



# Urban Renewal Area Amendment Advisory Committee Report to City Council December 3, 2014



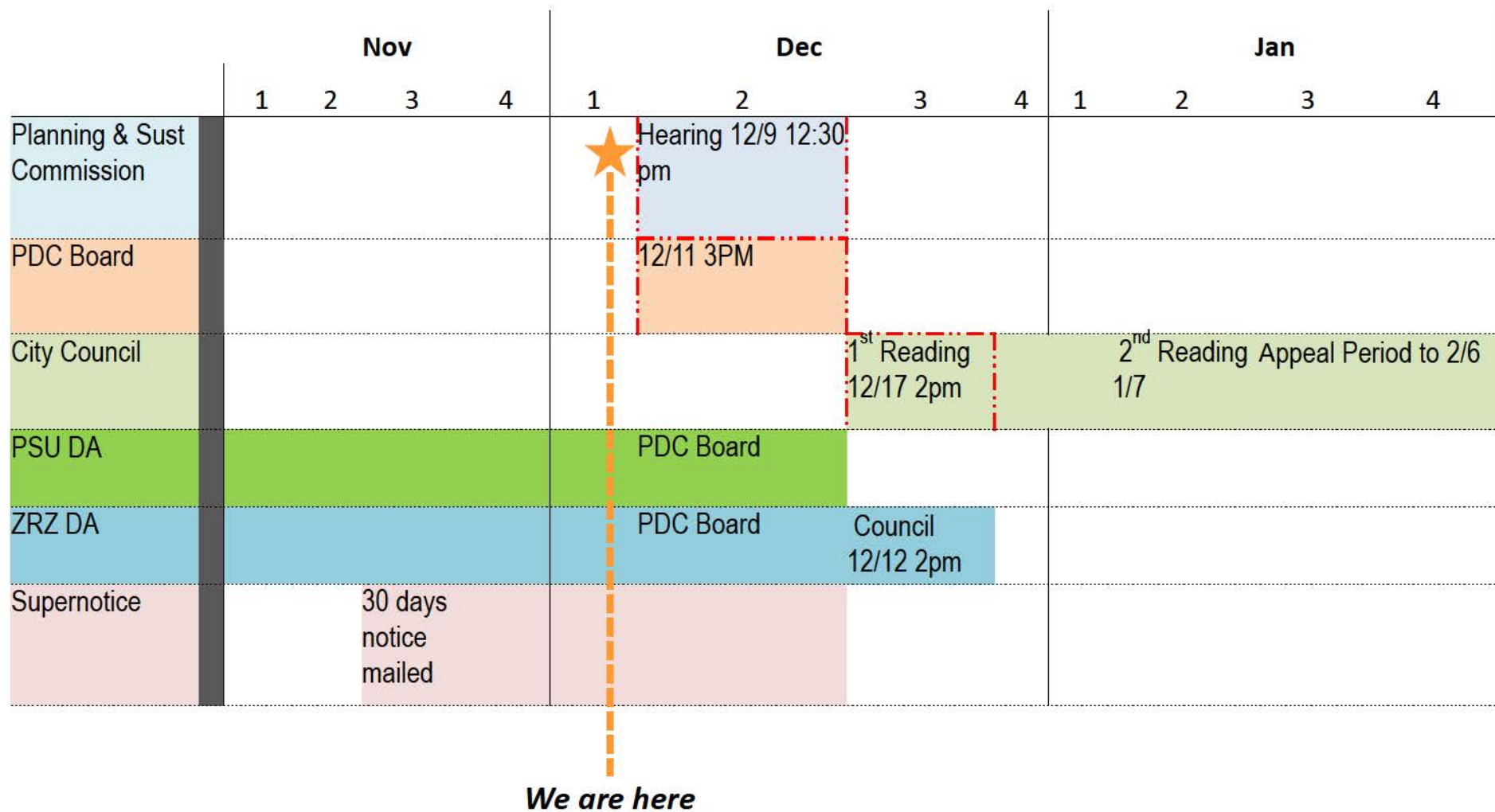


# URA Amendment Package City Council Resolution

- Targeted URA package of changes must:
  - Reduce impact of urban renewal on taxing jurisdictions
  - Preserve affordable housing investments and help the city better meet its redevelopment and economic development objectives
  - Support Portland State University (PSU)



# Schedule





# Public Outreach

- Urban Renewal Area Amendment Advisory Committee
  - Meetings June through October
  - Housing Sub-Group
- URA Amendments Open House: September 11
  - SE Quad Open House
- Neighborhood & Business Association Outreach
  - Brooklyn Action Corps
  - Buckman Community Association
  - East Portland Action Plan Economic Development Sub-Committee
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  - SE Uplift and SW Neighborhood, Inc.
  - Portland Business Alliance
  - Central Eastside Industrial Council





# URA Amendment Package

## URA Amendment Advisory Committee Roster

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Scott Andrews	Melvin Mark Properties
Jillian Detweiler	Committee Chair, Policy Director, Office of the Mayor
Peter Finley Fry	Central Eastside Industrial District
Greg Goodman	Downtown Development Group
Marion Haynes	Portland Business Alliance
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David Wynde	Portland Public Schools
Helen Ying	Chinese American Citizens Alliance Portland Lodge
Dan Zalkow	PSU

# URA Amendment Package Committee Recommendation

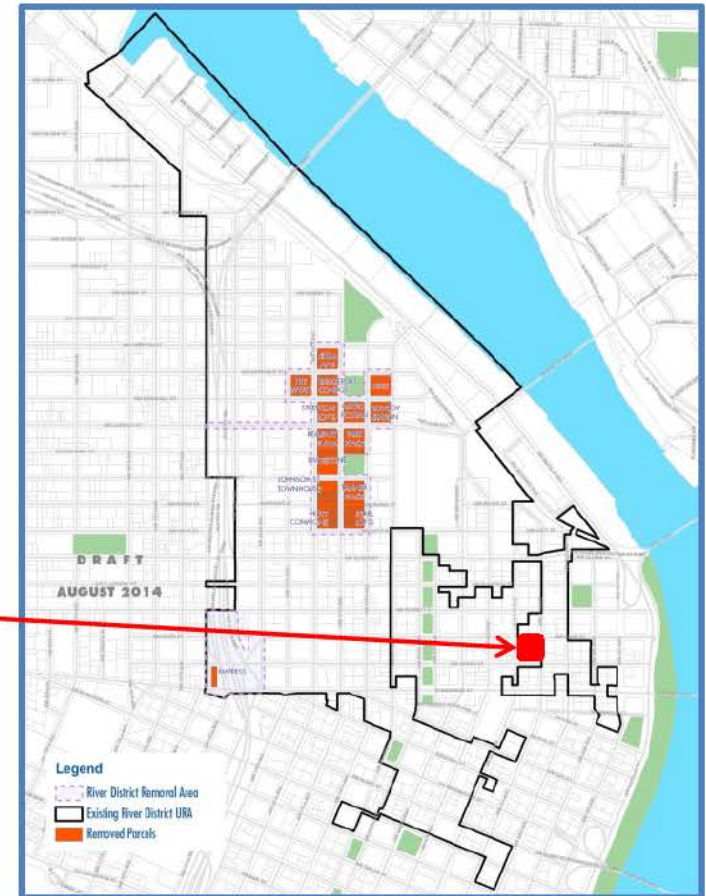
**Propose reducing or eliminating the following four districts:**

## **1. Airport Way**

- Reduce acreage equal to 40% AV
- Last date to issue debt has passed; no impact to maximum indebtedness

## **2. River District/Downtown Waterfront**

- Reduce AV by 26% of amended plan value; release tax revenue to taxing jurisdictions
- Extend acreage to include Block 33 in OTCT
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- *Minority opposes adding Block 33*
- *Minority supports removal of additional acreage provided it doesn't affect current obligations*





# URA Amendment Package Committee Recommendation

## **3. Willamette Industrial**

- Amend Plan to terminate collection of tax increment revenues, release acreage; support manufacturing companies with remaining bond proceeds
- Last date to issue debt to FY15/16 from FY24/25

## **4. Education**

- Add 35 acres to N. Macadam to support PSU priorities and release other 109 acres
- Last date to issue debt to FY15/16 from FY40/41

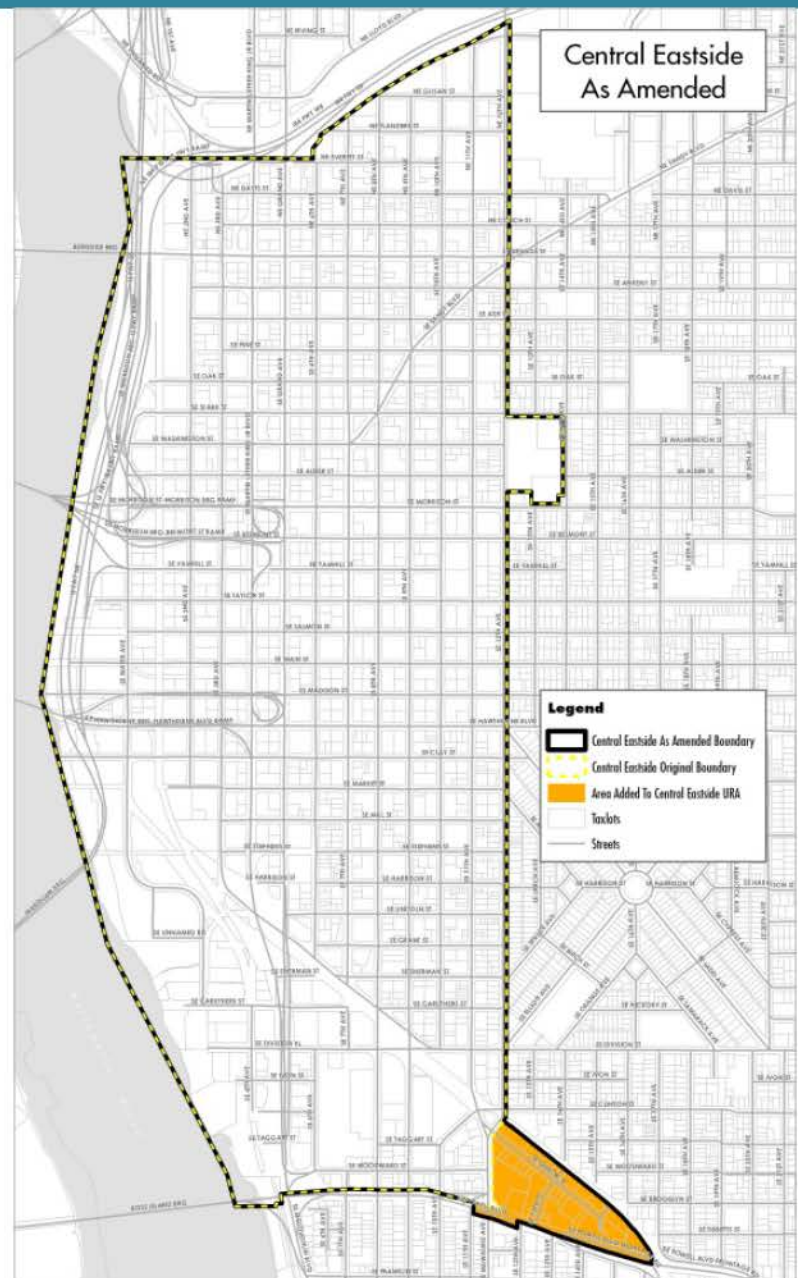


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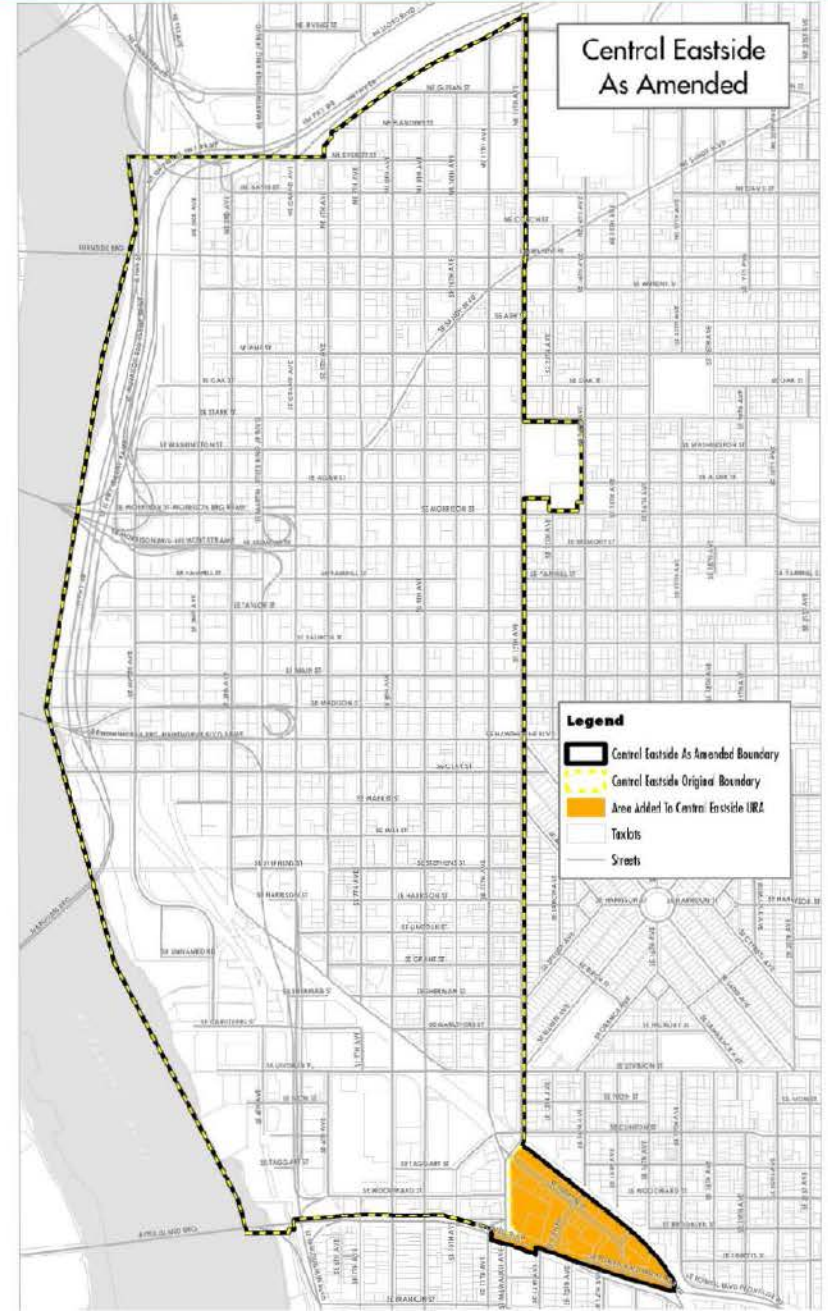
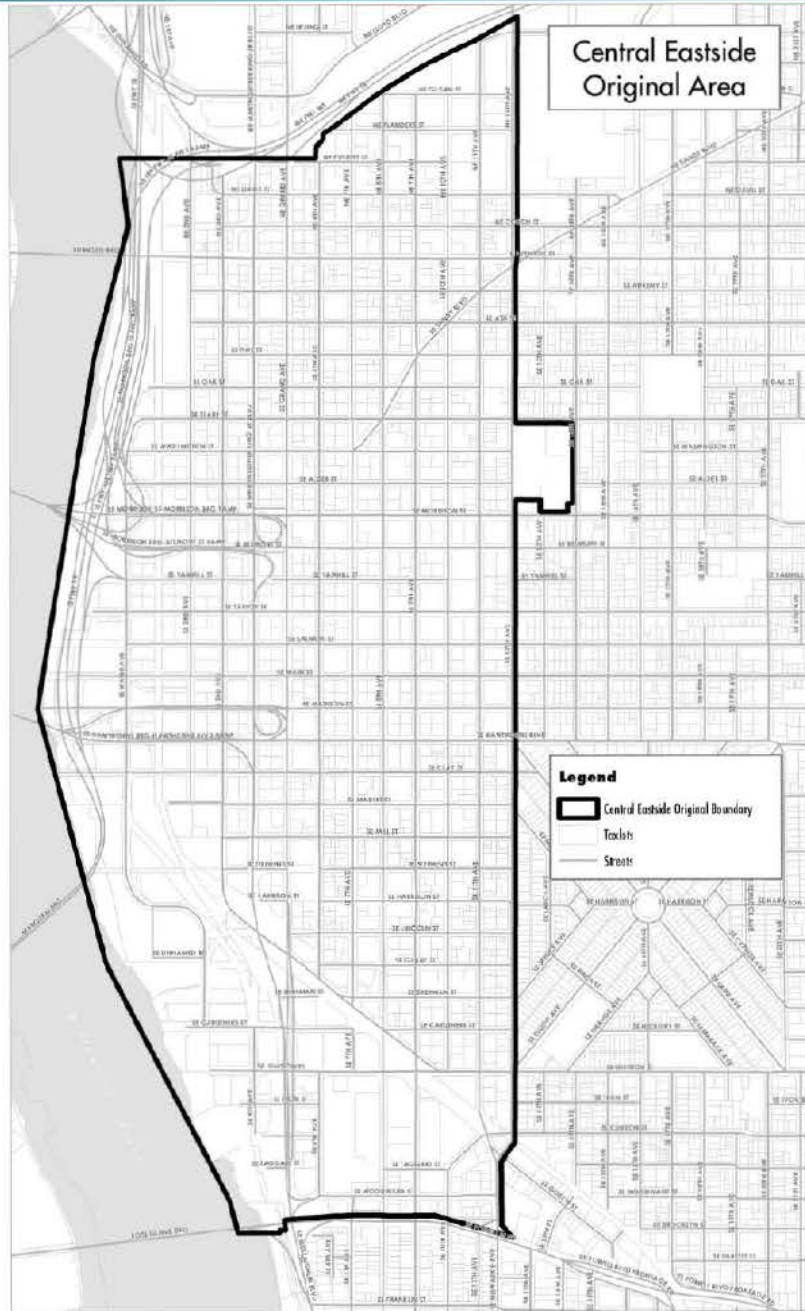
## **1. Central Eastside**

- Expand to include up Clinton PMLR station area
- Increase max indebtedness by 20% (\$105M MI » \$126M MI)
- Extend last date to issue debt from FY17/18 to FY22/23
- *Minority questions appropriateness of extending life of the district*



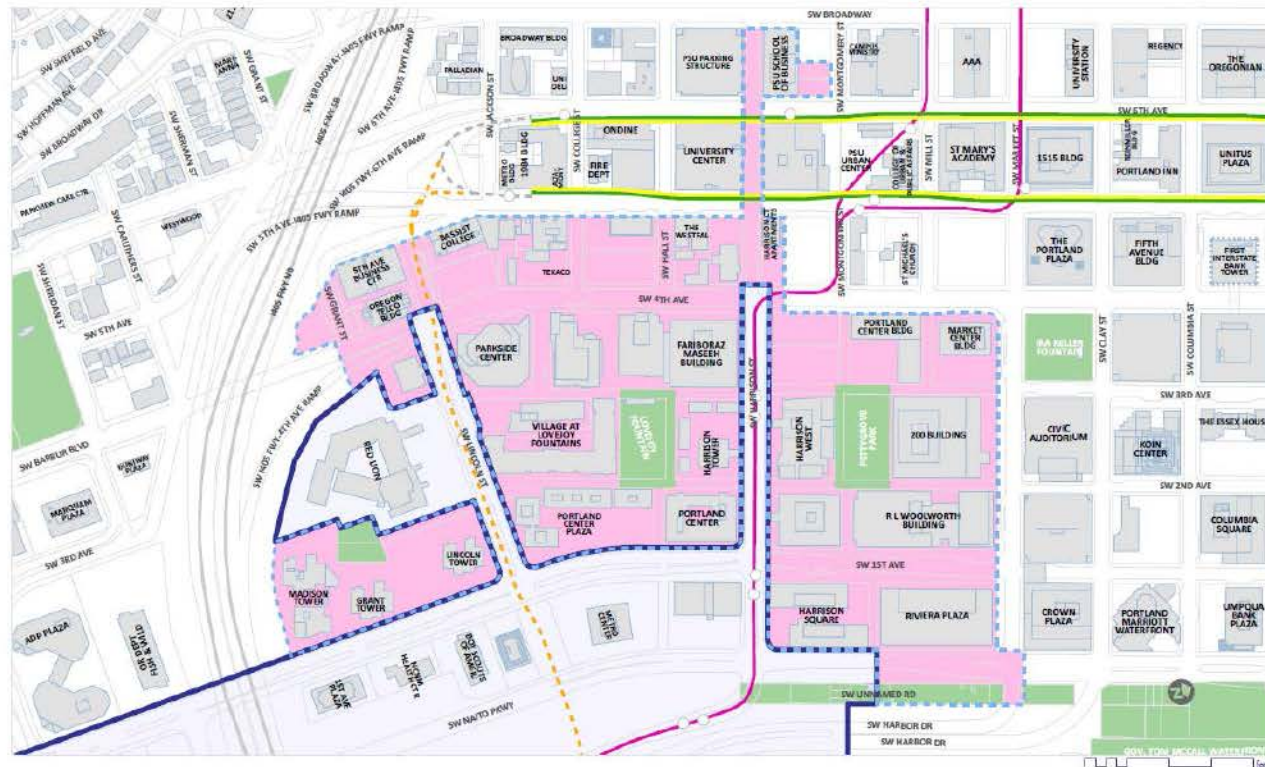


# Committee Proposal Amended Central Eastside URA



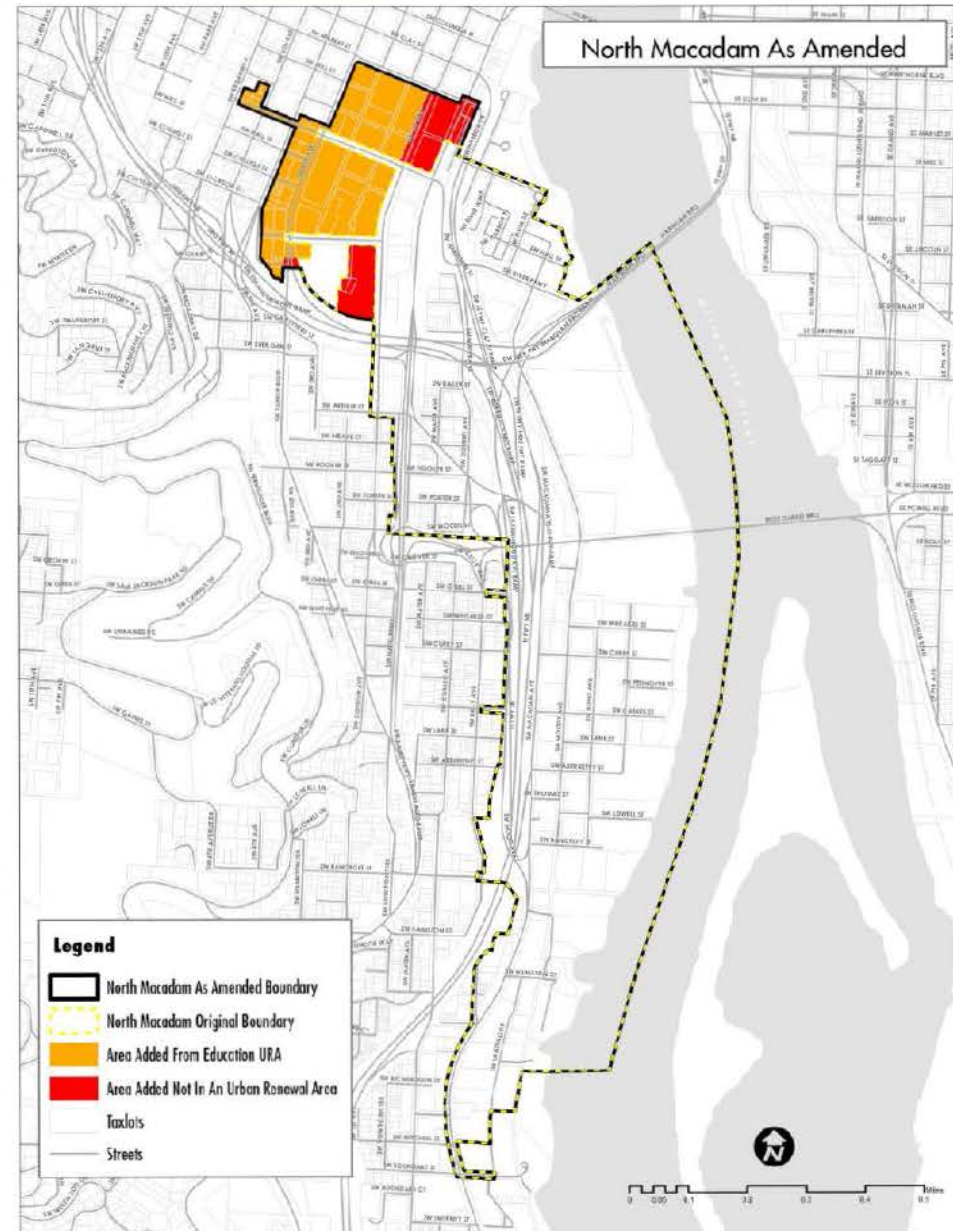
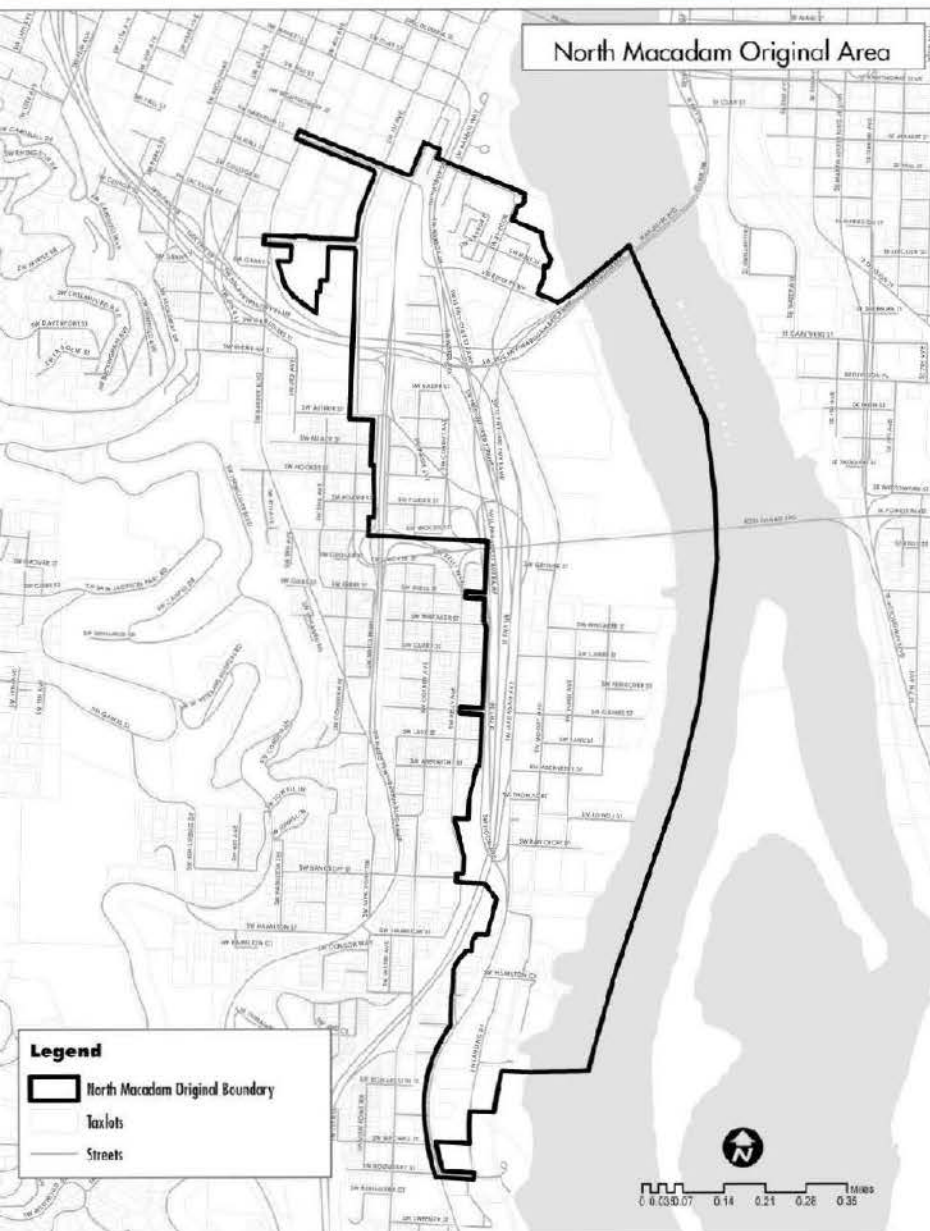
## 2. North Macadam

- Expand by approx. 45 acres (approx. 35 acres from Education District)
- No change to maximum indebtedness
- Extend last date to issue debt from FY19/20 to FY24/25
- *Minority believes City should maintain affordable housing goals articulated in previous plans and reports*





# Committee Proposal: Amended North Macadam URA





# URA Amendment Package

## Fiscal Benefit/(Impact) by Urban Renewal Area

	Benefit/ (Impact) by URA					
Fiscal Year	RD	WIURA	CES	NMAC	ED	Total Fiscal Impact
2014-15	\$4.9	\$1.1	\$0.0	\$0.0	\$0.0	\$6.0
2016-2020	\$29.0	\$6.2	\$1.3	(\$2.8)	\$12.7	\$46.4
2021-2025	\$14.1	\$5.3	(\$21.6)	(\$8.4)	\$21.2	\$10.7
2026-2030	\$0.0	(\$1.6)	\$13.7	(\$84.0)	\$28.9	(\$42.9)
2031-2035	\$0.0	(\$1.6)	\$16.8	\$43.4	\$37.6	\$96.2
2036-2040	\$0.0	(\$1.7)	\$19.0	\$54.2	\$47.4	\$118.8
2041-2045	\$0.0	(\$1.7)	\$21.7	\$62.8	\$36.6	\$119.5
TOTAL	\$48.0	\$6.0	\$50.9	\$65.2	\$184.4	\$354.7
Present Value	\$38.2	\$7.3	\$12.5	\$0.1	\$77.3	\$135.4

### ***DRAFT numbers – ongoing refinement by PDC***

- *Estimated fiscal impact subject to change based on actual assessed value. Does not include loss due to Measure 5 compression.*
- *Nominal beneficial impact increase from original figure of \$158M to \$300M is primarily related to new growth assumptions tied to development projections in NMAC development agreements, including full ZRZ build out, and CES*



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2021-2025	\$3.2	\$3.0	\$3.4	\$0.2	\$0.8	\$10.7
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# Proposal – Benefit/(Impact) to Affordable Housing

PHB Impact - Amendment Compared to Status-Quo (with growth assumptions)

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2026-2030	-	-	-	-	(8.4)	-	\$ (8.4)
2031-2035	-	-	-	-	(10.0)	-	\$ (10.0)
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Total	\$ -	\$ -	\$ 6.3	\$ 31.7	\$ (46.1)	\$ 5.0	\$ (3.1)
Present Value	\$ -	\$ -	\$ 4.9	\$ 21.4	\$ (23.8)	\$ 4.8	\$ 7.1

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# Total Impact - URA Acreage & Frozen Base

	Before Amendments		After Amendments	
Urban Renewal Area	Frozen Base AV	Acres	Frozen Base AV	Acres
Airport Way	\$124,710,301	1,841.4	\$124,710,301	870.9
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River District	\$461,577,974	351.2	\$429,570,320	314.8
Education	\$622,437,726	144.0		
Willamette Industrial	\$481,443,135	755.5		
All other URAs - DTWF, SPB, OCC, ISC, Gateway, Lents, NPIs	\$2,674,739,120	6,193.3	\$2,674,739,120	6,193.3
<b>Total</b>	<b>\$5,518,368,425</b>	<b>13,225.9</b>	<b>\$4,818,044,016</b>	<b>11,380.8</b>
<b>Percent of Portland AV or Areas in Urban Renewal Area</b>	<b>11.96%</b>	<b>14.26%</b>	<b>10.44%</b>	<b>12.27%</b>

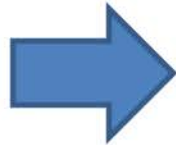


# Proposal Summary

## City Council Direction

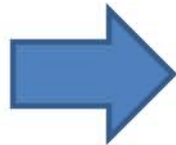
## Proposed Amendments

Reduce impact of urban renewal on taxing jurisdictions



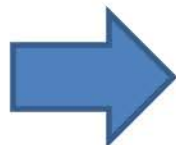
Additional ~\$5.5 M to taxing jurisdictions in FY 2014-15; ~\$354M to taxing jurisdictions over 30 years

Preserve affordable housing investments and help the city better meet its redevelopment and economic development objectives



Maintains investment in affordable housing; increases resources for strategic redevelopment in S. Waterfront, Central Eastside Industrial District, Old Town/Chinatown

Support Portland State University (PSU)

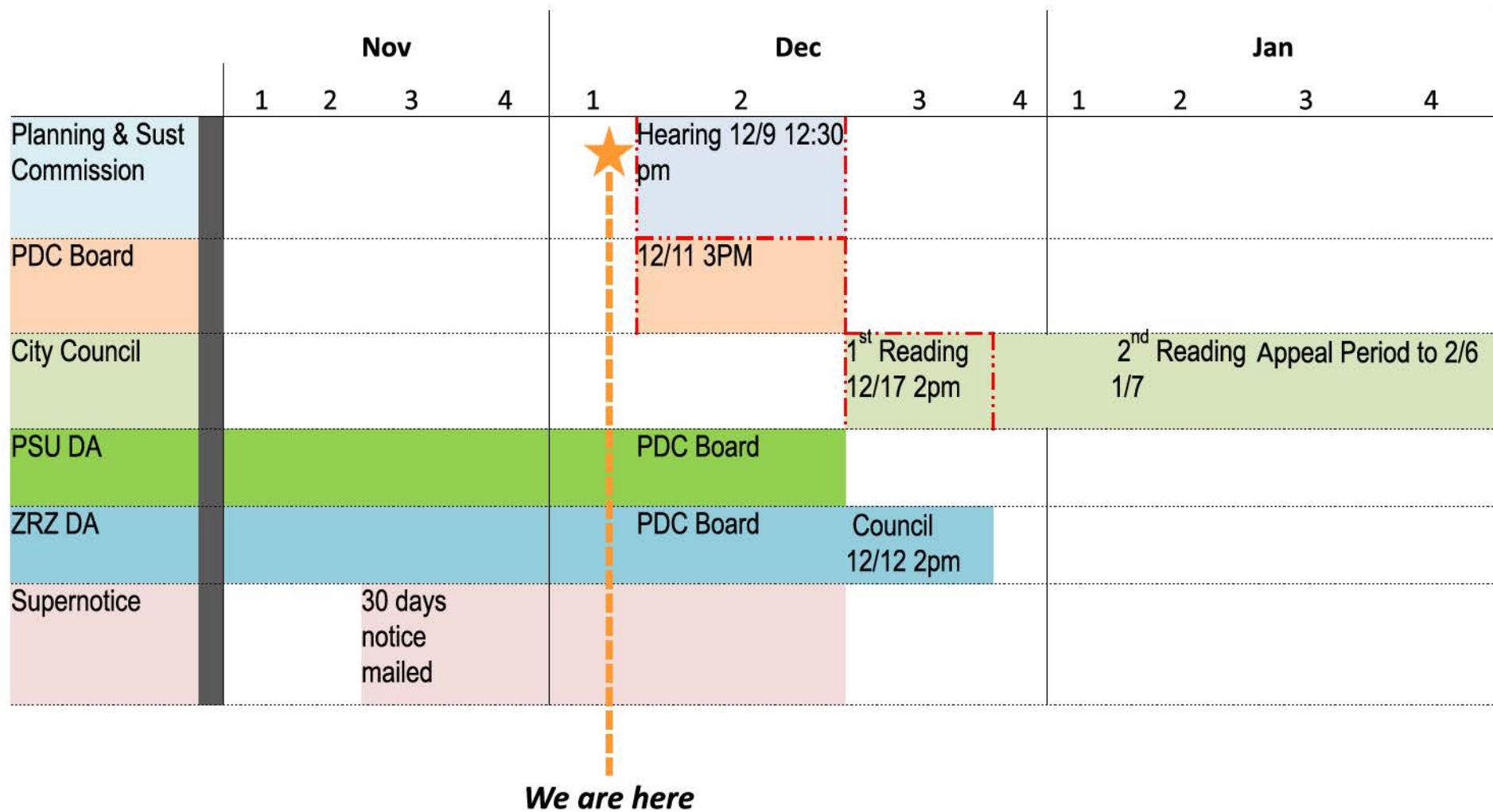


Development Agreement with PSU provides certainty, near-term investment in University District





# Schedule



# Proposal – Benefit/(Impact) to Affordable Housing

**PHB Impact - Amendment Compared to Existing Budget (limited growth assumptions)**

Fiscal Year	Impact by URA						Changes due to Amendments
	RD	WIURA	CES	NMAC	ED	SPB	
2014-15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016-2020	-	-	3.9	(0.1)	(6.1)	5.0	\$ 2.64
2021-2025	-	-	3.1	33.3	(9.1)	-	\$ 27.33
2026-2030	-	-	-	-	(8.4)	-	\$ (8.40)
2031-2035	-	-	-	-	(10.0)	-	\$ (9.96)
2036-2040	-	-	-	-	(10.2)	-	\$ (10.23)
2041-2045	-	-	-	-	(2.3)	-	\$ (2.32)
Total	\$ -	\$ -	\$ 7.0	\$ 33.2	\$ (46.1)	\$ 5.0	\$ (0.94)
Present Value	\$ -	\$ -	\$ 5.4	\$ 22.8	\$ (23.8)	\$ 4.8	\$ 9.13

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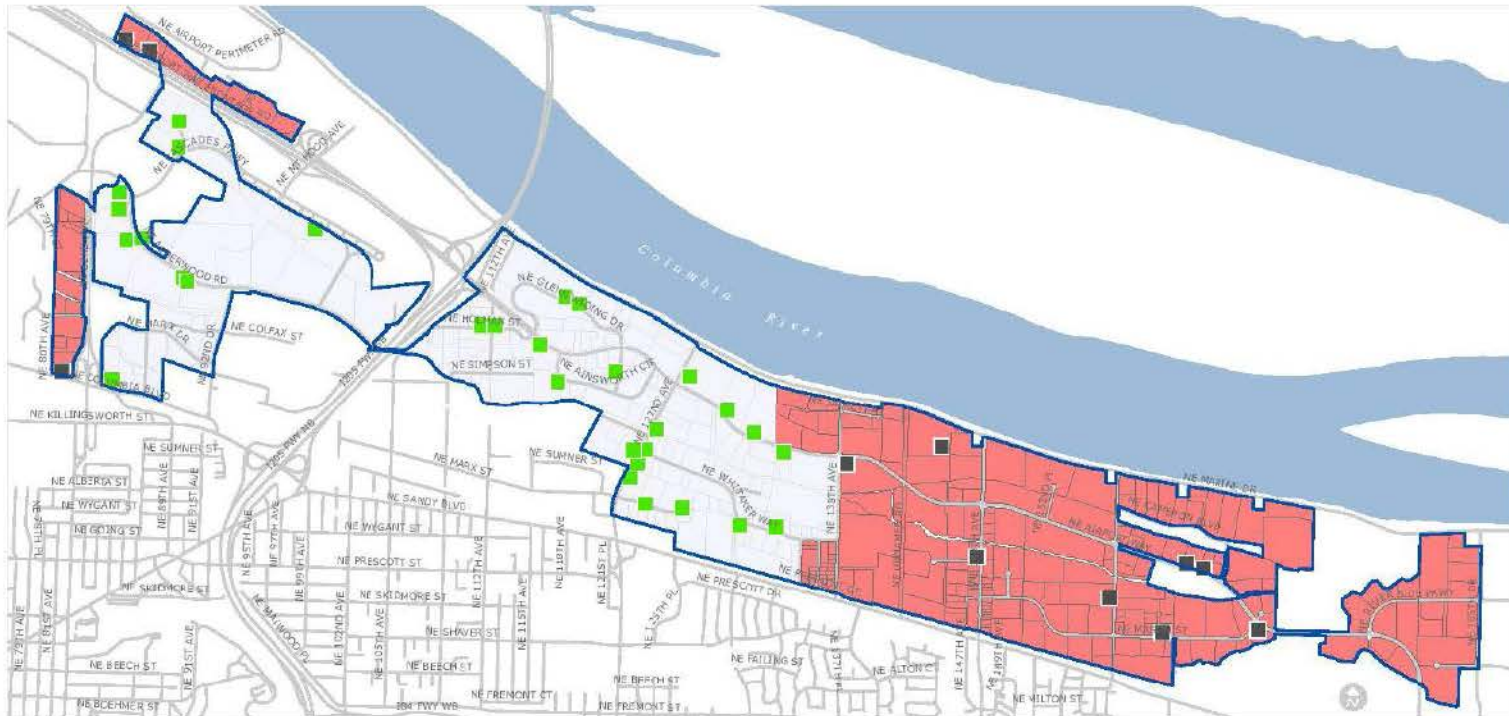


# Proposed URA Amendment: Airport Way

(for discussion purposes)

Airport Way Urban Renewal Area

Proposed Reduction



Total Plan Area Value 2013-14: \$1,190,606,114

40% Reduction: \$476,242,446

Mapped Value	Removed AV	Remaining AV	Total 13-14 AV
Real Property	\$400,029,890	\$553,031,860	\$953,061,750
Personal Property	\$69,553,170	\$91,736,774	\$161,289,944
Manufactured Property	\$0	\$0	\$0
Utility Value	\$739,570	\$60,463,250	\$61,202,820
Unmapped Value			
	40%	60%	
Utility Value: \$1,388,800	\$5,555,520	\$8,333,280	\$13,888,800
Personal Property: \$1,162,800	\$465,120	\$697,680	\$1,162,800
<b>Total</b>	<b>\$476,343,270</b>	<b>\$714,262,844</b>	<b>\$1,190,606,114</b>



- Existing Airport Way URA
- Proposed area to be removed
- Remaining URA post-amendment
- Mapped Utility Removed
- Mapped Utility Remaining

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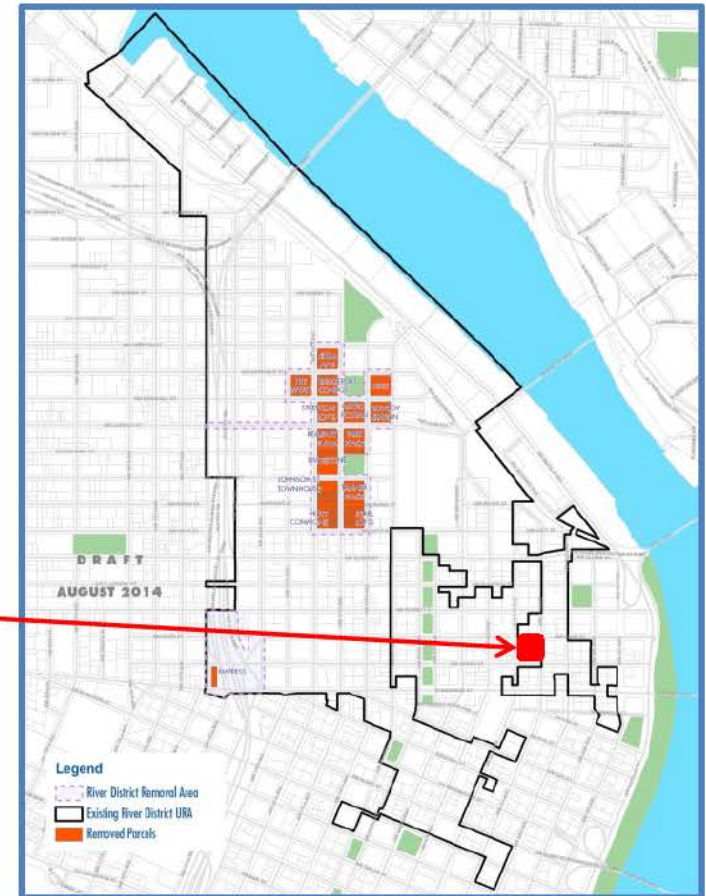
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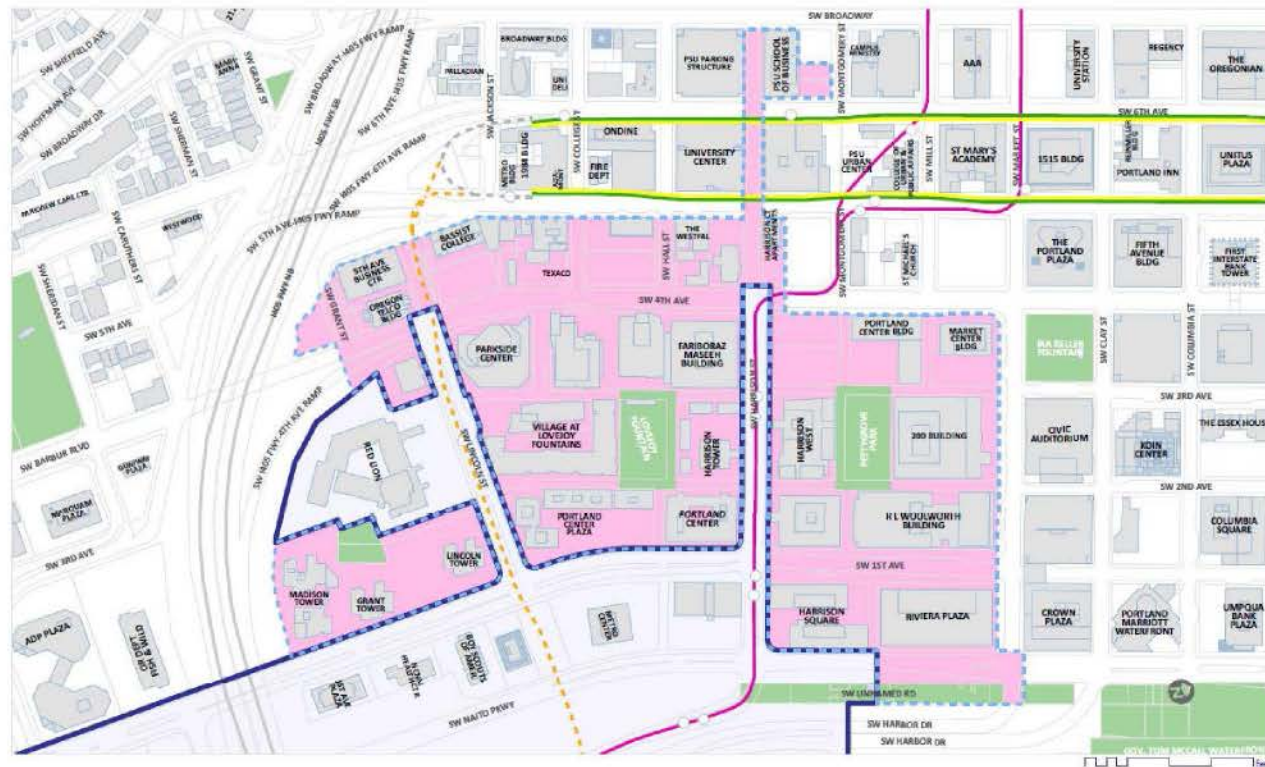




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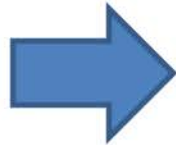


# Proposal Summary

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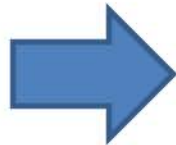
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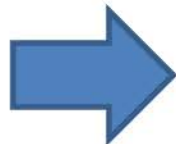
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Support Portland State University (PSU)



Development Agreement with PSU provides certainty, near-term investment in University District

# Upcoming Meetings

## **Planning & Sustainability Commission Hearing**

**December 9, 2014 12:30 p.m. @ 1900 SW 4<sup>th</sup> Avenue**

## **PDC Board Meeting**

**December 11, 2014 3-5 p.m. @ 222 NW 5th Avenue**

## **City Council Hearing**

**December 17, 2014 2-3:30 p.m. @ 1221 SW 4th Ave**

# Proposal – Benefit/(Impact) to Affordable Housing

**PHB Impact - Amendment Compared to Existing Budget (limited growth assumptions)**

Fiscal Year	Impact by URA						Changes due to Amendments
	RD	WIURA	CES	NMAC	ED	SPB	
2014-15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016-2020	-	-	3.9	(0.1)	(6.1)	5.0	\$ 2.64
2021-2025	-	-	3.1	33.3	(9.1)	-	\$ 27.33
2026-2030	-	-	-	-	(8.4)	-	\$ (8.40)
2031-2035	-	-	-	-	(10.0)	-	\$ (9.96)
2036-2040	-	-	-	-	(10.2)	-	\$ (10.23)
2041-2045	-	-	-	-	(2.3)	-	\$ (2.32)
Total	\$ -	\$ -	\$ 7.0	\$ 33.2	\$ (46.1)	\$ 5.0	\$ (0.94)
Present Value	\$ -	\$ -	\$ 5.4	\$ 22.8	\$ (23.8)	\$ 4.8	\$ 9.13

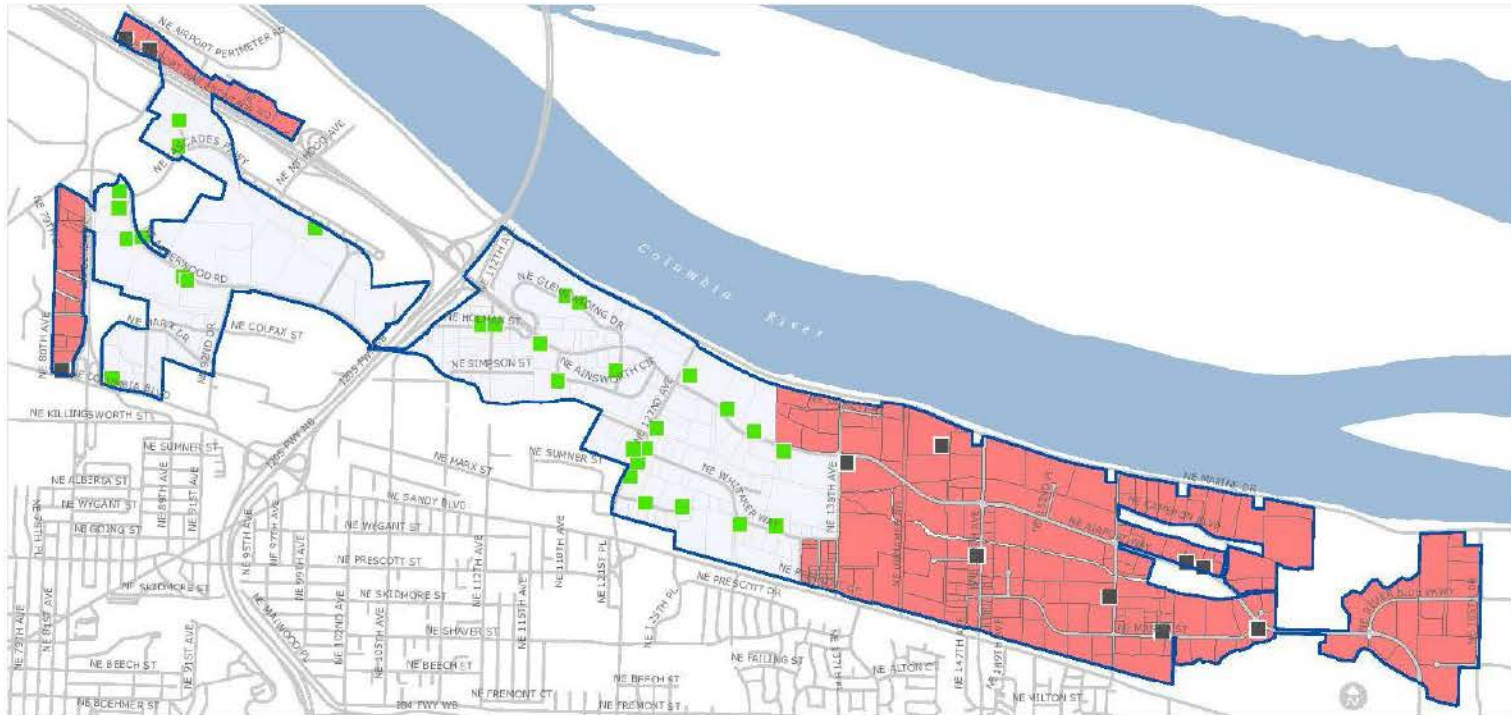
*Estimated fiscal impact subject to change based on actual assessed value. Does not include loss due to Measure 5 compression.*



# Proposed URA Amendment: Airport Way (for discussion purposes)

Airport Way Urban Renewal Area

Proposed Reduction



Total Plan Area Value 2013-14: \$1,190,606,114

40% Reduction: \$476,242,446

Mapped Value	Removed AV	Remaining AV	Total 13-14 AV
Real Property	\$400,029,890	\$553,031,860	\$953,061,750
Personal Property	\$69,553,170	\$91,736,774	\$161,289,944
Manufactured Property	\$0	\$0	\$0
Utility Value	\$739,570	\$60,463,250	\$61,202,820
Unmapped Value	40%	60%	
Utility Value: \$1,388,800	\$5,555,520	\$8,333,280	\$13,888,800
Personal Property: \$1,162,800	\$465,120	\$697,680	\$1,162,800
<b>Total</b>	<b>\$476,343,270</b>	<b>\$714,262,844</b>	<b>\$1,190,606,114</b>



- Existing Airport Way URA
- Proposed area to be removed
- Remaining URA post-amendment
- Mapped Utility Removed
- Mapped Utility Remaining