

## Urban renewal is . . .

a program authorized by the State of Oregon that is designed to help communities improve and revitalize areas that have deteriorated, are unsafe and/or that show signs of economic or physical conditions that are detrimental to the community as a whole. More than 50 cities and counties in Oregon currently have active urban renewal programs

## Urban renewal can benefit communities by . . .

- Providing matching funds for money from other sources (such as state or federal grants)



- Funding infrastructure, which brings additional funds to the community through permit fees, system development charges (SDCs), water and sewer hook-up charges, etc.



- Increasing the value of property next to the urban renewal district

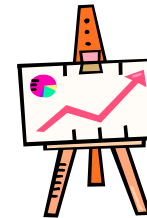
- Improving the quality of life through new or renovated parks, roadways, civic and cultural facilities, and expanded economic development



## This is how urban renewal works . . .

- In 1977 the Clackamas Board of County Commissioners created the Clackamas County Development Agency (CCDA). The CCDA is the urban renewal authority for Clackamas County.
- The agency determines what area (or areas) it wants to work with, and prepares an *urban renewal plan* document and a report for each area.

- The plan describes what the agency plans to do in the area, and how and when it intends to do it, including:
  - Map and description of the renewal area boundary
  - Goals and objectives



- Steps, activities and projects needed to carry out the plan and improve area conditions
- Maximum debt (based on a tax levy) to be undertaken to carry out the plan
- The plan is developed with the involvement of other area agencies, the general public and the planning commission.
- The report reviews:
  - Existing area conditions
  - How plan activities will improve conditions
  - The financing plan, including the impact on overlapping taxing districts (such as fire and sewer)
  - The timetable for carrying out the activities to improve conditions

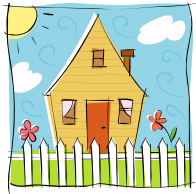
- To become effective, the plan is approved by the Board of County Commissioners after holding public hearings.



- The agency directs and administers plan implementation.

**Urban renewal funds come from a variety of sources . . .** but the most common source of funds is through *tax increment financing* (TIF). TIF . . .

- Is annual revenue provided to the Development Agency based upon new or increased property values in the urban renewal area. This increase is determined by the difference between the assessed value of the area when the urban renewal district was first formed and the assessed value of the area each year after that



- Funds must be used by the Development Agency to carry out the urban renewal plan goals and objectives – the plan projects -- in that specific urban renewal area
- Funds become available after an urban renewal plan is adopted

Though urban renewal is a separate item on property tax statements, *local property owners pay the same amount of tax whether or not an urban renewal district is established in their area.*

Ballot Measure 50, which was passed by Oregon voters in 1996, requires urban renewal to be specifically shown on tax statements, but taxes shown on the tax statement to other taxing districts and government bodies are reduced by the same amount.



**Urban renewal funds can be used for . . .**

- **Infrastructure** (including such basic improvements as curbs and sidewalks, streets, sewers, flood control, and utility relocation and improvement)



- **Public improvements** (such as parks and open space, pedestrian and bike trails, landscaping and streetscaping, parking lots and parking structures, transportation improvements, helping to construct public buildings and facilities)



- In certain cases, **redevelopment assistance** for housing or commercial uses (such as land acquisition and site preparation or other public improvements)



- **Planning and engineering** (such as design, traffic and engineering studies); technical assistance to property owners and developers, and staff support from the renewal agency



**Urban renewal today . . .** The Clackamas County Development Agency administers three urban renewal areas and is initiating the formation of a fourth area. The Board of County Commissioners serves as the Agency's governing body, and a budget committee made up of the Commissioners and three citizens approves the Agency's annual budget. The three current urban renewal areas and one proposed area are described below.

### **Clackamas Town Center**

- Formed in 1980 with an assessed value of \$45 million
- Current assessed value of \$453 million, a 902% increase
- \$90 million of incremental assessed value returned to tax rolls in 1987; another \$48 million returned in 2005
- Projects include
  - Sunnybrook/Monterey Frontage Road/Sunnyside Road complex
  - Sunnybrook Corridor redevelopment (Monarch Hotel, Class A office buildings)
  - Interstate 205 light rail

### **Clackamas Industrial Area**

- Formed in 1984 with an assessed value of \$270 million
- Current assessed value of \$320 million, an increase of 77% from 1984 and 225% from 2001
- \$253.5 million of incremental assessed value returned in 2001
- Fiscal year 2005-06 is the final year of the tax levy
- Projects include
  - Sunrise Corridor
  - Evelyn Street Overpass
  - Highway 212 Beautification Project
  - Site acquisition/consolidation/disposition

### **Government Camp Village Urban Renewal Area**



- Formed in 1989 with an assessed value of \$24 million
- Current assessed value of \$79 million, an increase of 229%
- Purpose: to target public investments toward revitalizing this mountain community and encouraging private developments
- Projects include
  - Sidewalks, street lights, road paving
  - 12-inch water lines for fire protection
  - Façade improvements

### **Proposed Overland Park Urban Renewal Area**

- Established residential community between Milwaukie and Happy Valley
- Proposed to be formed by the end of 2005
- Current assessed value of \$357 million in proposed boundary
- Purpose: to support the development of the community as a safe, clean and affordable mixed use residential neighborhood with retail, economic, educational, transportation and recreational opportunities



**For more information about urban renewal . . .**

*Contact the Clackamas County Development Agency:*  
503-353-4323

*Check out the following websites:*

Clackamas County Development Agency  
<http://www.co.clackamas.or.us/dtd/da/>

Oregon Department of Revenue  
[http://egov.oregon.gov/DOR/PTD/IC\\_504\\_623.shtml](http://egov.oregon.gov/DOR/PTD/IC_504_623.shtml)



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# *URBAN RENEWAL*

## *IN*

# *CLACKAMAS COUNTY*

