MINUTES

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

April 22, 2013
5:30 p.m.

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

Mayor Piercy opened the April 22, 2013, City Council Work Session.

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

Urban Services Manager Denny Braud gave a presentation showing comparisons between Portland and Eugene's tax exemption programs for affordable housing.

Discussion, comments and ideas:

- Affordable housing is important; create community benefit options and incentives to developers.
- City sizes are different – one size doesn't fit all, especially in Eugene.
- Administrative costs will be higher with more oversight and a more complex process.
- Require hiring local workers to the degree possible.
- Green building requirements are important.
- Emergency shelter money should be part of the payment – as a community benefit.
- Increase application fee.
- Overhaul Eugene's scoring mechanism.
- Give extra points for local hiring and for women or minority owned businesses.
- Competition is good - developers will work harder at the community benefit component.
- Financial reporting is important from a budgeting perspective.
- Tiered program with incentives more effective than a flat 10-year exemption.
- Maximize commercial retail in the area.
- Develop a point system to benefit the community most.
- Legal review is important.
- Minimum thresholds should be set.
- Reporting components are important.

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Michelle Mortensen,
Deputy City Recorder