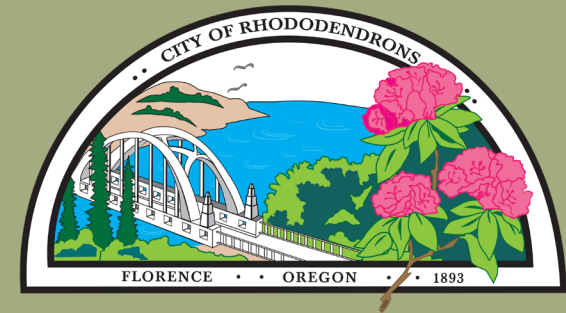


MULTI-UNIT PROPERTY TAX EXEMPTION (MUPTTE) PROGRAM

Presented By:
City of Florence



City of Florence
A City in Motion

❖ **Housing Needs Analysis – Adopted in 2018**

- ❖ Florence needs at least 1,600 new housing dwellings over the next twenty years to keep up with the estimated population growth
- ❖ Includes over 600 units of multi-unit housing – ranging in sizes from duplexes to townhomes to larger apartment buildings
- ❖ Recommendations received at end of HNA included evaluation and adoption of a MUPTE program

❖ **City of Florence City Council Work Plan – Adopted May 2021**

- ❖ *Evaluate opportunities for implementing property tax exemption for workforce housing projects*

**HOW DID
WE GET
HERE?**

A scenic view of a harbor at sunset. The sky is filled with vibrant orange and purple clouds. In the foreground, there are several wooden pilings sticking out of the water. A blue boat is docked at a pier in the middle ground. The overall atmosphere is calm and picturesque.

WHAT IS A MUPTE?

- ❖ State-enabled program designed to be an incentive to the building or redevelopment of residential properties
- ❖ Allows new multi-unit properties to be exempted from property taxes on the assessed value of new residential construction for up to ten years
- ❖ Property taxes continue to be due and paid on the assessed value of the land and any commercial portions of the structures
- ❖ Intent is to lower operating costs in the early years in development so that it becomes financially feasible



MUPTE AD-HOC COMMITTEE

- ❖ Five members of Planning Commission & Community and Economic Development Committee
 - ❖ Planning Commission: Eric Hauptman, Andrew Miller, Phil Tarvin
 - ❖ CEDC: Russ Pierson, Dan Lofy
- ❖ Met Bi-Weekly to learn about what a MUPTE is and how it is put into practice in different communities
 - ❖ Specifically looked at Cottage Grove & Newport/ Lincoln County's MUPTE program
- ❖ Reviewed in-depth each program and made a recommendation to staff about what Florence's MUPTE program would look like
 - ❖ Florence's recommended program based heavily on Cottage Grove's program – to make the program as user-friendly and streamlined as possible

FLORENCE'S PROPOSED MUPTE PROGRAM

Project Eligibility:

- ❖ Must be fiscally infeasible without MUPTE
- ❖ Must be within one-quarter mile of a fixed-transit route
- ❖ Minimum of 3 or More Units
- ❖ No short-term housing or transient housing
- ❖ Pre-application conference required
- ❖ New Construction Only
- ❖ Public Good Benefit – at least three or more Public Good Benefits must be completed (depending on proposed units)






**PUBLIC GOOD
BENEFITS**


- ❖ Accessible pricing for sales or rental rates
- ❖ Parks and Recreation Facilities
- ❖ Open Spaces
- ❖ Common Meeting Rooms
- ❖ Childcare Facilities
- ❖ Facilities Supportive of the Arts
- ❖ Facilities for People with Disabilities
- ❖ Special Architectural Features
- ❖ Dedication of Land and Facilities for Public Use
- ❖ Development or Redevelopment of Underutilized or Blighted Property
- ❖ Provision of pedestrian-oriented design features
- ❖ Development in structures that may include ground level commercial space
- ❖ Development on sites with existing single story commercial structures
- ❖ LEED Certification
- ❖ Inclusion of Additional Tenant Amenities

**PROCESS TO
PARTICIPATE IN
MUPTE PROGRAM**

Pre-development meeting with City staff by
December 31 of the year before tax
exemption to begin



Public Hearing held by Florence City Council
to review and decide on the MUPTE
application



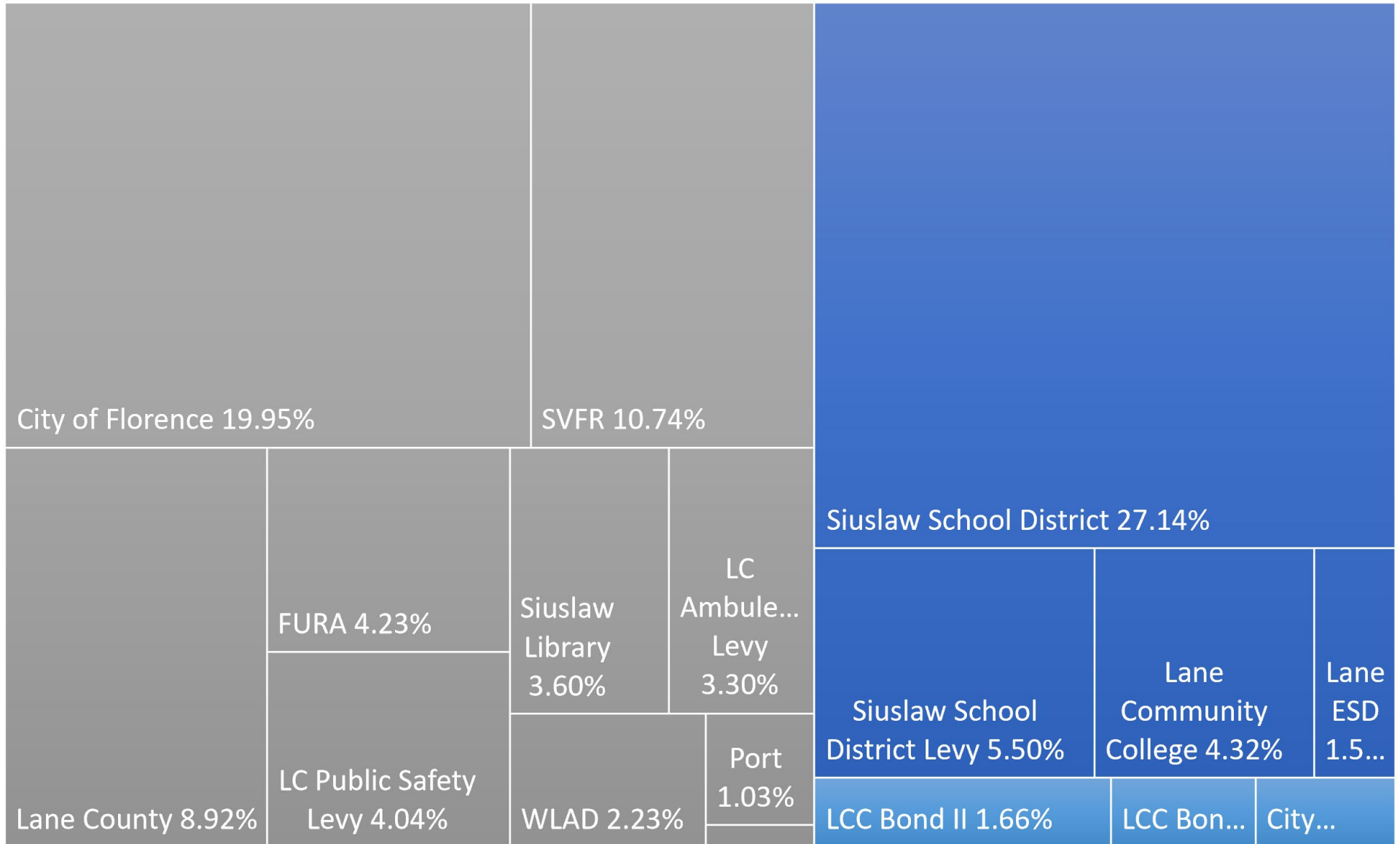
Exemption will not begin until construction of
property is completed – however exemption
must be granted before construction begins

FISCAL IMPACT OF MUPTE PROGRAM

DOES NOT reduce the current taxes on the undeveloped land – developer continues to pay taxes on land & any additional commercial improvements made to the property

DOES delay the receipt of the increased tax revenue of the residential improvements of MUPTE projects

Taxing District Rate Distribution



■ Education ■ General Government ■ Bonds

NEXT STEPS: TIMELINE FOR MUPTE ADOPTION

Monday, November 15 - 10:30 a.m.

Joint Work Session – City Council & Planning Commission

Throughout November & December

Approving Taxing Districts pass Resolutions of Support at regularly scheduled meetings

Monday, November 29 - 5:30 p.m.

Special City Council Meeting: Public Hearing, 1st Reading of Ordinance, 2nd reading of Ordinance (if 1st reading is approved unanimously)

Monday, December 13 - 5:30 p.m.

City Council Meeting: 2nd Reading of Ordinance (If necessary)

Tuesday, January 11, 2022

Lane County Board of Commissioners Meeting

February 1, 2022

MUPTE Program goes into effect

March 2022

City Council Review of MUPTE Applications for 2022 Taxing Year

April 1, 2022

Final Approved MUPTE projects filed with Lane County Tax Assessor's Office

TAXING DISTRICT OUTREACH

Scheduled:

- Library Board – Wednesday, November 17
- FURA Board – Wednesday, November 17
- Port of Siuslaw Board – Wednesday, November 17
- Western Lane Ambulance & Siuslaw Valley Fire and Rescue Board – Thursday November 18
- Siuslaw School District – December 8
- Lane County Board of Commissioners – Tuesday, January 11

Still to be Scheduled:

- Lane Community College



QUESTIONS?



CONTACT INFORMATION

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City of
FLORENCE Oregon

Quince Street Update November 17, 2021

Quince Street Update



Agenda

- Introduction
- Project Update
 - Accomplishments
 - Current Activities
 - Legal
 - Financing
 - Schedule
- Challenges/Risks
- DDA Deal Points

Quince Street Update



Introduction



Quince Street Update

Wyndham Microtel

- 86 rooms
- 4 floors
- Mix of suite types
- Lobby bar



Quince Street Update





Quince Street Update





Quince Street Update





Quince Street Update



(E) 30' EASEMENT FOR PUBLIC ROW

QUINCE ST

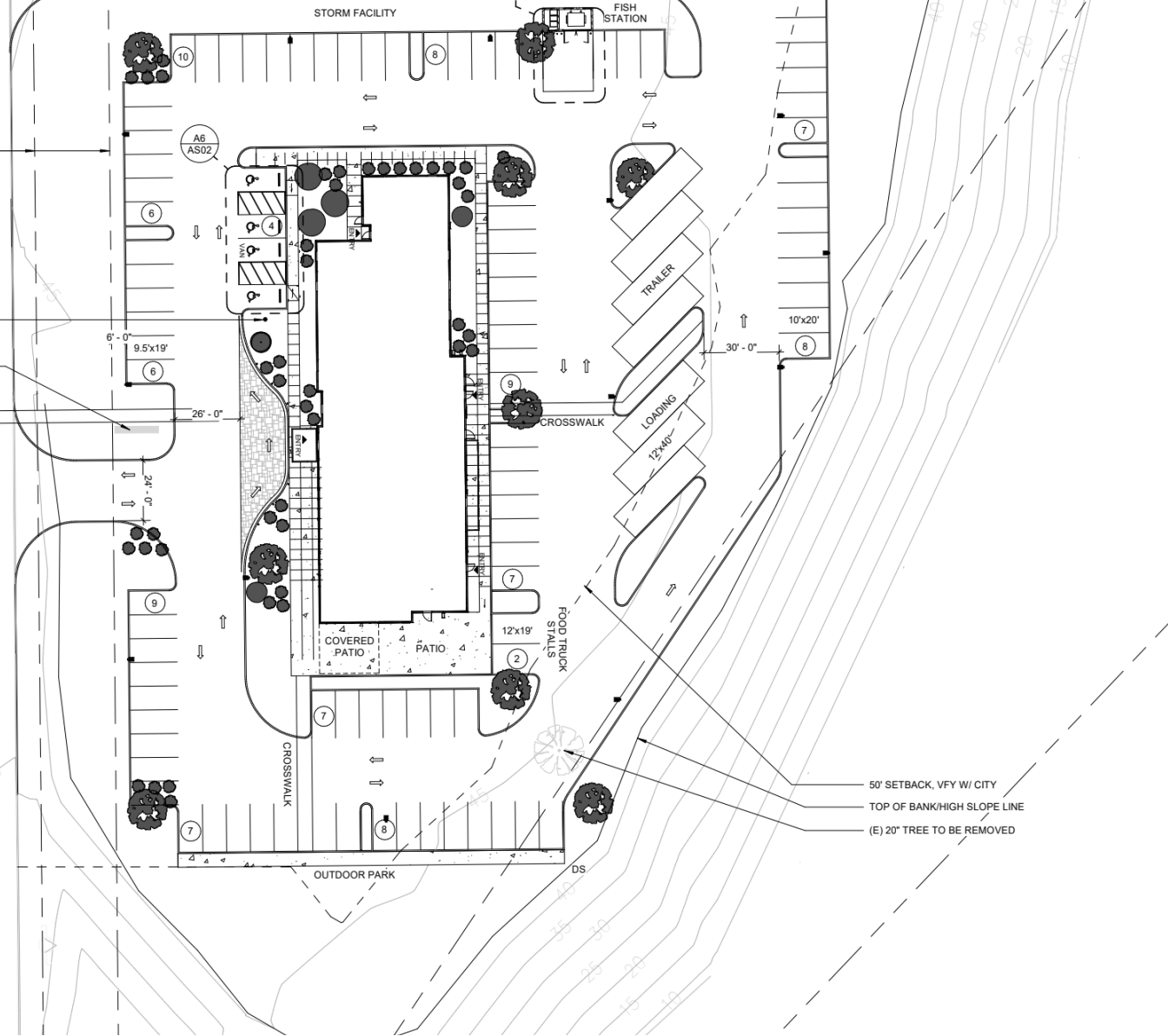
FLAG POLE WITH LIGHTS
PROVIDE CONDUIT

MONUMENT SIGN
WITH LIGHTS
PROVIDE CONDUIT

CROSSWALK

6TH AVE

CONFIRM 6TH AVE & INTERSECTION
IMPROVEMENTS W/ CITY



- 50' SETBACK, VFY W/ CITY
- TOP OF BANK/HIGH SLOPE LINE
- (E) 20' TREE TO BE REMOVED

Accomplishments

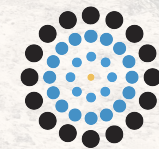
- Wyndham Team Assigned to Project
- Initial Engineered Site Layout Complete
- Draft Feasibility Study Complete
 - Positive with caveats
- Broker opinion of value complete

Quince Street Update



Project Update

- Current Activities
 - Finalize Feasibility Study
 - Pre Application
 - Civil Design
 - Envelope and Design
 - Onboard Contractor



BRAUN
HOSPITALITY

Quince Street Update

Highlights and Takeaways

- Project is moving ahead. Braun Hospitality and Wyndham Hotels and Resorts fully engaged
- Design Team is making progress
- Construction costs and supply difficult, but mitigation plan in place
- Braun Hospitality will seek City participation while maintaining private nature of the project
- City benefits look very positive
- ENA expires at the end of January, we will be ready to move to DDA by then

Quince Street Update

