



## MEMORANDUM

**Date:** January 18, 2017  
**To:** Jon R. Ruiz, City Manager  
**From:** MUPTE Program Review Panel  
**Subject:** Annual Program Review

We completed the first MUPTE 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; 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.

We met on September 19, 2016 and reviewed the FY16 staff report, discussed two areas that we had requested at our July meeting (moderate-income housing contribution and additional information on financial analysis), and evaluated program efficacy. Our overall conclusion is that while we had robust discussion on several topics summarized below, it is too soon to make recommendations on any needed changes. Instead, we are excited to see how this new system works and then suggest improvements, as needed.

Our program efficacy discussion mainly focused on these two Required Public Benefits: Green Building Features and Moderate-Income Housing.

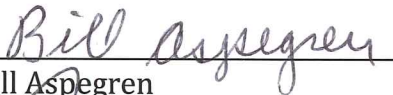
- For **Green Building Features**, the requirement is an energy efficiency performance measure of 10% above code. Several of our members had questions about how exactly the requirement will manifest through the various pathways available and whether it will be meaningful. As our role includes verifying for each project the code official's confirmation of the items meeting the specific requirements, we are comfortable with seeing how this plays out. Specific compliance for meeting the requirement is based on the selected pathway's unique professional requirements as delineated in the Program Guide. Documentation is provided with the MUPTE application, with the building permit application, and after construction. Using Granite Properties/Olive Lofts as an example, the items will include an energy

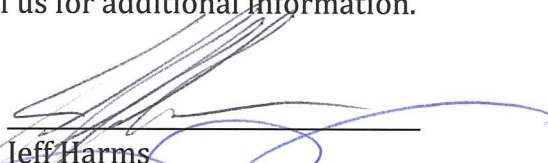
model submitted with permit application and a commissioning report submitted after construction.

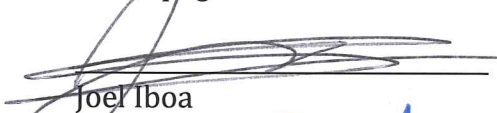
- For **Moderate-Income Housing** (sometimes referred to as “workforce housing”), the review panel discussed the possible need to require that developers income qualify residents for the moderate-income units as part of the program. We also discussed whether the program should have this required public benefit at all, or whether the moderate-income housing requirement is adequate to achieve the goal of providing or supporting moderate-income housing in the community. Ultimately, the Panel agreed that it would be best to see how the requirements currently in place play out before making suggested changes.


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. Two panel members collaborated on a memo in advance of the Panel’s meeting. The memo was not reviewed in detail by the Panel. Bill Aspegren and Lloyd Helikson will separately submit to the City Manager their memo dated September 15, 2016.

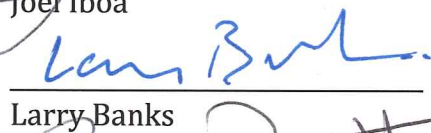
We appreciate the opportunity to provide community member oversight to the MUPTE program. Please feel free to contact any of us for additional information.

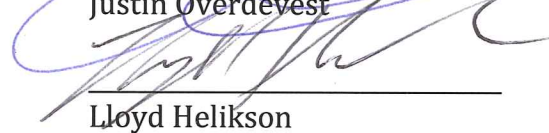
  
Bill Aspegren

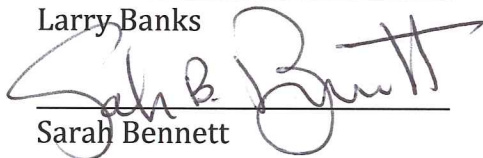
  
Jeff Harms

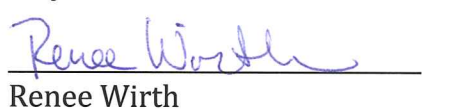
  
Joel Iboa

  
Justin Overdevest

  
Larry Banks

  
Lloyd Helikson

  
Sarah Bennett

  
Renee Wirth