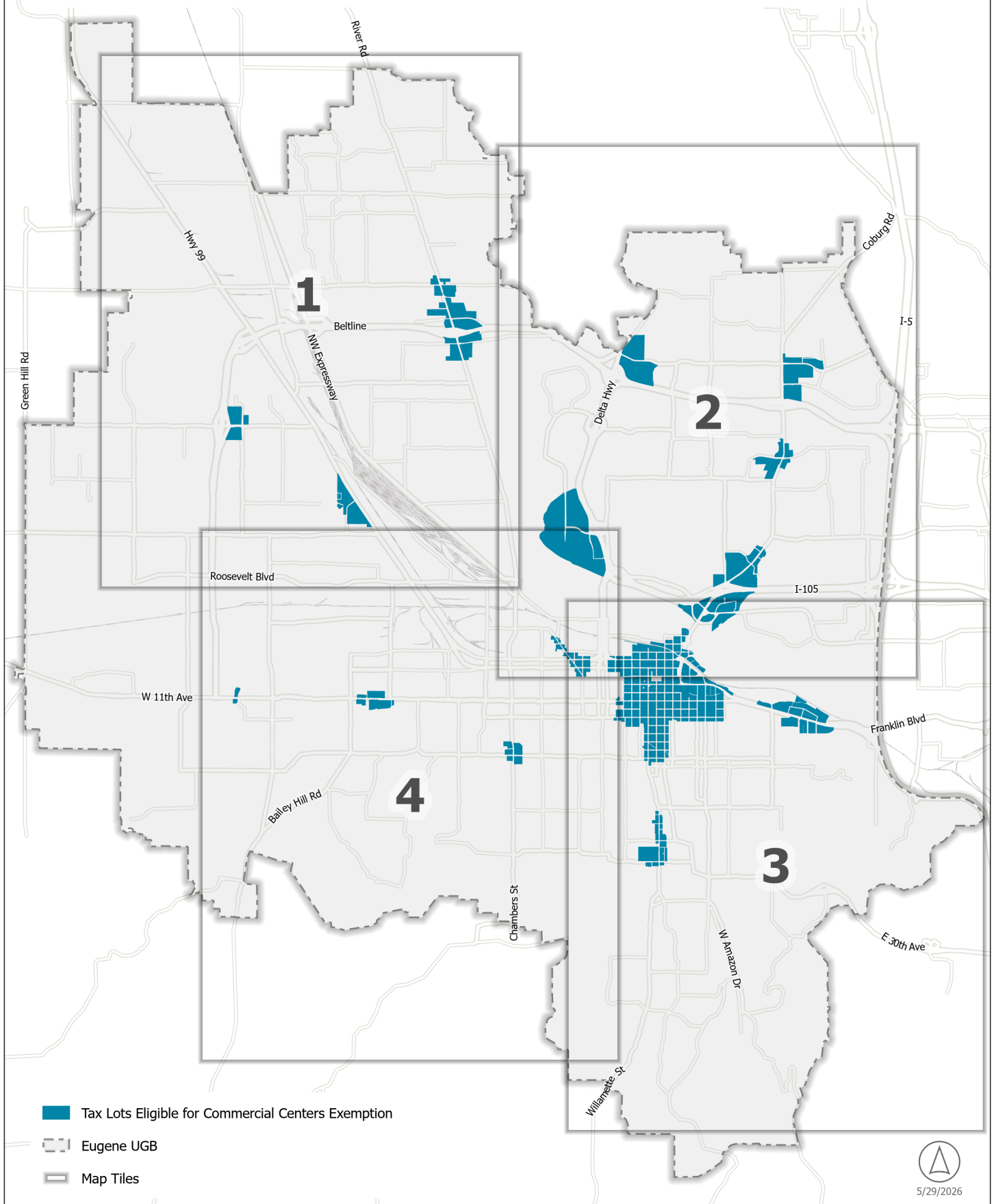
City Recorder

Approved by the Mayor this

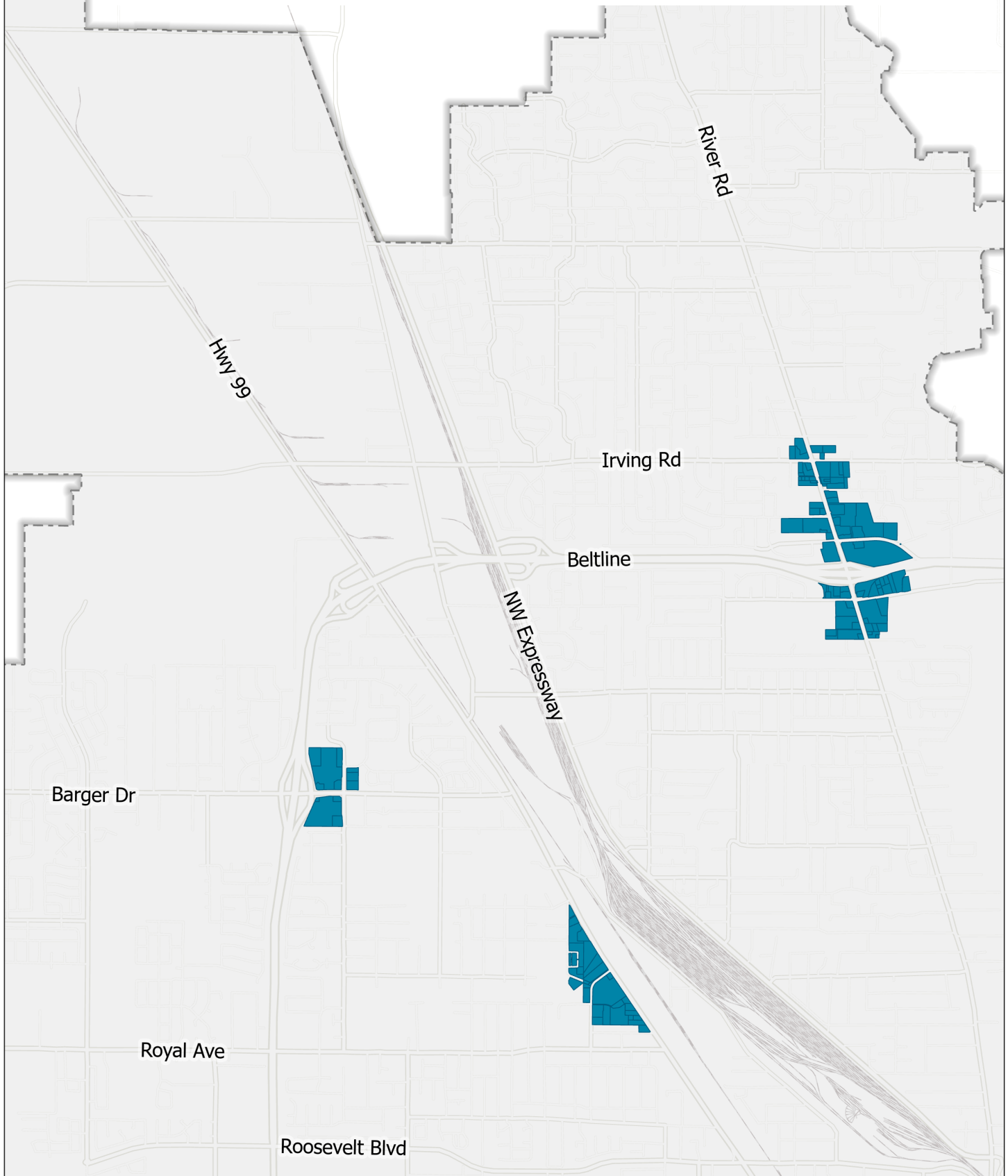
___ day of _____, 2026

Mayor

Map 2.951(2)(d)2 Property Tax Exemption - Housing Incentives for Housing in Commercial Centers: Overview Map



Map 2.951(2)(d)2 Property Tax Exemption - Housing Incentives for Housing in Commercial Centers: Map Tile 1



Tax Lots Eligible for Commercial Centers Exemption

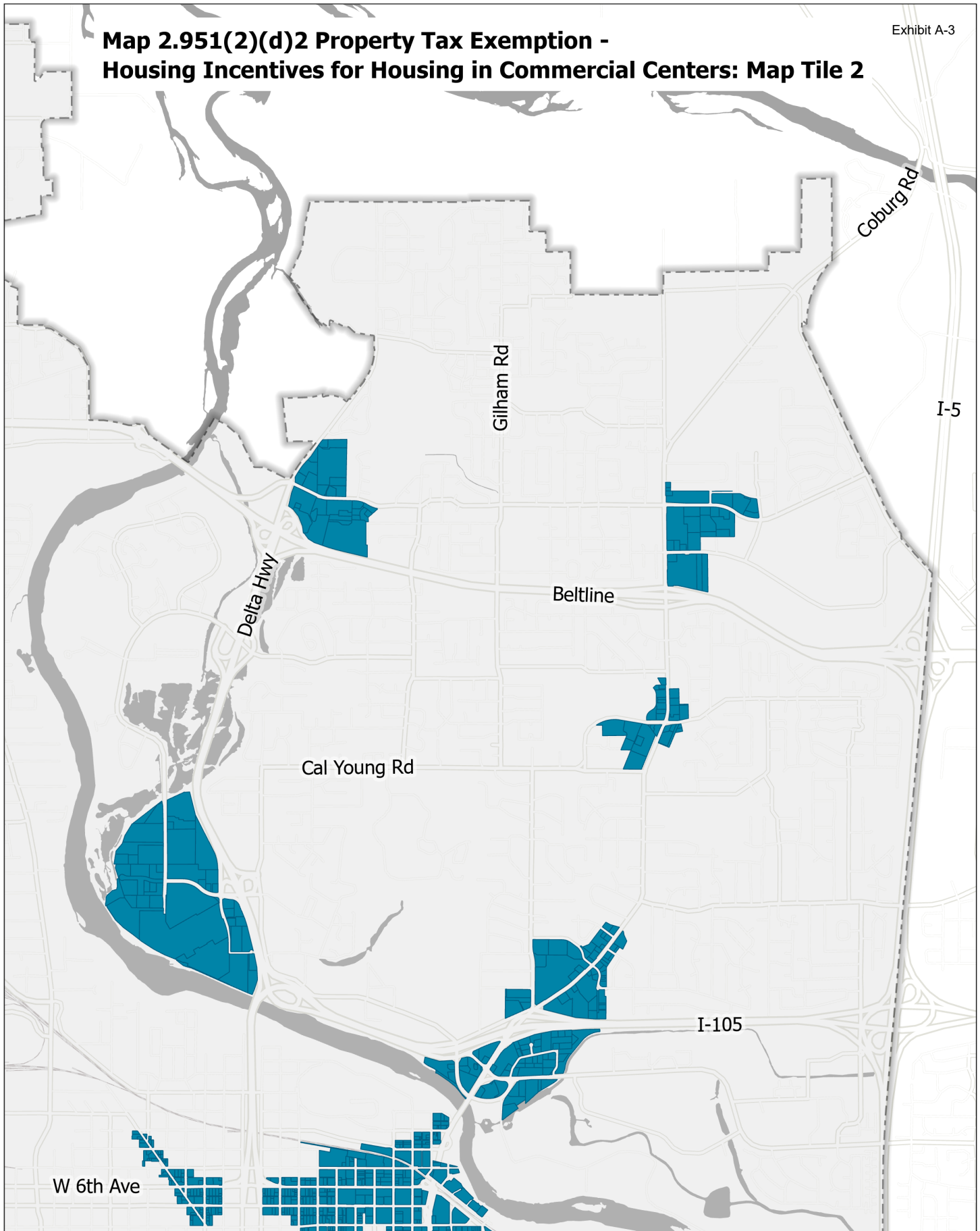
Eugene UGB

*Tax Lots as of May 2026

Map Date
5/29/2026



Map 2.951(2)(d)2 Property Tax Exemption - Housing Incentives for Housing in Commercial Centers: Map Tile 2



Tax Lots Eligible for Commercial Centers Exemption

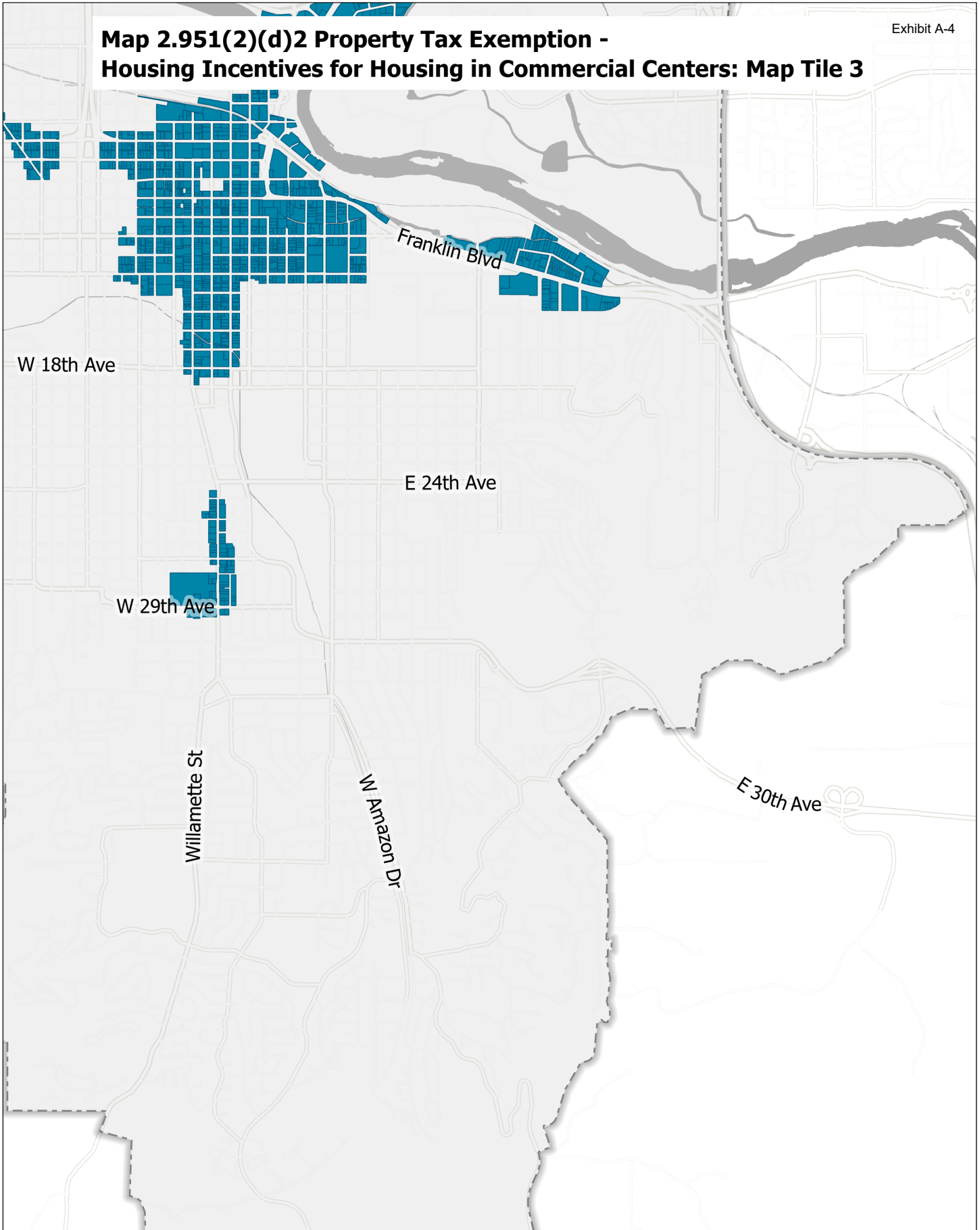
Eugene UGB

*Tax Lots as of May 2026

Map Date
5/29/2026



Map 2.951(2)(d)2 Property Tax Exemption - Housing Incentives for Housing in Commercial Centers: Map Tile 3



 Tax Lots Eligible for Commercial Centers Exemption

 Eugene UGB

*Tax Lots as of May 2026

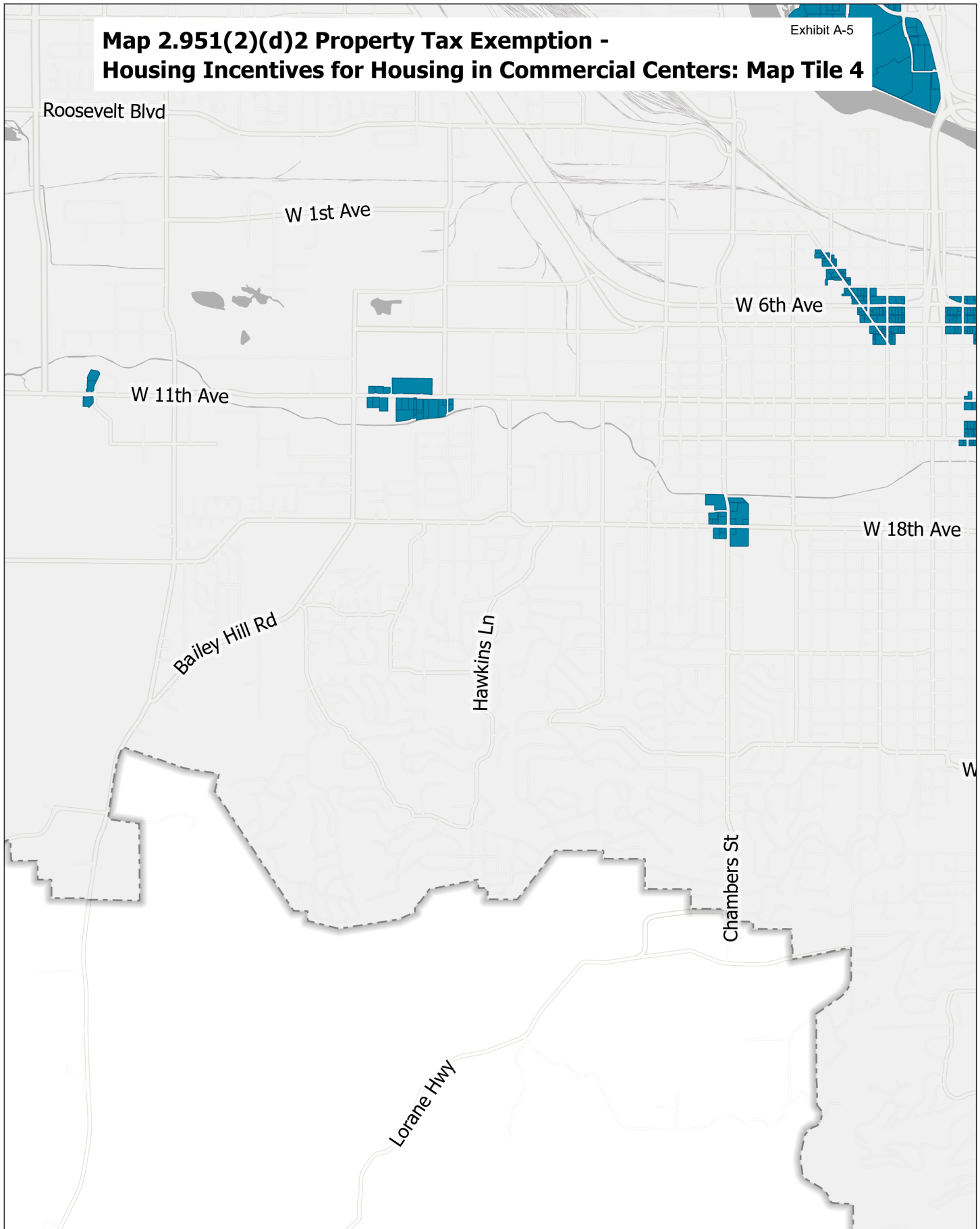
Map Date
5/29/2026



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Map 2.951(2)(d)2 Property Tax Exemption - Housing Incentives for Housing in Commercial Centers: Map Tile 4

Exhibit A-5



 Tax Lots Eligible for Commercial Centers Exemption

 Eugene UGB

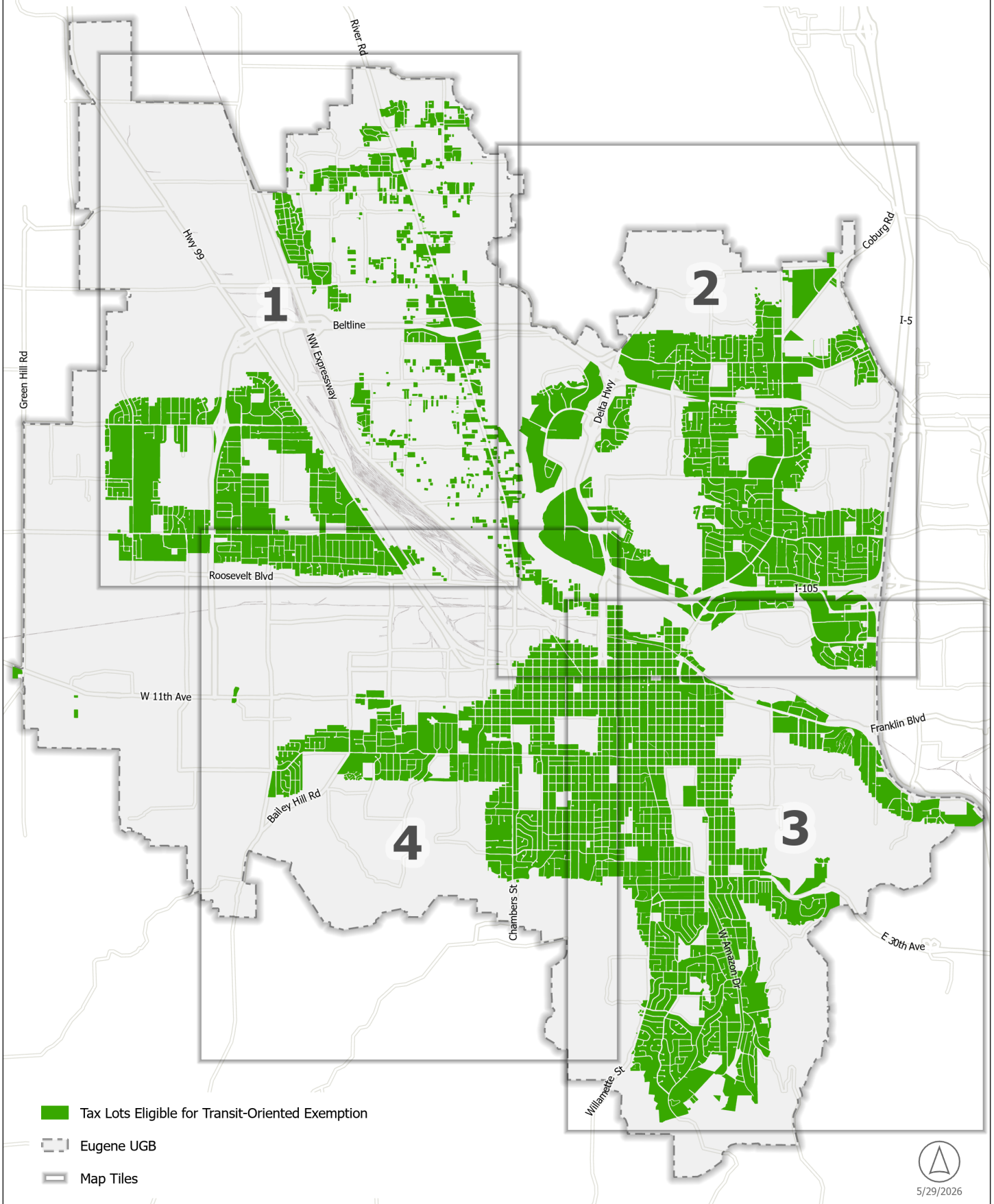
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Map Date
5/29/2026

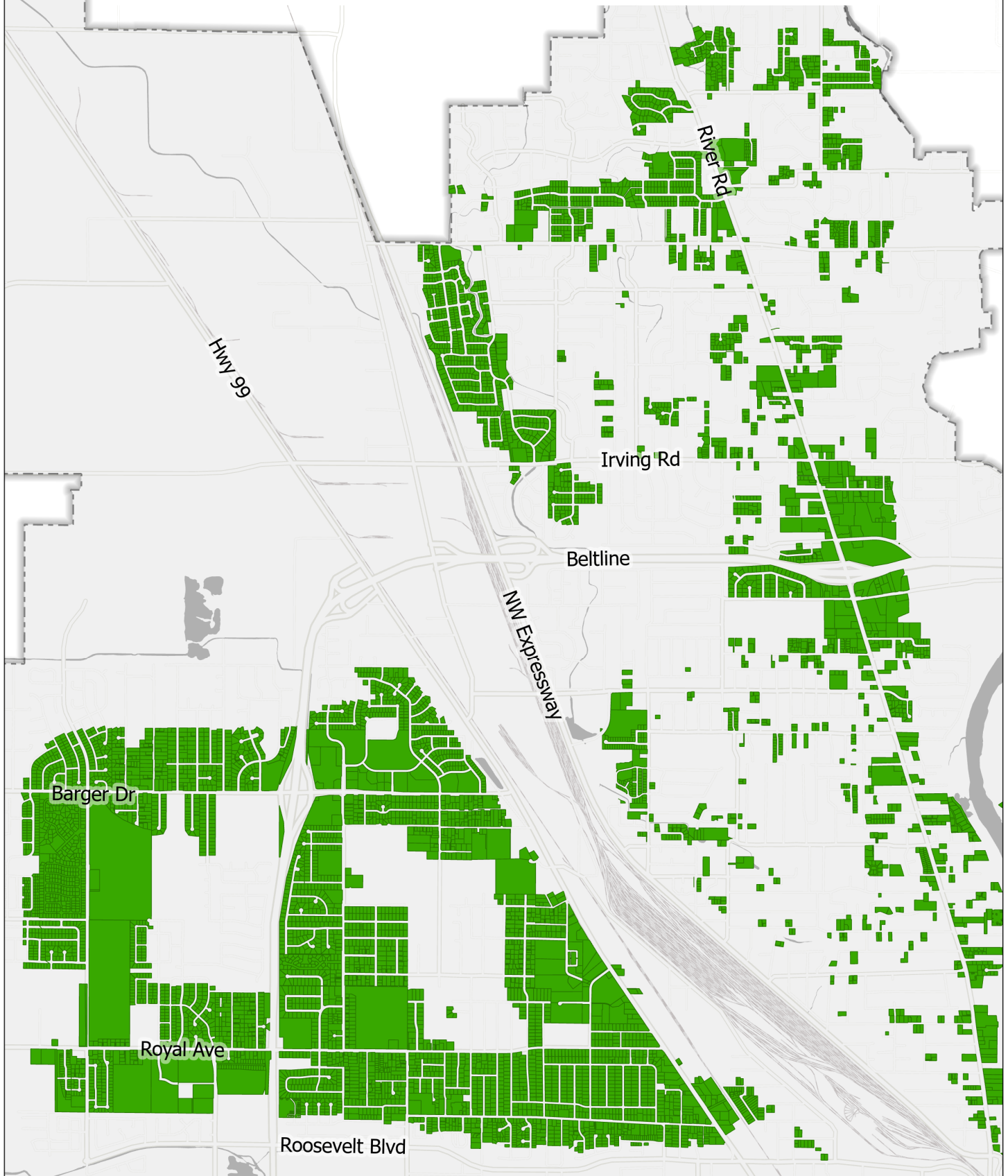


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Map 2.951(2)(e)2 Property Tax Exemption - Housing Incentives for Housing in Transit-Oriented Areas: Overview Map



Map 2.951(2)(e)2 Property Tax Exemption - Housing Incentives for Housing in Transit-Oriented Areas: Map Tile 1



Tax Lots Eligible for Transit-Oriented Exemption

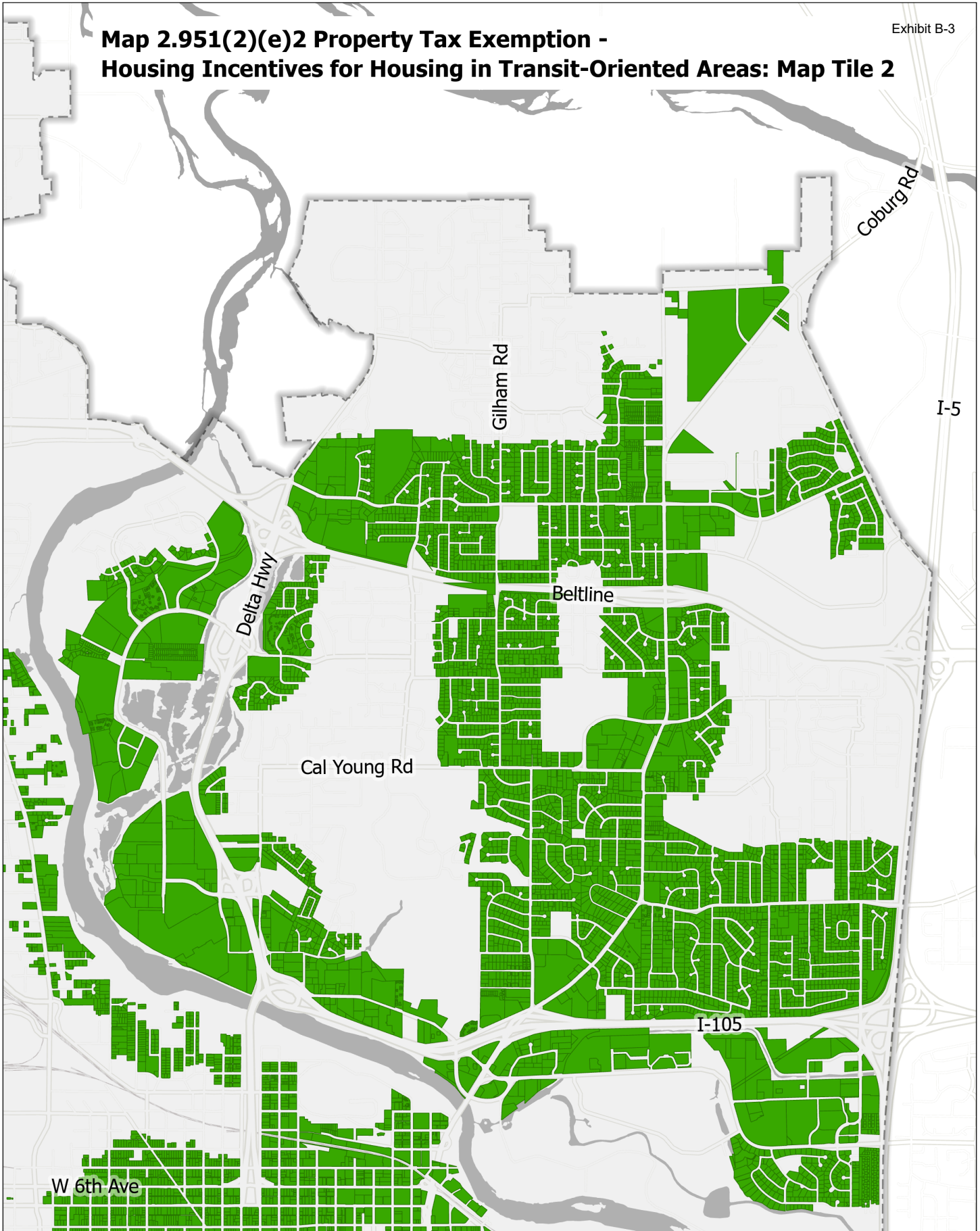
Eugene UGB

*Tax Lots as of May 2026

Map Date
5/29/2026



Map 2.951(2)(e)2 Property Tax Exemption - Housing Incentives for Housing in Transit-Oriented Areas: Map Tile 2



Tax Lots Eligible for Transit-Oriented Exemption

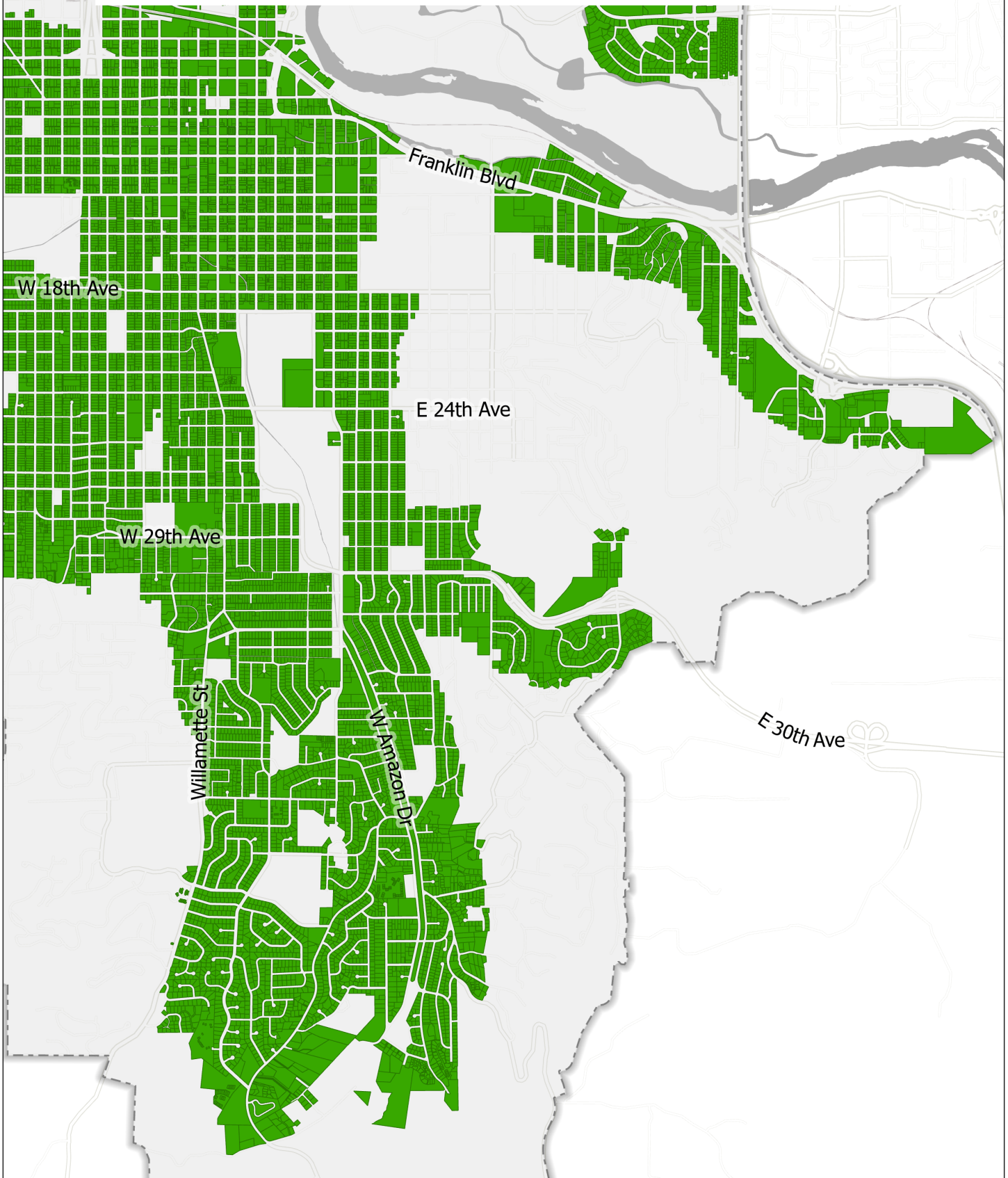
Eugene UGB

*Tax Lots as of May 2026

Map Date
5/29/2026



Map 2.951(2)(e)2 Property Tax Exemption - Housing Incentives for Housing in Transit-Oriented Areas: Map Tile 3



Tax Lots Eligible for Transit-Oriented Exemption

Eugene UGB

*Tax Lots as of May 2026

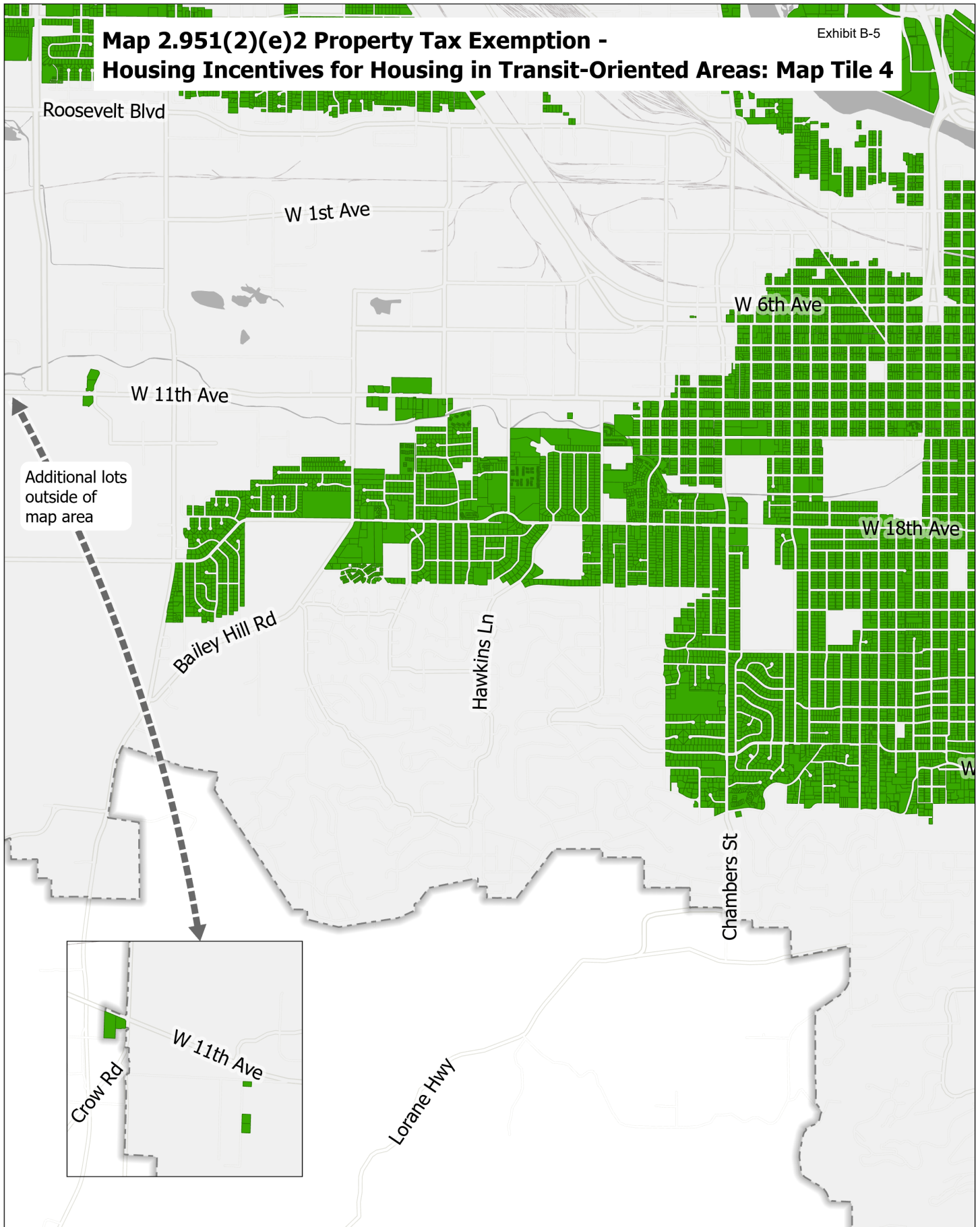
Map Date
5/29/2026



July 15, 2026 Work Session - Item 3

Exhibit B-5

Map 2.951(2)(e)2 Property Tax Exemption - Housing Incentives for Housing in Transit-Oriented Areas: Map Tile 4



Tax Lots Eligible for Transit-Oriented Exemption

Eugene UGB

*Tax Lots as of May 2026

Map Date
5/29/2026



Housing Production Incentives: Tax Exemption Programs

This attachment provides an overview of two proposed Housing Production Incentives. Both incentives are enabled by a state law (ORS 307.600-637) that encourages transit-supportive multi-unit housing; the same law that enables the City's current Multi-Unit Property Tax Exemption (MUPTe) program in downtown. The proposed programs would provide an up-to-10-year tax exemption on the assessed value of new housing construction, with one incentive focused on supporting moderate-income housing near transit, and the second supporting housing (including market-rate) in commercial centers.

The proposed application processes, described for each incentive below, are modeled after the application processes for the City's two primary existing housing incentives, the MUPTe and the Low-Income Rental Housing Property Tax Exemption (LIRHPTE), both summarized here:

- **MUPTe:** The MUPTe offers a 10-year property tax exemption for new market-rate housing in Downtown Eugene. In 2024, City Council approved an Accelerated version of the MUPTe focused on incentivizing new housing in the downtown core, by offering a faster application process.
- **LIRHPTE:** The LIRHPTE offers a 20-year property tax exemption for low-income rental housing. Units must be affordable to households earning up to 60% of Area Median Income. The tax exemption is offered City-wide and is renewable if the housing remains designated for low-income households.

The ordinance in Attachment A would implement the two Housing Production Incentives described below, aiming to incentivize housing development. They are proposed to fill gaps in the City's housing programs, as no existing tax incentive programs are available for moderate-income housing or for housing near transit throughout the City.

Tax Exemption for Moderate-Income Housing

This program is referred to as "Housing Incentive for Housing in Transit-Oriented Areas" in the proposed ordinance.

Eligible housing: *Rental or homeownership.*

Both rental and homeownership units are needed to address Eugene's housing shortage. The need for both rental and homeownership housing units is included within the Oregon Housing Needs Assessment (OHNA) and development of new rental and homeownership housing units is outlined as a goal in the Housing Implementation Pipeline (HIP). This exemption program would not change the type of housing permitted to be built on a specific property or change any zoning regulations.

Affordability: *Households earning 60-120% of Area Median Income (AMI).*

- If units are rentals, projects must offer rents affordable to households earning no more than 120% of AMI for the 10-year tax exemption period (monitored by staff), based on rent limits published annually by the Department of Housing and Urban Development (HUD). See Attachment C for current rent and income limits.

- If units are owner-occupied, during the 10-year tax exemption period, home sales prices must remain affordable to households earning no more than 120% of AMI (a covenant will be recorded on the property).

The 2026 OHNA estimates that of the 26,000 housing units needed in Eugene over the next 20 years, 6,980 are needed for moderate-income households. The City currently has few tools to support the development of housing to meet this need. Moderate-income housing does not qualify for typical Affordable Housing tools, which are limited to households earning up to 60% of AMI. Additionally, households earning between 60% and 120% of AMI would be ineligible for Eugene's existing Affordable Housing developments (typically for households earning up to 60% of AMI), yet many are housing cost-burdened (i.e., they spend more than one-third of their income on housing). See Attachment C for more information.

Project size: *Minimum of four units and 25 units per acre density.*

State statute allows local jurisdictions to determine eligible project size. Four units and 25 units per acre is consistent with the Accelerated MUPT program. Project eligibility requirements do not preempt density standards required by code.

Geographic boundary: *Properties within one-quarter mile of transit as shown on Map 2.951(2)(e)2 in Attachment A.*

The state statute that enables the 10-year tax exemption aims to incentivize transit-oriented development. The proposed geographic area of all properties located within one-quarter mile of a fixed route transit service is the largest geography that is allowed by the statute. Council could choose to adjust this boundary to reduce the applicable geography. See Attachment C, Question 5 for more information on the methodology used to identify eligible properties.

Locating housing near transit provides a wide range of benefits to both residents and the broader community, including but not limited to:

- Transportation cost savings. Transportation is typically a household's second largest expense after housing. People who live in areas with convenient access to transit and other amenities can reduce their car dependence, reduce expenses, and have improved access to jobs, education, and services.
- Reduce traffic, congestion, and emissions. Emissions from transportation account for 53% of Eugene's local emissions. The Climate Action Plan 2.0 prioritizes compact development, including strategies to make development easier on key transit corridors to alleviate reliance on cars and reduce congestion and emissions.
- Improve transit use and frequency. Transit-oriented development increases the number of households near transit, which is likely to boost public transit use. More riders can support improved service frequency and sustainability of transit systems.

Additional Requirements:

- Projects cannot result in the displacement of low-income persons or destruction of historic properties.
- Housing units designed or built for vacation use are ineligible.
- Commercial space may be eligible for the tax exemption, if City Council determines it is a community benefit.

Pilot period: *The state statute that enables this tax exemption requires projects be completed by January 1, 2032. Staff are proposing this program as a pilot and recommend using this date as the end of the pilot period, with an update to Council by January 1, 2029.*

Project application process: *Staff propose that the process used to review and evaluate applications for the Tax Exemption for Moderate-Income Housing applications include the following (some of which are similar to processes utilized for LIRHPTE applications):*

- *Council decision on an application is targeted for within 60 days of the date a complete application is received by the City. (State statutes require a decision within 180 days.)*
- *Application considered as Council priority action agenda item.*

Tax Exemption for Housing in Commercial Centers

Affordability: *No restrictions (market-rate).*

The OHNA estimates that Eugene needs approximately 26,000 new homes added to its housing stock over the next 20 years. Of those homes, 7,196 should be accessible to those making 120%+ of AMI, which is the income threshold typically associated with market-rate housing. Increasing the number of market-rate housing units contributes to the overall housing supply in the city and can help to ease pressure on Eugene's constrained housing market. The only significant financial incentives the City of Eugene has to support market-rate housing are the Standard and Accelerated MUPTE, which are only available in the downtown area.

Eligible Housing: *Rental or homeownership.*

Both rental and homeownership units are needed to address Eugene's housing shortage. Both rental housing and housing for homeownership are identified as needed by the OHNA and the development of both rental and homeownership housing is outlined as a goal in the Housing Implementation Pipeline (HIP). This exemption program would not change the type of housing permitted to be built on a specific property or change any zoning regulations.

Project size: *Minimum of four units or 25 units per acre density.*

State statute allows local jurisdictions to determine eligible project size. Four units or 25 units per acre is consistent with the Accelerated MUPTE program. Project eligibility requirements do not preempt density standards required by code.

Geographic boundary: *Properties located within Core Commercial Centers and the Downtown Center (collectively, Commercial Centers), as shown on Map 2.951(2)(d)2 in Attachment A.*

If adopted by Council, the code sections authorizing the incentive would include a map showing the geographic boundaries of the areas within which the incentive would be available. The centers identified in the ordinance are intended to generally align with the centers concept discussed in new chapters of the Envision Eugene Comprehensive Plan, proposed for adoption in late 2026. The City of Eugene is planning for future growth and development in downtown, core commercial centers, and along key corridors. This approach is established through the Envision Eugene Community Vision, which was informed by years of community engagement and planning, as well as ongoing policy development and actions to support housing and compact development through Urban Growth Strategies. *Core Commercial Centers* are typically located near transit and provide convenient access to people's daily needs, such as housing, jobs, groceries, schools, and services. The *Downtown Center* encompasses the Downtown core, Riverfront, midtown, and other high-density residential and commercial areas nearby. The Downtown core and Downtown Riverfront currently have access to the MUPTE program. This proposed incentive would expand the geographic area eligible for tax exemption through all of the Downtown Center. Offering the incentive in Core Commercial Centers and the Downtown Center would support the creation of mixed-use centers. See Attachment C, Question 5 for more information on Commercial Centers and the methodology used to identify eligible properties.

Pilot period: *The state statute that enables this tax exemption requires projects be completed by January 1, 2032. Staff are proposing this program as a pilot project and recommend using this date as the end of the pilot period, with an update to Council by January 1, 2029.*

Project requirements and application process: *Staff propose that the project requirements and application process for Tax Exemption for Housing in Commercial Centers program be adapted from the Accelerated MUPTE program approved by City Council in 2024. This includes:*

- *Council decision on an application is targeted for within 60 days of the date a complete application is received by the City. (State statutes require a decision within 180 days.)*
- *Council action considered as priority action agenda item.*
- *An exemption requires compliance with seven public benefit criteria (Compact Urban Development, Green Building, Local Economic Impact, Historic Resources, Displacement, Moderate-Income Housing Contribution, Project Need, Project Design and Compatibility).*
- *Staff review of application.*
- *Housing units designed for students or vacation use are ineligible.*
- *Commercial uses may be eligible if City Council determines it is a community benefit.*

Supplemental Information and Key Questions

This attachment provides supplemental information for the Housing Production Incentives material. It provides data and policy background on the proposed Housing Production Incentives described in the Agenda Item Summary and Attachments A and B.

1. What is the current housing need in Eugene?

As part of House Bill 2021 (2023), the State allocates a 20-year housing need to each local government. According to the [2026 Oregon Housing Needs Analysis](#) (OHNA), Eugene needs 26,000 new homes in the next 20 years to accommodate expected growth and fulfill the current shortage of housing. See Figure 1 for an overview of what the need is by household income.

Figure 1. Eugene 20-Year Housing Need, by Area Median Income (AMI) level

Willamette Valley Region	0-30% AMI	30-60% AMI	60-80% AMI	80-120% AMI	>120% AMI	20-Year Total Needed Units
Eugene UGB (2026)	6,764	5,003	2,729	4,251	7,196	25,944

Source: Oregon Housing Needs Analysis, January 2026

2. How will property tax exemptions help with building more housing?

Property tax exemptions are an important tool the City utilizes to promote development of housing that serves community interest. The intent of a tax exemption is to lower the operating costs in the early years of a housing development so it becomes financially feasible, without the direct allocation of funds. The City has limited funding available to support income-qualified Affordable Housing.

In a housing market like Eugene, market rents are lower than in larger metropolitan areas, but the cost of construction is as high. This makes these projects less feasible. This is also particularly true for housing offered to moderate- or low-income households, which generate even less rental income.

Currently, housing developers can apply for a Low-Income Rental Housing Property Tax Exemption (LIRHPT), which is authorized by the State to create Affordable Housing for residents earning up to 60% of Area Median Income (AMI). In the downtown area, developers can apply for a Multi-Unit Property Tax Exemption (MUPTE), a state-enabled program that helps make multi-unit market-rate housing projects in the urban core financially feasible.

In 2024, the consulting firm EConorthwest conducted a [redemption analysis](#) of Eugene's key corridors and centers, and found that a 10-year property tax exemption offered more broadly for market-rate multi-unit development could increase the feasibility of higher-density, multi-unit development in some areas.¹ The viability of the tax exemption depended greatly on current land values and possible market-rate rents.

¹ Redevelopment Analysis for Eugene Urban Growth Strategies. (2025, May). EConorthwest.

3. Why focus on moderate-income housing?

Eugene is a severely rent-burdened city. The population of Eugene (based on 2023 data) is around 177,000 people. There are over 38,000 renter households and 12,000 of those renter households are living as severely rent burdened, i.e., spending more than 50% of their income on housing costs.² This means roughly a third of the Eugene renter population spends over half their income on housing costs. Overall, 62% of Eugene renters experience some level of rent cost-burden (spending at least 30% of their income on rental costs).³ With a rental vacancy rate (3%) far below the national average (5.5%), this shortage drives up costs and disproportionately impacts low- and moderate-income families.⁴

As described in Question 1, Eugene needs to increase annual housing production by about 70% and add approximately 26,000 housing units over the next 10 years to accommodate population growth, address decades of underproduction, as well as meet the needs of people experiencing homelessness. Of those, **6,980 housing units are needed for moderate-income households** (those earning between 60-120% of AMI).

Households with moderate-incomes are ineligible for typical Affordable Housing developments, which usually are only available to households earning no more than 60% of AMI, yet many are housing cost-burdened, which means a household spends more than a third of their income on housing. High housing costs limit spending on essentials such as food, childcare, healthcare, and education. This also reduces disposable income for local goods and services, impacting Eugene's economy. Moderate-income housing also supports workforce stability for those in moderate-income careers (for example teachers, healthcare workers, and service employees) which are critical to Eugene's economy but struggle to find affordable housing locally. Without intervention, these workers face long commutes or relocation, weakening community resilience. Furthermore, stable housing reduces stress, improves educational outcomes, and strengthens neighborhoods. Finally, cost burden disproportionately affects communities of color, deepening economic inequities.

4. Why incentivize market-rate housing?

Eugene needs approximately 26,000 new homes added to the housing stock over the next 20 years. Of those homes, **7,196 should be accessible to those making 120%+ AMI** which is the income threshold typically associated with market-rate housing. Increasing market-rate housing developments contributes to the overall housing supply and can help to ease pressure on Eugene's constrained housing market.

To achieve 26,000 new homes in 20 years, Eugene needs to see an increase of approximately 1,600 new housing units per year. Right now, Eugene is averaging about 965 new units per year. The next few years are expected to bring a more challenging market environment – with rising costs, interest rates, and shifting demands – which makes this an even steeper hill to climb. Eugene needs new housing units across all income levels, and

² 2019-2023 American Community Survey 5-Year Estimates, Table B25070 and PSU Certified Population Estimates as of July 1, 2024.

³ U.S. Census American Community Survey 1 Year Estimates, Tables B25070, B25091, B25064.

⁴ United States Census Bureau, American Community Survey (ACS) 2022 5-year estimates.

the market on its own is not going to deliver the supply needed without assistance helping to overcome those market challenges. The proposed Tax Exemption for Housing in Core Commercial Centers aims to specifically spur the production of dense, transit-oriented market-rate housing developments that will help make progress toward Eugene's housing goals, while achieving other community goals.

5. What methodology was used to determine the eligible properties for each tax exemption program?

Tax Exemption for Moderate-Income Housing

In order to be eligible for the moderate-income housing incentive, properties must be located within ¼-mile of a fixed route transit line, the largest geography allowed by the state statutes that enable these programs. Fixed route transit lines are considered to be current Lane Transit District routes that have regular service (at least one an hour). At least 80% of a property's geographic area must be within the ¼-mile buffer for the property to be identified as eligible for the incentive.

Tax Exemption for Housing in Commercial Centers

In order to be eligible for the Housing in Commercial Centers program, properties must meet the following criteria:

- Must be located in the ¼-mile of transit buffer of a fixed route transit line.
- Be located in the Core Commercial Centers or Downtown Center, described in Question 7 below.
- In the Core Commercial Centers, only properties zoned GO (General Office), C-1 (Neighborhood Commercial), C-2 (Community Commercial), S-WS (Walnut Station Special Area), or S-HB (Blair Boulevard Historic Commercial Area) are identified as eligible. All properties located in the Downtown Center are eligible for the exemption.
- C-2 properties that are immediately adjacent to Commercial Centers and meet the other criteria presented below are identified as eligible (only a few properties adjacent to the River Road Commercial Center met this criteria).

Other Criteria Applicable to Both Proposed Programs

In addition to the criteria used above, the following criteria were used to determine eligibility for both proposed programs:

- In order to avoid incentivizing the development of housing near industrial uses, properties that are located within 300 feet of properties zoned E-2 (Mixed Use Employment) or I-2 (Light-Medium Industrial) or located within 500 feet of properties zoned I-3 (Heavy Industrial) are not identified as eligible for either exemption. New housing could still be developed within those areas if zoning allows, but it would not be eligible for these incentive programs.

- Properties that are located within the Urban Growth Boundary but are not currently located within City limits and are identified as eligible for an exemption on the maps attached to the proposed ordinance will become eligible for the exemption (if they met all other criteria) upon annexation into the City.

6. Why incentivize housing development near transit?

Co-locating housing near transit has a wide range of benefits to both residents and the broader community, including but not limited to:

- Transportation cost savings. Transportation is typically a household's second largest expense after housing. People who live in areas with convenient access to transit and other amenities can reduce their car dependence, reduce costs, and improve access to jobs, education, and services.
- Reduce traffic, congestion, and emissions. Emissions from transportation account for 53% of Eugene's local emissions. The [Climate Action Plan 2.0](#) prioritizes compact development, including strategies to make development easier on key transit corridors to alleviate reliance on cars and reduce congestion and emissions.
- Improve transit use and frequency. Transit-oriented development increases the number of households near transit, boosting public transit use. More riders can support improved service frequency and sustainability of transit systems.

7. Why focus the market-rate tax exemption specifically in Core Commercial and Downtown Centers?

The City of Eugene is planning for future growth and development in downtown, core commercial centers, and along key corridors. This approach is established through the Envision Eugene Community Vision, which was informed by years of community engagement and planning, as well as ongoing policy development and actions to support housing and compact development through Urban Growth Strategies.

Centers are typically located near transit and provide convenient access to people's daily needs, like housing, jobs, groceries, schools, and services. Centers play a crucial role in reducing people's dependence on cars - by keeping goods and services close together.

Building more housing in and near Centers:

- Supports economic resilience, boosting foot traffic for shops and services.
- Encourages compact, efficient development.

Staff have identified draft centers that are proposed for City Council adoption in 2026. A [draft centers map is available here](#).

Core Commercial Centers are primarily zoned C-2 Community Commercial. C-2 is one of the most flexible zones for multi-unit housing development but today is rarely used outside of student-oriented housing and Affordable Housing.

The **Downtown Center** encompasses the Downtown core, Riverfront, midtown, and other high-density residential and commercial areas nearby. The Downtown core and Downtown Riverfront currently have access to MUPTE tax exemption programs. This proposed incentive would expand the geographic area eligible for tax exemption through all of the Downtown Center.

The previously mentioned redevelopment analysis (in Question 2) considered a number of areas within the Downtown Center and Core Commercial Centers. Notably, the Commercial Centers near Lower Coburg Road, Valley River Center, West 11th Avenue, and Greater Downtown have “high” housing development potential if additional incentives (such as a 10-year property tax exemption) are implemented in those areas. The Midtown Center could also see a large impact from a new tax exemption in this area. The housing development potential of Midtown could increase from a “very low” up to “moderate”. Midtown is a desirable location for higher-density housing and walkable commercial development but would benefit from incentives because the existing property values are relatively high, and properties are small.

8. Why focus on building housing in C-2?

C-2 (Community Commercial) is a mixed-use zone that is located primarily on transit corridors and centers. It is a flexible zone and can accommodate significant multi-unit development. It is not regulated by residential density, and allows for taller, denser buildings.

Building housing in commercial centers creates vibrant, mixed-use areas where people can live, shop, and access services in one place. This approach aligns with Oregon’s statewide planning goals and reflects priorities expressed by Eugene residents during community outreach for Urban Growth Strategies.

There has been very little housing development in C-2 zones in recent years, especially 2020 to 2024. A review of multi-unit housing development in C-2 over a 12-year period (2013-2024), revealed that, outside of current MUPTE boundary (and not including student-oriented housing and subsidized Affordable Housing), multi-unit housing development in C-2 has been minimal, averaging only 24.5 units per year. Typical market-rate housing has not yet been broadly successful in one of Eugene’s most flexible and permissive zones, highlighting the need for housing development incentives.

9. Why include the Downtown Center?

Building housing downtown has all the benefits of building in a core commercial center but with the increased cost of building in an already compact area. Limited space makes downtown projects significantly more expensive than in less compact areas of the city. Providing a tax incentive to build in this area can help to offset the increased cost of development caused by higher land prices, elevated construction costs, and construction-logistics complexities. Currently, the Standard MUPTE is available in the greater Downtown area and the Accelerated (MUPTE is available in the Downtown core.

10. How will the City continue to encourage investment and building in Downtown if it is incentivizing housing outside of Downtown?

Eugene's full housing need will not be met just by building more housing downtown. More housing will need to be built throughout the City. The proposed Housing Production Incentives aim to build on the existing housing tools the City has to help move the dial.

The draft Downtown Center geography identified in Question 5 includes the geographic boundaries of the existing Standard and Accelerated MUPTE programs and expands beyond those boundaries. Additionally, in order to continue encouraging more downtown housing development, the City and its Urban Renewal Agency offer other tools that would not be available outside the Urban Renewal Districts. This includes [Downtown Fee Assistance](#) (payment of development-related government-imposed fees, such as systems development charges and permits) and land acquisition/disposition.

11. What would be considered moderate-income housing?

The federal U.S. Department of Housing and Urban Development (HUD) provides annual updates of income levels and allowed rents for HUD programs for different household sizes. Figure 2 below shows the current income limits for 60% and 120% of Area Median Income (the low and high ends of what is considered moderate-income). Households who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. The maximum rents calculated below are based on spending no more than 30% of a household income on rent.

Figure 2. HUD Income and Rent Limits, 2026

FY26 HUD Income Limits		# of Persons in Household			
		1	2	3	4
60% AMI	Income Limit	\$41,340	\$47,280	\$53,160	\$59,040
	Maximum Rent	\$1,033	\$1,182	\$1,329	\$1,476
120% AMI	Income Limit	\$82,680	\$94,560	\$106,320	\$118,080
	Maximum Rent	\$2,067	\$2,364	\$2,658	\$2,952

12. Will these programs result in the displacement of current residents?

In the currently proposed programs, the following criteria apply:

- For the proposed Tax Exemption for Moderate-Income Housing, projects cannot result in the displacement of current residents.
- For the proposed Tax Exemption for Housing in Commercial Centers, if a project would result in existing housing becoming uninhabitable (because the existing units would be demolished or converted), the project must result in a number of residential units that is at least 150% of the original number of units that were on the site. For example, if a building containing 10 housing units is demolished, in order for the new units to comply with the Commercial Centers approval criteria, the project must include at least 15 dwelling units.

13. What are the public benefits would projects be required to meet to qualify for the Tax Exemption for Housing in Commercial Centers?

The primary public benefit offered by projects that successfully apply for either proposed program is the creation of more housing, helping to address Eugene's housing need. Projects that apply for the Tax Exemption for Housing in Commercial Centers are required to meet the following public benefit criteria (also required as part of the Accelerated MUPTE program):

- Compact Urban Development
- Green Building Features (*ensuring building energy performance is 10% above code*)
- Local Economic Impact Plan (*including support for local businesses, minority and women business enterprises, and ensuring compliance with laws*)
- Moderate-Income Housing Contribution (*either paying a fee equal to 10% of the total tax exemption or allocating 30% of units to be moderate-income housing*)
- Project Design and Compatibility (*including scale, form, and quality of the building; mixture of project elements; relationship to the street and surrounding uses; and parking and circulation*)
- Historic Resources
- Project Need

Written Public Comments received by June 26, 2026



Advancing Community Together: A cross-sector coalition to address our housing & homelessness crisis

June 15, 2026

RE: Support for Housing Production Incentives

Dear Mayor Knudson and Eugene City Councilors Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves:

We are writing to offer our support for the Housing Production Incentives: Tax Exemption Programs being discussed at the June 15, 2026 City Council Public Hearing, as well as encourage Council to **prioritize scheduling the public hearing re: the moderate income revolving loan (MIRL) fund.**

A.C.T. Now Lane is a cross-sector coalition, bringing together diverse voices from non-profits, private businesses, government agencies, neighborhood groups and individuals with lived experience, to collectively confront the housing and homelessness crisis in Lane County. Recognizing the need for a unified approach, we amplify existing efforts, advance shared strategies, and advocate for needed resources and policy changes – with the ultimate goal of making homelessness rare, brief and non-recurring while spurring housing development.

As you are well aware, Oregon is facing a housing crisis, having underbuilt for decades. From 2017-24, Lane County rental prices grew by 40% and home sale prices grew by 88%. During this same time period, Lane County added ~12,000 residents and for many of those years, Oregon's population grew at a rate of roughly 3 new residents for every 1 new housing unit. These high rents and low vacancy rates have contributed to some of the highest rates of homelessness in the nation, with thousands living on the streets unsheltered, and close to 1500 individuals backlogged at our shelters waiting for housing.

As we have built A.C.T. Now Lane to better address our housing and homelessness crisis, almost every key stakeholder – from shelter and service providers to leadership of our law enforcement, courts, and hospitals – have urged us to focus on building more housing. We are working hard at a local level to find land, funding, cost-effective models, and process improvements to dramatically (yet thoughtfully) increase housing development. However, **we need your leadership to take action and support housing production incentives to address this critical need for our community and help reduce the number of unhoused individuals.**

Sincerely, The A.C.T. Now Lane Steering Committee

Note: This statement is from the advocacy arm of A.C.T. Now Lane, and does NOT represent the government partners and associated government staff.



Outlook

Support for Moderate Income Property Tax Exemption

From Dylan Lamar <dylan@cultivateinc.com>

Date Fri 6/12/2026 1:34 PM

To *Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>

[EXTERNAL 

Dear Mayor and City Councilors,

I hope you will support the Moderate Income Property Tax Exemption on your agenda next Monday. As a small local housing architect and developer focused on middle housing infill, I believe this will be a useful tool to help market rate developers like myself achieve more moderate levels of affordability.

This tax exemption would have also contributed meaningfully to my Grant Street Grow Homes project, which has been successfully occupied for a year now. It would have allowed the City's Affordable Housing Trust Funds to be even more impactful.

Sincerely,

Dylan Lamar (he/his) Architect-Developer, Certified Passive House Consultant

Cultivate, Inc. | 541-207-2752 | cultivateinc.com



Housing Production Incentives Support

From Sherry Schaefer <sherry.schaefer.jkhq@statefarm.com>

Date Mon 6/15/2026 9:47 AM

To *Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>

[EXTERNAL [△](#)]

Mayor and Councilors,

I support the proposed Housing Production Incentives and encourage the City to maximize their impact as soon as possible.

Eugene needs more housing at every income level, including workforce housing, market-rate housing, and homeownership opportunities. Expanding these incentives beyond downtown and making them available to a wider range of housing types will help encourage the housing production our community desperately needs.

Please support policies that urgently increase housing production throughout Eugene.

Thank you.