



MEMORANDUM

Date: December 13, 2018
To: Jon R. Ruiz, City Manager
From: Jeff Harms, MUPTE Review Panel Chair
Subject: Annual MUPTE Program Review – FY18

A handwritten signature in black ink, appearing to be "JH", is written over the "Subject" line of the memorandum.

The MUPTE Review Panel completed the program review in accordance with Section 5 of Ordinance 20556:

The review panel shall meet not less than every 12 months to review the efficacy of the program in reaching the City's desired goals.

Based on administrative order 53-15-12-F the eight standing panel members were part of this program review [R-2.945-H.2.]. These members include:

- Two at-large neighborhood representatives, selected by the neighborhood association boards (Bill Aspegren and Lloyd Helikson); and
- Six technical interests, selected by the City Manager: architect/green building specialist, building trades union, developer, environmental professional, public health professional, and human rights representative (Larry Banks, Sarah Bennett, Jeff Harms, Ela Kubok, Sarah Puls, and Aaron Whitney).

We met on November 15, 2018, reviewed the FY18 staff report, evaluated program efficacy, and discussed downtown parking. Based on our prior request for feedback from potential users of the program to find out why the MUPTE program was not being utilized, staff completed interviews with local developers about their views of the program. At this year's Panel meeting, staff provided an overview of the interview findings and the market context for the program. Highlights from the staff overview of interview findings include:

- Currently, construction materials and labor costs are high making it hard for development in Eugene.
- Construction in downtown tends to be more costly and logistically complicated than construction elsewhere.
- There are negative perceptions about downtown Eugene.
- Going through the application process for a MUPTE is risky, having to put all the time and money into it without a guaranteed outcome.
- There is an overall misunderstanding about the program even among developers; misperceptions and education should be addressed.

The panel recognizes that education about the program could help with correcting misconceptions and encouraging use of the program, both among developers and the community at large. Two projects have successfully gone through the approval process so far.

Section 5 of the Ordinance also provides that we be involved with considerations of boundary changes, if any. No additional areas were considered at the meeting.

We appreciate the opportunity to provide community member oversight to the MUPTE program. Please feel free to contact me if you have questions (541-228-2426 or jharms@nwcarpenters.org).