



COUNCIL ORDINANCE NO. 20631

**ORDINANCE CONCERNING MULTIPLE-UNIT PROPERTY TAX
EXEMPTIONS AND AMENDING SECTIONS 2.946 AND 2.947 OF
THE EUGENE CODE, 1971 (ORDINANCE TO INCORPORATE
STATE UPDATES TO MUPTE'S GREEN BUILDING AND
CONSTRUCTION DEADLINE PROVISIONS).**

ADOPTED: May 26, 2020

SIGNED: May 29, 2020

PASSED: 8:0

REJECTED:

OPPOSED:

EFFECTIVE: June 29, 2020



ORDINANCE NO. 20631

AN ORDINANCE CONCERNING MULTIPLE-UNIT PROPERTY TAX EXEMPTIONS AND AMENDING SECTIONS 2.946 AND 2.947 OF THE EUGENE CODE, 1971

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Subsections (2)(f), (2)(i), and (2)(j) of Section 2.946 of the Eugene Code, 1971, are amended to provide as follows:

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

.....
(2) Criteria for Approval. No exemption may be approved under subsection (7) of section 2.945 of this code unless all of the following criteria are met:

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(f) Green Building.
1. 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.
 2. The project will perform at least 10% more efficiently than the performance established in the Oregon Zero Energy Ready Commercial Code (OZERCC).
 - a. Green building requirements for one to three story multiple-family buildings are as follows:
 - (1) Obtain LEED v4 for homes low-rise multiple-family basic certification and modeled at least 10% above current OZERCC; or
 - (2) Obtain earth advantage multiple-family silver level certification and provide a commissioning report.
 - b. Green building requirements for four stories and above multiple-family buildings are as follows:
 - (1) Obtain LEED for homes midrise basic certification and modeled at 10% above current OZERCC; or
 - (2) City review of the project demonstrates that:
 - (A) Model building energy performance, utilizing the LEED for homes midrise energy modeling methodology, shows that the building will perform 10% above current OZERCC performance;
 - (B) The building is constructed to modeled plans;
 - (C) Commissioning report has been provided prior to issuance of certificate of occupancy; and

(D) Applicant commits to working with city to report multiple-family occupancy energy use data to city for the tax exempt period.

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

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(i) 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.

(j) 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.

Section 2. Subsections (1)(d), and (5) of Section 2.947 of the Eugene Code, 1971, are

amended to provide as follows:

2.947 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 finds that:

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(d) Construction of multiple-unit housing was not completed on or before January 1, 2032, or

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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. The notice 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.

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(5) 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.

Section 3. 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.

Passed by the City Council this

Approved by the Mayor this

26th day of May, 2020

29 day of May, 2020



City Recorder -Deputy



Mayor