



**COUNCIL ORDINANCE NO. 20675**

**AN ORDINANCE CONCERNING MULTIPLE-UNIT PROPERTY TAX  
EXEMPTIONS AND AMENDING SECTION 2.946 OF THE EUGENE CODE,  
1971.**

**ADOPTED: October 24, 2022**

**SIGNED: October 26, 2022**

**PASSED: 7:0**

**REJECTED:**

**OPPOSED:**

**ABSENT:**

**EFFECTIVE: November 26, 2022**



ORDINANCE NO. 20675

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

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

**Section 1.** Subsection (2)(f) of Section 2.946 of the Eugene Code, 1971, is 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:

.....

(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 Energy Efficiency Specialty Code (OEESC).

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 OEESC; 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 OEESC; 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 OEESC performance;
  - (B) The building is constructed to modeled plans;
  - (C) Commissioning report will be provided within 18 months following 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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**Section 2.** 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

24<sup>th</sup> day of October, 2022

  
\_\_\_\_\_  
City Recorder

Approved by the Mayor this

26 day of October, 2022

  
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Mayor