

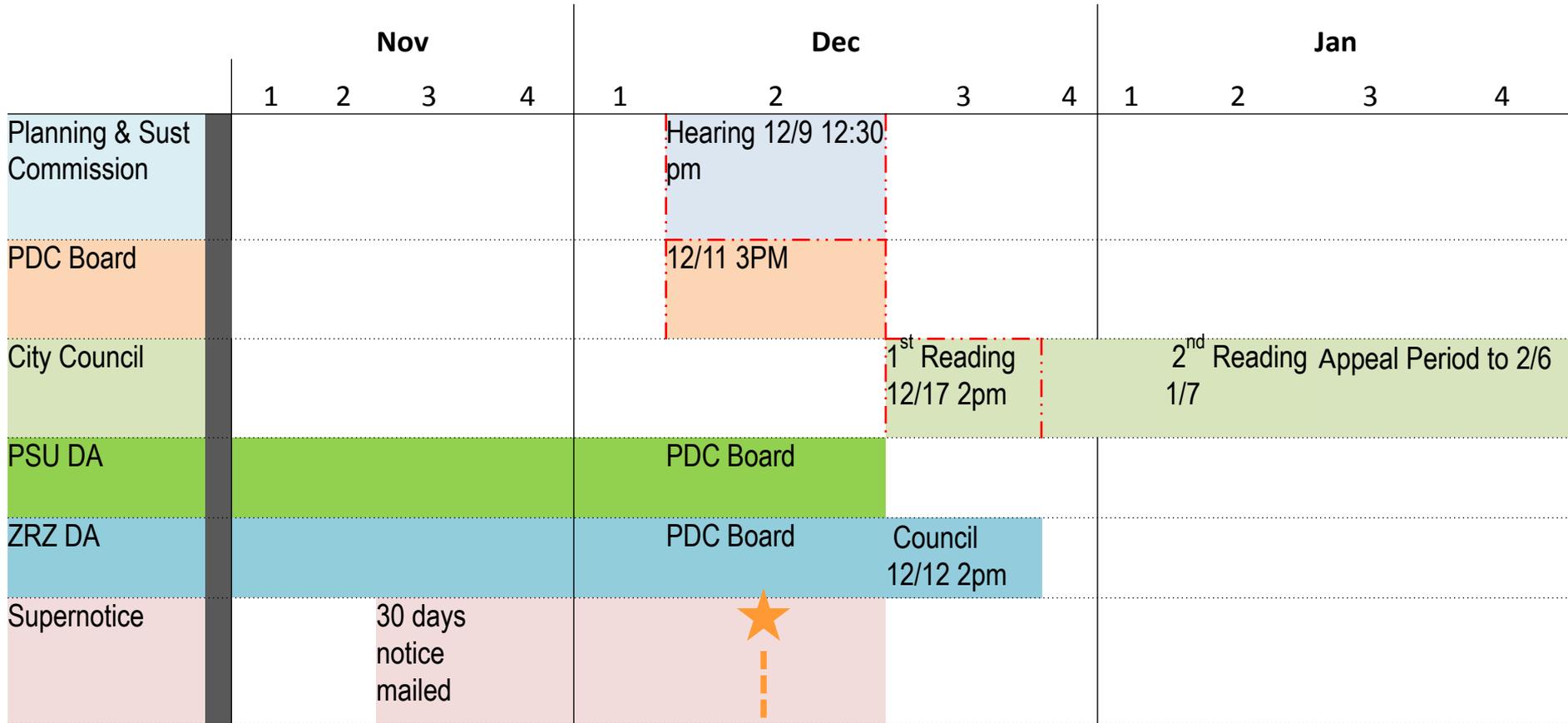


**Proposed Urban Renewal Area Amendments:
Briefing to Multnomah County Commissioners
December 11, 2014**

URA Amendment Package City Council Resolution (May 2014)

- 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



We are here

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
 - Hosford Abernathy Neighborhood District Association
 - Kerns Neighborhood Association
 - Old Town/Chinatown Community Association
 - Portland Downtown Neighborhood Association
 - South Portland Neighborhood Association
 - SE Uplift and SW Neighborhood, Inc.
 - Portland Business Alliance
 - Central Eastside Industrial Council

URA Amendment Package

URA Amendment Advisory Committee Roster

Debbie Aiona	League of Women Voters
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
Brent Hieggelke	Urban Airship
Damien Hall	Ball Janik
Sean Hubert	Central City Concern
Pat LaCrosse	OMSI Board Member Emeritus, Former PDC Executive Director
Wade Lange	American Assets Trust
Nolan Lienhart	ZGF Architects
Jonathan Malsin	Beam Development
Brian Newman	OHSU
Rick Saito	Insite Development
Kat Schultz	GBD Architects & CC 2035 W Quadrant SAC Co-Chair
John Tydlaska	Multnomah County
David Wynde	Portland Public Schools
Helen Ying	Chinese American Citizens Alliance Portland Lodge
Dan Zalkow	PSU

URA Amendment Package

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

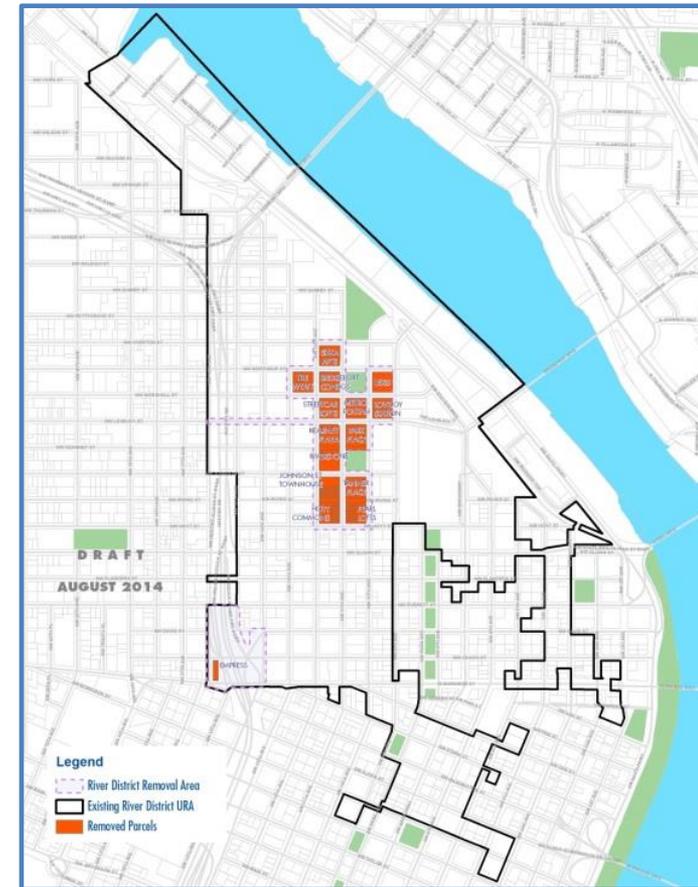
- Reduce AV by 26% of amended plan value; release tax revenue to taxing jurisdictions
- No impact to maximum indebtedness or last date to issue debt

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



URA Amendment Package

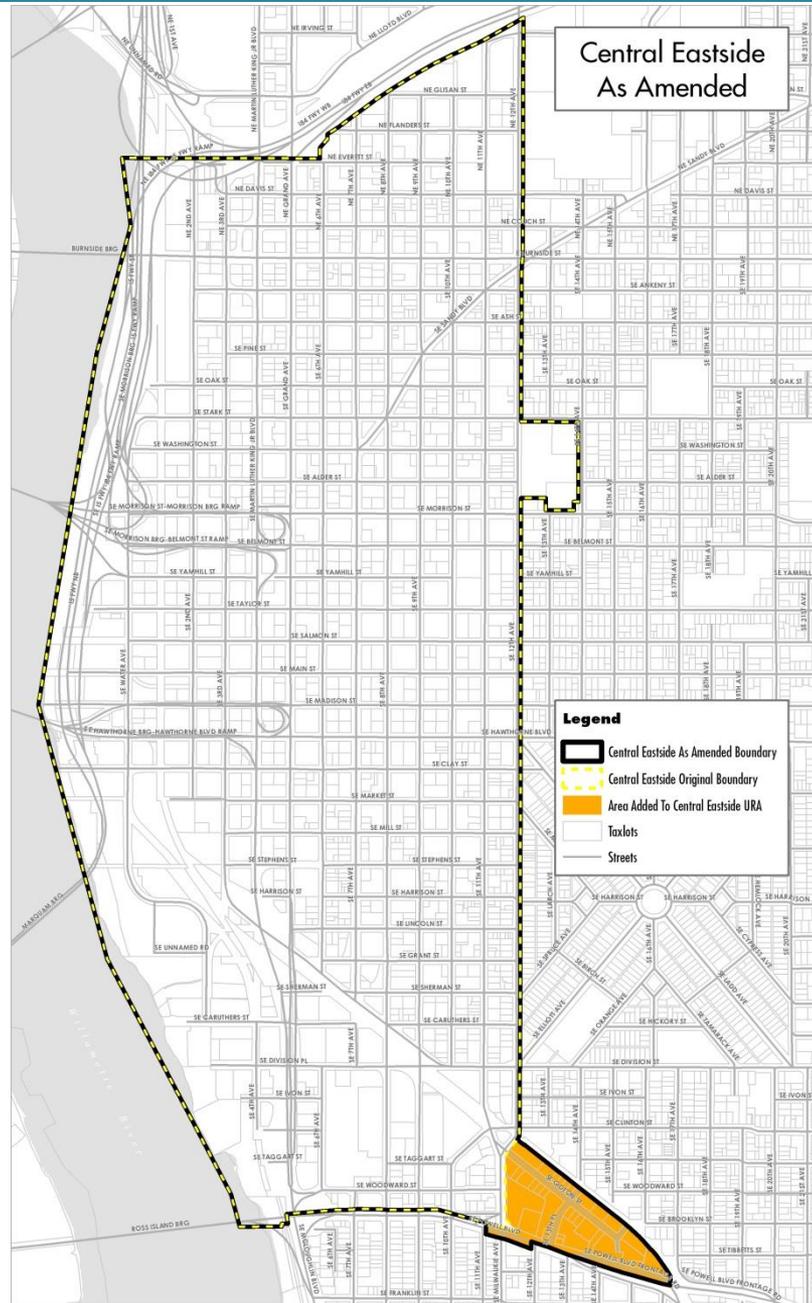
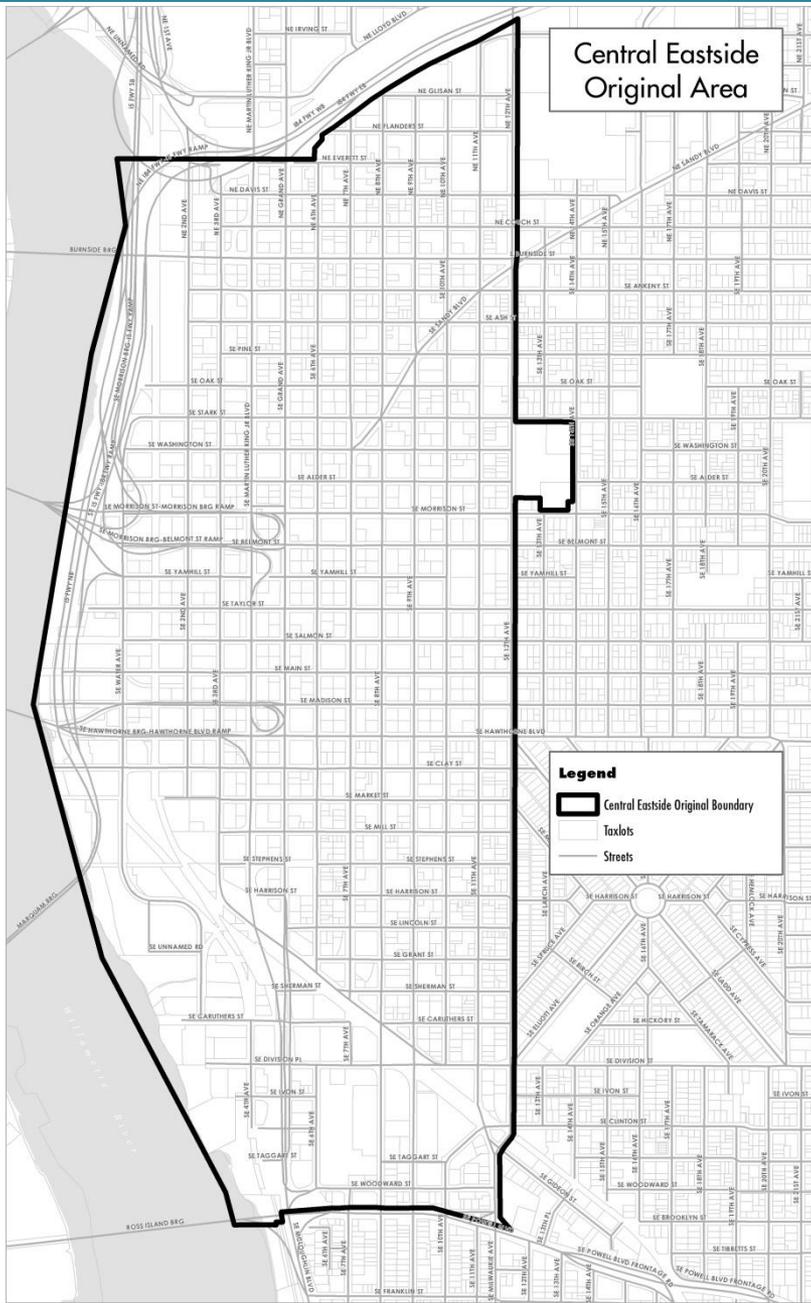
Propose extending and expanding the following two districts:

1. Central Eastside

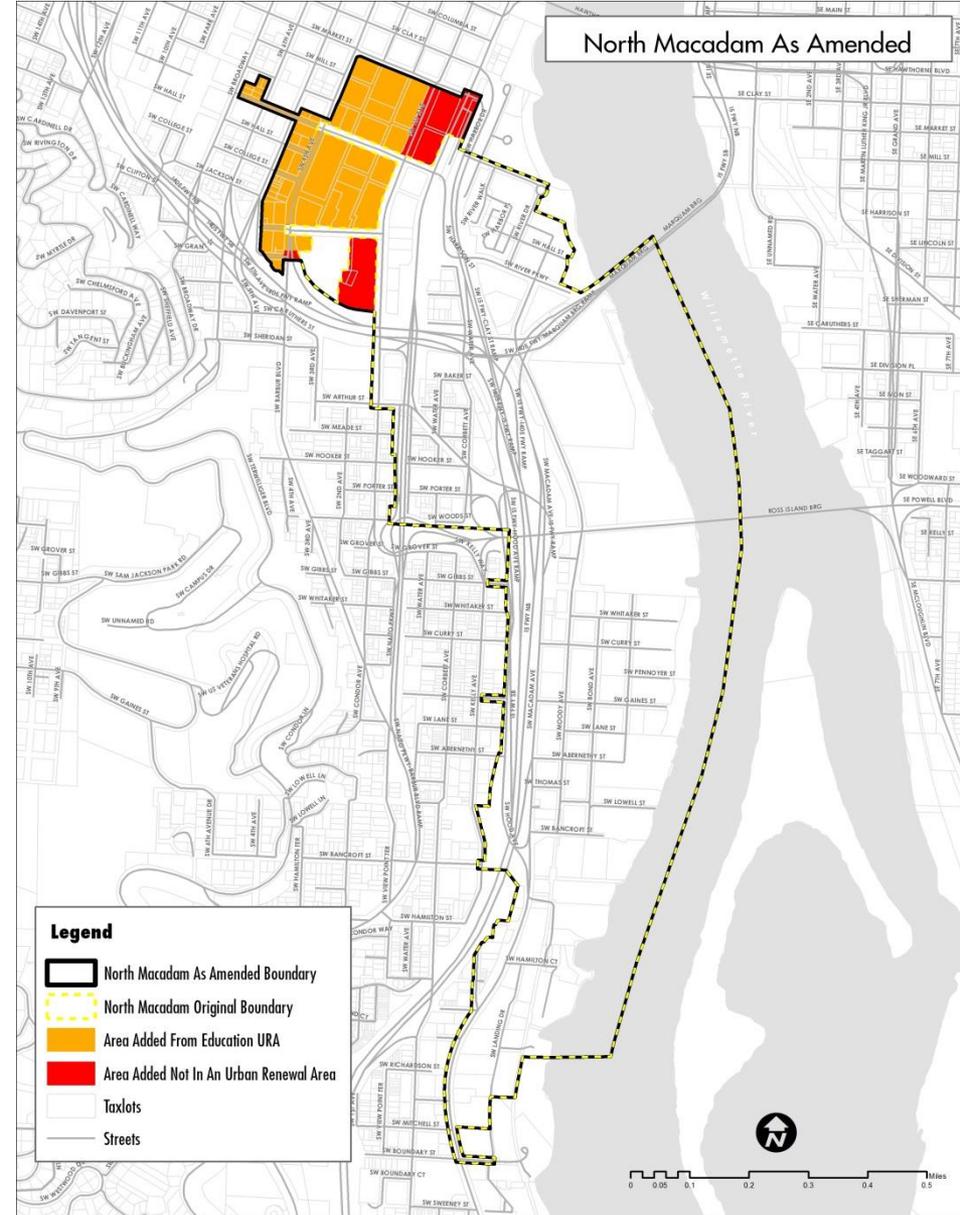
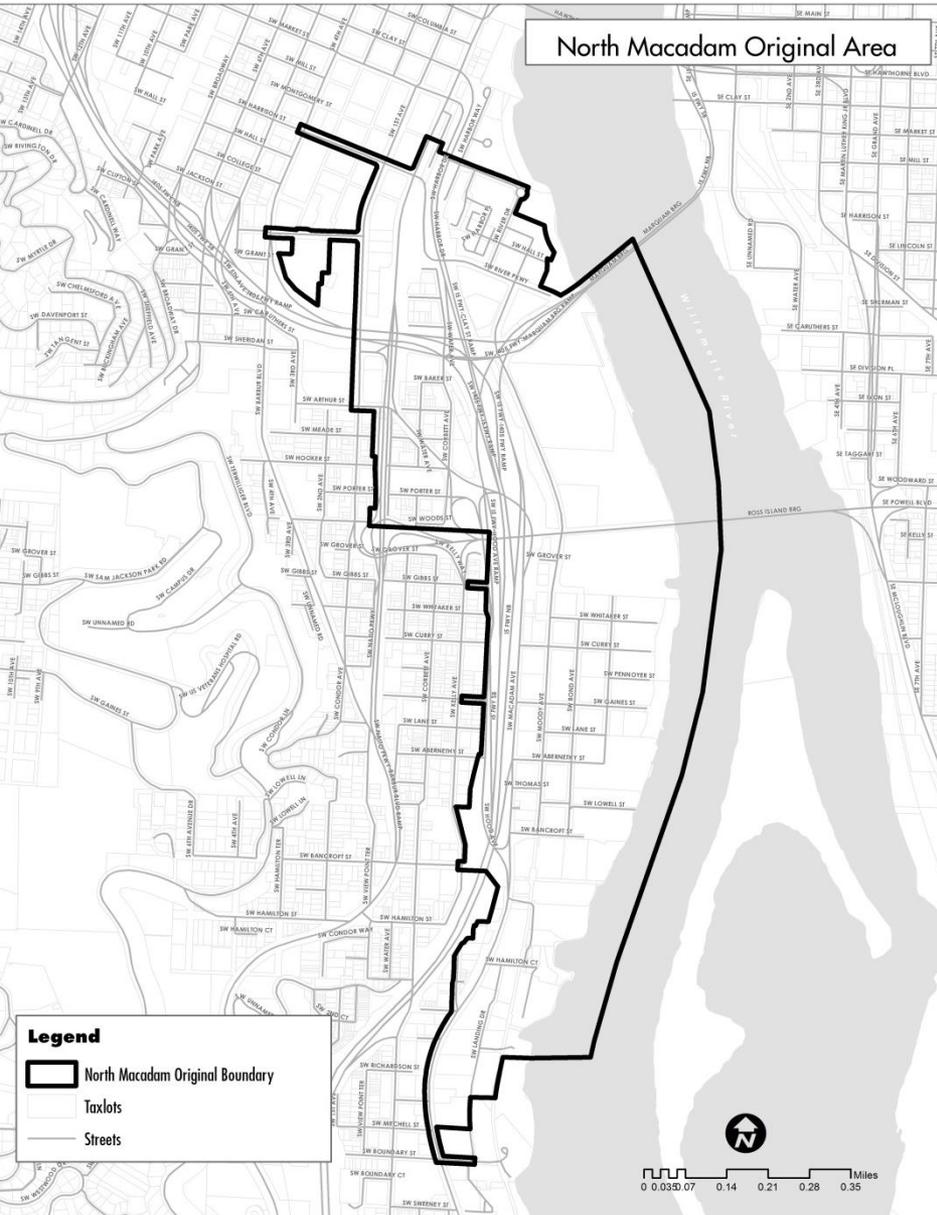
- Expand to include up Clinton Portland/Milwaukie Light Rail MAX station area
- Increase max indebtedness by 20% (\$105M MI » \$126M MI)
- Extend last date to issue debt from FY17/18 to FY22/23



Proposed Amendment to Central Eastside URA



Proposed Amendment to North Macadam URA



URA Amendment Package

Fiscal Benefit/(Impact) by Urban Renewal Area

Fiscal Year	Benefit/ (Impact) by URA					Total Fiscal Impact
	RD	WIURA	CES	NMAC	ED	
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
<i>Present Value</i>	\$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*

URA Amendment Package

Fiscal Benefit/(Impact) to Taxing Jurisdictions

Fiscal Year	Benefit/ (Impact) to Each Jurisdiction					Total Fiscal Impact
	City	County	State School Fund	PPS Gap Levy**	Library	
2014-15	\$1.8	\$1.7	\$1.9	\$0.2	\$0.5	\$6.0
2016-2020	\$14.0	\$13.3	\$14.6	\$0.9	\$3.6	\$46.4
2021-2025	\$3.2	\$3.0	\$3.4	\$0.2	\$0.8	\$10.7
2026-2030	(\$12.4)	(\$11.7)	(\$12.9)	(\$2.8)	(\$3.2)	(\$42.9)
2031-2035	\$29.1	\$27.7	\$30.4	\$1.4	\$7.5	\$96.2
2036-2040	\$36.0	\$34.2	\$37.6	\$1.8	\$9.3	\$118.8
2041-2045	\$36.1	\$34.3	\$37.7	\$2.1	\$9.3	\$119.5
TOTAL	\$108.0	\$102.5	\$112.6	\$3.7	\$27.8	\$354.7
<i>Present Value</i>	\$41.3	\$ 39.2	\$43.1	\$1.3	\$10.6	\$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*

Proposal – Benefit/(Impact) to Affordable Housing

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

Fiscal Year	Impact by URA						Changes due to Amendments
	RD	WIURA	CES	NMAC	ED	SPB	
2014-15	\$ -	\$ -	-	-	\$ -	\$ -	\$ -
2016-2020	-	-	3.2	(1.7)	(6.1)	5.0	\$ 0.5
2021-2025	-	-	3.1	33.3	(9.1)	-	\$ 27.3
2026-2030	-	-	-	-	(8.4)	-	\$ (8.4)
2031-2035	-	-	-	-	(10.0)	-	\$ (10.0)
2036-2040	-	-	-	-	(10.2)	-	\$ (10.2)
2041-2045	-	-	-	-	(2.3)	-	\$ (2.3)
Total	\$ -	\$ -	\$ 6.3	\$ 31.7	\$ (46.1)	\$ 5.0	\$ (3.1)
Present Value	\$ -	\$ -	\$ 4.9	\$ 21.4	\$ (23.8)	\$ 4.8	\$ 7.1

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

Total Impact - URA Acreage & Frozen Base

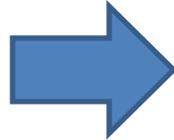
	Before Amendments		After Amendments	
	Frozen Base AV	Acres	Frozen Base AV	Acres
Urban Renewal Area				
Airport Way	\$124,710,301	1,841.4	\$124,710,301	870.9
Central Eastside	\$224,626,739	692.3	\$230,387,869	708.5
North Macadam	192,609,397	401.9	\$622,412,373	447.0
River District	\$461,577,974	351.2	\$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
Total	\$5,518,368,425	13,225.9	\$4,818,044,016	11,380.8
Percent of Portland AV or Areas in Urban Renewal Area	11.96%	14.26%	10.44%	12.27%

Proposal Summary

City Council Direction

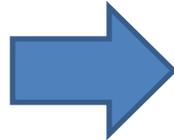
Proposed Amendments

Reduce impact of urban renewal on taxing jurisdictions



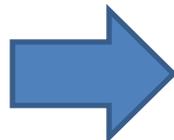
Additional ~\$5.5 M to taxing jurisdictions in FY 2014-15; ~\$354M to taxing jurisdictions over 30 years

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

Upcoming Meetings

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