MUPTE from A1

on land value and any commercial portion of the prop-

It was adopted as part of the Cottage Grove Municipal Code in December 2019 in order to increase the development of new multi-family housing in Cottage Grove.

Applicants must meet several requirements in order to be approved for the program, including the location be along a transit route, the development of three or more units, provision of a public benefit and an agreement to maintain residential use throughout the duration of the tax abatement.

Each applicant is subject to a public hearing and must be considered by the council.

The program's core theory rests on the idea that the tax exemption will generate more tax revenue in the long run by making projects financially feasible. Without financial feasibility, the projects may not be built and the city would ultimately miss out on the potential tax revenue.

In effect, the program helps reduce the opportunity cost of a stagnating development rate.

Similar programs have been implemented in Salem and Eugene with apparent success. Since 1978, Eugene's

MUPTE program has incentivized the creation of about 1,500 units to its housing stock in the city center. Salem has seen seven residential projects since 1976, creating around 750 units in its downtown core.

On Monday, the Cottage Grove City Council first considered an application from SquareOne Villages, a Eugene-based housing nonprofit which has overseen the development of the Cottage Village housing cooperative in Cottage Grove.

Cottage Village is a cluster of 13 tiny homes, four still under construction, on Madison Avenue. Another unit on the property serves as a community space. The project aims to elevate lives by offering affordable housing and self-governance for residents.

Completion of the project is scheduled to finish by June 30.

In meeting the public benefit qualifications, SquareOne submitted that two of the 14 units are fully ADA (Americans with Disabilities Act) accessible, there is a stormwater quality detention pond

Public Notices

THE LOWEST RATES IN LANE COUNTY

PUBLIC MEETINGS,

TRUSTEE NOTICES,

PROBATE,

AUCTION &

FORECLOSURE

NOTICES,

AND MORE.

Published weekly in the

Cottage Grove Sentinel

and online at cgsentinel.com

Contact: Meg Fringer

541-942-3325 x1200

mfringer@cgsentinel.com

entinel

Discover Something

Cottage Brove

in the northwest corner, and the project was designed so as to keep rents low enough to serve those who are most in need.

Estimates performed by city staff show that the city would be waiving approximately \$45,000 to \$52,000 over the 10-year period of the program. At the completion of the 10-year period, the city would receive approximately \$5,871 annually on the improvement

Due to its tax cycle and the timing of the construction process of the development, SquareOne was required to pay property taxes last year.

The nonprofit applied for the MUPTE this year after realizing that the property taxes would cause rent to go up in the tiny homes, thus nullifying the mission of the project to remain affordable.

"It provides a unique opportunity for people to be in community but also to prevent homelessness," testified Cottage Village Coalition Chair Bruce Kelsh at Monday's meeting. "From a financial point of view, I would hope that the city council would also view this as an investment in affordable housing and investments for people that are living at Cottage Village."

Councilors were highly supportive of the Cottage Village project, however concerns were raised about establishing a precedent that MUPTE could be awarded to construction projects that had already begun.

"My concern is that we're going to get applications for developments that have already been either completed or started and that we're don't really have a basis to say 'no," said Councilor Greg Ervin.

It was also proposed that a previously existing unit on the property be removed from the MUPTE application as it had already been taxable.

Councilor Mike shared Ervin's sentiments.

"I am concerned about making sure that the MUPTE's intent and integrity is intact," he said. "And I also would not want to see a bunch of builders that had already been approved coming forward."

Councilors instructed staff to return to the next council meeting with data which reflects the removal of the existing unit from the application.

The next MUPTE application on the agenda, in contrast, passed unanimously after some discussion. The application came from

Double H Investment Group, the property owner of a 40unit apartment project currently underway on Gateway Boulevard. In meeting public benefit

criteria, the company has proposed and is in the process of completing a four-lot land assembly to create the necessary square footage to develop the One of the pieces of land

contributing to this project is a remnant of a tax lot that the city declared surplus this Feb-

Land assemblies are listed among public benefit qualifiers as part of the program.

Additionally, the applicant is including ADA accessibility facilities in four of the units. Estimates performed by

staff show that the city will

waiving approximately

\$230,000 to \$250,000 over the 10-year tax exemption period. At the end of the period, the city will receive approximately \$27,500 annually on the improvement area. The project is slated to be fully completed around July 2024, at which time the MUPTE would begin and the

During public comment, resident Duane Taddei ques-

property will be taxed only on

its unimproved land for 10

tioned the "true public benefits" of the apartment project.

"The ultimate public benefit from any application of the MUPTE is housing units," said Fleck, citing the city's 2018 Housing Needs Analysis, which states that Cottage Grove must add 69 dwelling units annually to meet the projected need of 1,379 more units by 2038.

Fleck added, however, that he is open to modifying the program down the road, including revising the public benefits or adding affordable housing provisions.

Councilor Candace Solesbee echoed Fleck's take on housing.

"Bottom line, we have a supply problem," she said, "and supply and demand are what drive our prices."

Councilor Jon Stinnett said he was a bit conflicted on the

"Obviously, our town needs these housing options, but I also think we have a MUPTE process that states that we need something from the applicant beyond just the benefit that the development can provide," he said. "The benefit to the general public beyond just the housing is a bit of a stretch in this sense."

Stinnett suggested there be more discussion over how lenient the city is willing to be regarding public benefits.

The application for Cottage Grove's MUPTE program lists 17 criteria to choose from in meeting public benefit qualifications, which include child

care facilities, open spaces, recreation facilities and dedication of land for public use.

Only one of these must be met to satisfy the public benefit requirement.

In initially creating the MUPTE program, councilors opted to model Cottage Grove's program after Salem's, which is less restrictive compared to Eugene's low-income housing focus. The council at the time reasoned that this model would attract more developers and help the city

Public Works and Development Director Faye Stewart explained to council the

meet its housing needs target.

inclusion of land assembly in Cottage Grove's public benefit criteria. "This specific item was to

encourage developers, if they purchase adjoining pieces of property, to make a larger one to build a larger development," Councilor Kenneth Rob-

erts, too, recommended that

See HOUSING 10A



Call for details and an appointment today, and beat the winter rush!

Complete Heating & Cooling System Service Reasonable Rates • All Work Guaranteed



115 Lawrence St., Eugene, OR 97401 CCB #47396 Bus. (541) 461-2101 • Fax: (541) 686-4820

* Limited-time offer. Restrictions apply. Call for details.



South Lane Mental Health

La pandemia de Covid-19 impacta nuestros niveles de estrés y ansiedad. Una forma de lidiar con los efectos de la pandemia es buscar y crear conexiones sociales en su comunidad. Grupo FUERTE es un grupo de apoyo para hombres hispanohablantes en el condado Lane. Únete al Grupo FUERTE para aprender de recursos locales, temas de bienestar mental y crea su propia red social. Este es un servicio gratuito patrocinado por South Lane Mental Health. Para más información o para inscribirse, llame a 541-942-3939 y pregunte por el Grupo

levels. One way to deal with the effects of the pandemic is to seek and build social connections in your community. Grupo FUERTE is a support group for Spanish speaking men in Lane County. Join Grupo FUERTE to learn about local resources, mental health topics and create your own social network. This is a free service sponsored by South Lane Mental Health. For more information or to enroll, call 541-942-3939 and ask about Grupo FUERTE.



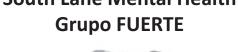
FITS YOUR standards

Book your **FREE** design

CONSULTATION today!

855-962-4793

The Covid-19 pandemic impacts our stress and anxiety



FUERTE.



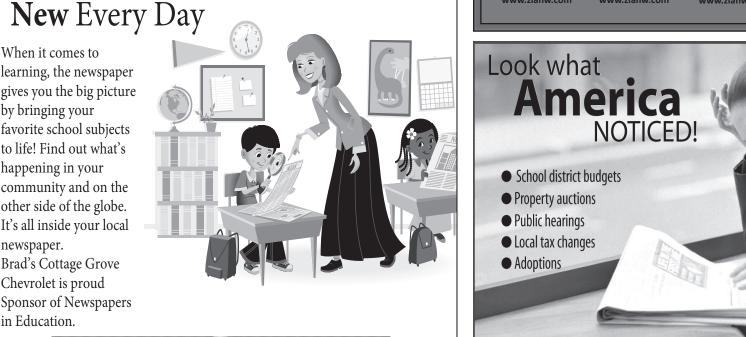
It Just Fits

olezzi Insurance Agency is pleased to introduce our ┛new Personal Lines Agent, Jill Kallinger. Jill joined our Drain agency February 2021 and has over 6 years insurance experience.

Jill enjoys meeting new people and finds working with customers extremely rewarding. She takes the time to understand the needs

of her clients and to match them with the coverage they need. If you are shopping rates or just looking for a friendly, local agent, give Jill a call today at 541-804-2581!





Find out about these and more in your local paper! Participate in Democracy. **Read your Public Notices.**