

Report Accompanying the  
West Linn Willamette Riverfront TIF  
Area Plan

DRAFT

DRAFT

West Linn Willamette Riverfront TIF Area Plan

approved by the City of West Linn

DATE

Ordinance No. 2023-

DRAFT

## LIST OF PARTICIPANTS

### **Mayor**

Rory Bialostosky

### **City Council**

Mary Baumgardner, Council President

Scott Erwin

Leo (Lou) Groner

### **Planning Commission**

John Carr, Chair

Joel Metlen, Vice Chair

Charles Mathews

Gary Walvatne

Scott Erwin

Bayley Boggness Knutson

Tom Watton

### **City of West Linn Staff**

John Williams, City Manager

Lauren Breithaupt, Finance Director

Darren Wyss, Planning Manager

Lynn Schroder, Administrative Assistant

### **Consulting Team**

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk

Ali Danko

Rob Wyman

ECONorthwest

Emily Picha

Jade Aguilar

### **Tax Increment Finance Advisory Committee**

Bolton Neighborhood Association

Tanner Woody

Willamette Neighborhood Association

Greg Smith

West Linn Planning Commission

Joel Metlen

Gary Walvatne

West Linn Budget Committee

Ed Schwarz

West Linn Economic Development Committee

Michael Bernert

Tualatin Valley Fire and Rescue District

Cassandra Ulven

West Linn-Wilsonville School District

Pat McGough

Historic Willamette Main Street

Brad Hulquist

Willamette Falls and Landings Heritage Area Coalition

Jody Carson

Portland General Electric

Melissa Rogers

Belgravia

Kevin Johnson

Citizen at large

Jim Edwards



## TABLE OF CONTENTS

I.	DEFINITIONS.....	1
II.	INTRODUCTION.....	3
III.	THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA.....	6
IV.	THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS.....	12
V.	FINANCIAL ANALYSIS OF THE PLAN.....	13
VI.	THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED.....	17
VII.	THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT.....	23
VIII.	REVENUE SHARING.....	28
IX.	IMPACT OF THE TAX INCREMENT FINANCING.....	28
X.	COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA.....	32
XI.	EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES.....	33
XII.	REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN.....	44
XIII.	RELOCATION REPORT.....	44

## **I. DEFINITIONS**

“Agency” means the West Linn Redevelopment Agency (Agency). The Agency is responsible for administration of the tax increment plan.

“Area” means the properties and rights-of-way located with the West Linn Willamette Riverfront TIF area boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the tax increment plan.

“City” means the City of West Linn, Oregon.

“City Council” or “Council” means the West Linn City Council.

“Comprehensive Plan” means the City of West Linn comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County, Oregon.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a tax increment area at the time of adoption. The county assessor certifies the assessed value after the adoption of a tax increment plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an tax increment area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal, also called tax increment in this document.

“Planning Commission” means the West Linn Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the tax increment area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding tax increment projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of a tax increment plan.

“Tax increment finance revenues” means the funds allocated by the assessor to a tax increment area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Tax increment area” (TIA) or “Tax Increment Finance Area” means a blighted area included in an tax increment plan or an area included in an tax increment plan under ORS 457.160.

“Tax increment plan” or “Plan” or “Tax Increment Finance Plan” means a plan, as it exists or is changed or modified from time to time, for one or more tax increment areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Tax increment project” or “Tax Increment Project” or “Project” means any work or undertaking carried out under ORS 457 in a tax increment or tax increment finance area.

“Tax increment report” or “Tax Increment Report” or “Report” means the official report that accompanies the tax increment plan pursuant to ORS 457.087.

DRAFT

## II. INTRODUCTION

The Report Accompanying the West Linn Willamette Riverfront TIF Area Plan (Report) contains background information and project details that pertain to the West Linn Riverfront TIF Area Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the West Linn City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.087(8))
- A relocation report. (ORS 457.087(9))

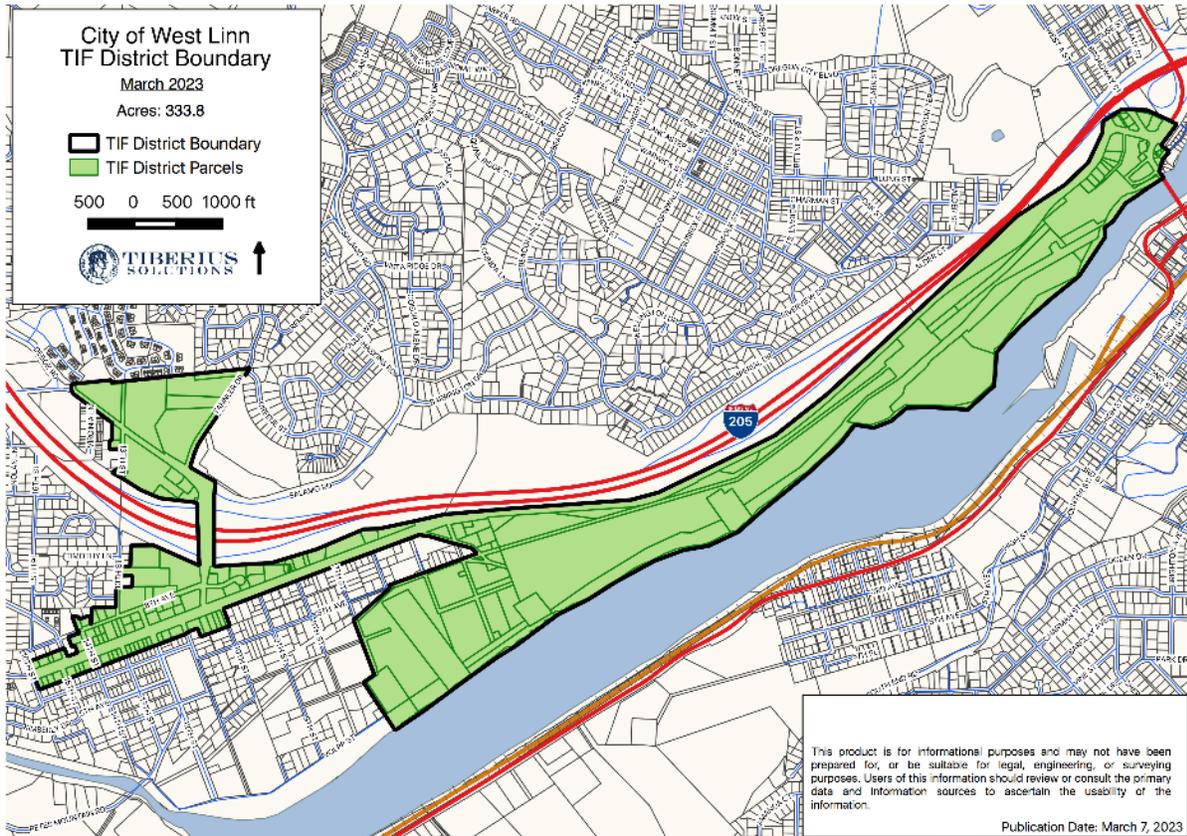
The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

**Table 1. Statutory References**

<b>Statutory Requirement</b>	<b>Report Section</b>
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V,VI
ORS 457.087 (7)	V,VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

The Report provides guidance on how the Plan might be implemented. As the West Linn Development Commission (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

**Figure 1. West Linn Willamette Riverfront TIF Area Boundary**



Source: Tiberius Solutions

### **III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

#### **A. Transportation**

Multi-modal transportation improvements in the Area including but not limited to:

1. Willamette Falls Drive (WFD) 10th Street to Sunset Avenue  
Provide WFD improvements including enhanced pedestrian and bicycle facilities per the Willamette Falls Drive Conceptual Design Plan
2. WFD Sunset Avenue to I-205  
Provide WFD improvements including enhanced pedestrian and bicycle facilities per the Willamette Falls Drive Conceptual Design Plan

#### **Existing conditions:**

“WFD is currently an automobile-focused roadway. It is missing many pieces to be fully pedestrian connected. One of the primary changes associated with the 2021 Plan is to implement a consistent pedestrian walkway from the Tualatin River to I-205.

Pedestrian and bike facilities in the project area are defined as substandard or completely lacking in the 2014 Metro Regional Transportation Plan and deficiencies are also noted in the City’s TSP.”<sup>1</sup>

#### **Existing Traffic Conditions**

“The existing traffic conditions analysis identifies the current physical and operational characteristics of the study intersections. The analysis is based on data collected in June 2019 when school was in session and no inclement weather was present that affected typical traffic patterns. The results of the analysis indicate the following:

- All the study intersections currently operate acceptably (below capacity with relatively low delay) during the weekday AM and PM peak hours except the West A Street/WFD and OR 43/WFD intersections.
- The southbound approach to the West A Street/WFD intersection currently operates at LOS F during the weekday AM peak hour due to delay; however, the intersection operates below capacity and does not meet signal warrants.
- The eastbound approach to the OR 43/WFD intersection currently operates at LOS F during the weekday AM and PM peak hours due to delay and above capacity during the weekday PM peak hour. The intersection currently meets signal warrants.”<sup>2</sup>

---

<sup>1</sup> West Linn Willamette Falls Drive Concept Plan, Section II, p 7

<sup>2</sup> West Linn Willamette Falls Drive Concept Plan, Section IV, p 48

Willamette Falls Drive Concept Plan Projects listed as project WFD 1,2,3,4 and are high priority. P 94

3. Tannler Street Realignment

Realign Tannler Street at Blankenship Road to align with the driveway located approximately 350 feet west. Realign as part of private development

**Existing conditions:**

The City of West Linn Transportation Systems Plan was prepared in March 28, 2016 for the City of West Linn by Kittelson & Associates.

This project is listed as project M2, Medium priority in Motor Vehicle Plan, p 93.

4. 8<sup>th</sup> Avenue Connection

Modify Dollar Street connection to reconnect to 8<sup>th</sup> Avenue and provide alternative route for local trips

**Existing conditions:**

This project is listed as project M6, Low priority in Motor Vehicle Plan, p 93.

5. 8<sup>th</sup> Avenue Improvements

Upgrade from 10th Street to 14th Streets

**Existing conditions:**

This project is listed as project M7, Low priority in Motor Vehicle Plan, p 93.

6. Historic City Hall Parking

Public/Private Parking Structure

**Existing conditions:**

There is no parking structure in this vicinity to support future development.

7. Historic City Hall Public Plaza

Public gathering space

**Existing conditions:**

This does not exist but is identified in the planning documents as covered in Section VII.

8. Willamette Falls Drive/12<sup>th</sup> Street

Install a traffic signal when warranted

**Existing conditions:**

This project is listed as project M3 in TSP, medium priority, p 93.

9. 10th Street/Blankenship Road

Widen 10th Street between Blankenship-Salamo Road and Willamette Falls Drive to provide two lanes in each direction. This project includes completing sidewalks and enhanced bicycle facilities. Add additional turn lanes.<sup>3</sup>

**Existing conditions:**

This project is listed as project M23 in TSP, medium priority, p 94.

10. Historic Willamette Parking

Public Parking Lot/Structure to support development in the Historic Willamette Area.

**Existing conditions:**

This does not exist but is identified in the planning documents as covered in Section VII.

B. Economic Development

1. Façade Improvement Program

Provide financial resources in the Historic Willamette Area to update and modernize existing facilities through capital improvements.

**Existing conditions:**

One of the recommendations in the Equity Plan that was developed to guide implementation of this Plan is to provide assistance to existing local businesses to enable them to remain in the community and to grow. This program will provide that assistance to small businesses within the Area.

2. Streetscape Beautification Program

Historic Willamette Area (benches, lights, sidewalks, ADA access)

**Existing conditions:**

The Historic Willamette Area is an existing commercial area that serves the community. Providing streetscape will help keep the commercial district active and vibrant.

---

<sup>3</sup> Transportation Systems Plan p 91

## C. Parks

### 1. Riverfront Trail

#### Pedestrian/Bike Trail through Waterfront Vision Area

##### **Existing conditions:**

This trail bike system does not exist. One of the recommendations in the Parks Master Plan is:

“Improve Willamette Falls Drive to include a separated bike/pedestrian route. Build trails and pathways within existing parks and natural areas to increase access to and interaction with natural areas, where appropriate.”<sup>4</sup>

“Prioritize trail improvements near or along rivers or connecting to riverfront parks.”

“Establish an esplanade along the river near Riverfront Park where people can walk, bike, shop, and view the Willamette Falls.”

“Increase awareness of riverfront sites by adding consistent wayfinding signage that depicts the different features offered at each site.”<sup>5</sup>

### 2. Riverfront Trail Amenities

Benches, viewpoints, interpretive signage

##### **Existing conditions:**

The trail system does not exist, therefore the amenities do not exist. Recommendations in the Parks Master Plan are:

“Design gathering spaces to shelter from the elements. Consider wind breaks, shade and shelters, and fire pits with defensible space from vegetation and structures.

Improve connections and signage to encourage use of nearby park sites. Develop parks near schools to generate more activity from kids and families.”<sup>6</sup>

### 3. Willamette River Fishing Dock/Ladder

Public Access to River near Historic City Hall

##### **Existing conditions:**

Recommendations in the Parks Master Plan are:

---

<sup>4</sup> City of West Linn 20 Year Master Plan for West Linn Parks, Recreation and Open Space March 2019  
MIG and Ballard King & Associates

<sup>5</sup> Ibid, Goal 1. P 10.

<sup>6</sup> Ibid, p 39

“Enhance the existing fishing dock by improving parking and access and by increasing use throughout the shoulder seasons.”<sup>7</sup>

And

“Fields Bridge Park - Enhance fishing dock as needed.” p C-1

#### 4. Riverfront Park

New park with non-motorized boat and swimming access, interpretive signage, parking, trail access, and restoration

##### **Existing conditions:**

This park does not exist. The recommendations in the Parks Master Plan are:

“Create a community destination and year-round social hub that provides an extraordinary riverfront experience. Acquire and adaptively reuse the Tri-City Sewer District Property into a new regional park that enhances the character of West Linn’s riverfront. Include attractive plazas, a swimming dock, a non-motorized boat launch, a boathouse, a reservable shelter with gathering and social spaces and connect to nearby parks via a riverfront esplanade. This park will connect to the portion of the waterfront that is currently owned by PGE.”

“Design and develop new trailheads and support facilities as gateways to popular or prioritized future land and water trails. Focus on the new Riverfront Park, as well as existing Special Use and Multi-Use Parks with the largest demand or need for improved access, including the future Riverfront Trail.”<sup>8</sup>

##### D. Land Acquisition/Disposition

Acquisition/Disposition are allowed in the Plan. Based on sales comparables of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals.

##### **Existing conditions:**

There is not presently a funding source for land acquisition. This will allow for parcels to be acquired and grouped together for future development. Acquisitions for future private development will be from willing sellers only.

##### E. Developer Incentives and Rebates

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area.

---

<sup>7</sup> Ibid. p 58

<sup>8</sup> Ibid. p 57

**Existing conditions:**

This program does not exist. This is an undeveloped area because the infrastructure is not complete and the cost of development include additional land preparation costs. The ability of the Agency to provide incentives will help spur development.

F. Administration

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.

**Existing conditions:**

This Area does not presently exist. Once formed, the Agency needs to allocate sufficient resources to the administration of the Area to allow for implementation of the projects and administration of the Area.

#### IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects are shown in Table 2 below. Table 2 presents the estimated costs of the projects today (FYE 2023 constant dollars) and the estimated cost of those projects in the future (year of expenditure dollars). The year of expenditure dollars assumes annual 3% inflation rates. These are all estimates acknowledging that the urban renewal portions of these project activities must fit within the maximum indebtedness. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, the timing on projects can be moved up.

The Plan assumes that the Agency/City will use other funds to assist in the completion of the projects within the Area. The Agency/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the projects or programs.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

**Table 2. Estimated Cost of Each Project**

Project Title	Constant FYE 2023	Year of Expenditure Project Cost
8th Ave	(\$400,000)	(\$680,960)
Blankenship	(\$2,000,000)	(\$3,962,000)
City Hall Parking/Public Plaza	(\$5,500,000)	(\$9,320,350)
Façade Improvement Program	(\$2,000,000)	(\$3,468,020)
Historic Willamette Parking	(\$4,000,000)	(\$8,626,400)
Riverfront	(\$9,742,619)	(\$22,607,148)
Streetscape Beautification	(\$1,000,000)	(\$1,734,010)
Tannler Drive	(\$450,000)	(\$789,075)
Willamette Falls Drive <sup>9</sup>	(\$15,860,000)	(\$21,172,032)
Willamette River Fishing Dock/Ladder	(\$60,000)	(\$129,396)
Financing Fees	(\$405,386)	(\$631,000)
Administration	(\$670,000)	(\$1,173,053)
<b>TOTAL</b>	<b>(\$42,088,005)</b>	<b>(\$74,293,444)</b>

Source: City of West Linn and Tiberius Solutions

---

<sup>9</sup> Murraysmith design project report dated 2020

## V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2054 are calculated based on projections of growth in assessed value due to new development and appreciation within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2025 and beyond assume an annual growth rate of 4.0% for real, personal and utility assessed value in the Area (equal to 3% maximum annual appreciation for existing property plus 1% exception value from new development). These projections of growth are the basis for the projections in the Area.

These projections of growth were informed by conversations with City staff and City Council, based on the amount of development potential within the Area. If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the URA to fund projects listed in the Plan.

Table 3 and Figure 2 show the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, and delinquencies.

The first year of tax increment collections is anticipated to be fiscal year ending (FYE) 2025. Gross tax increment financing (TIF)<sup>10</sup> is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which will not be impacted by this Plan.

Figure 2 shows expected TIF revenues over time and the projected tax revenues after termination of the Area. Definitions for Table 4 are shown below:

- Gross tax increment financing revenue (TIF)<sup>11</sup> is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes only permanent tax rates. General obligation bonds and local option levies are excluded, and will not be impacted by this Plan. Total AV is the projected total assessed value.
- Frozen base is the estimate of the assessed value of the Area at its formation.
- Increment used is the total assessed value minus the frozen base.
- Increment shared is the amount that will be distributed to all taxing districts according to their permanent rate due to revenue sharing.
- Tax rate is the total permanent rate levy for the Area.
- Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.”
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- TIF Current Year reflects subtracting the 5% adjustment factor from Gross TIF.

---

<sup>10</sup> TIF is also used to signify tax increment revenues

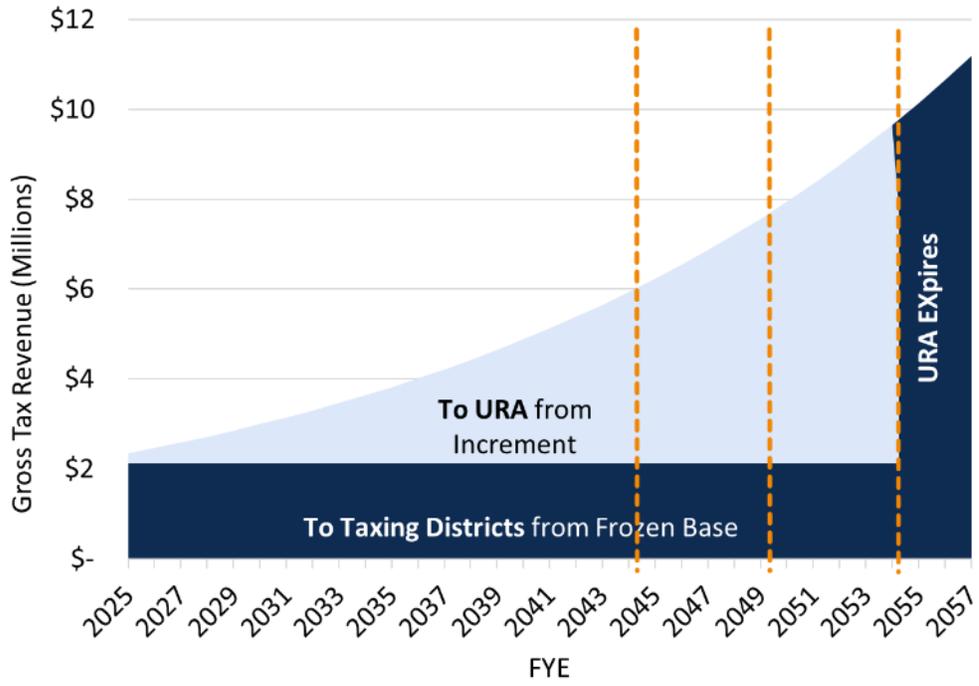
- TIF Prior Years is the tax increment revenue that was delinquent the prior year and is paid by the assessor's office once it is received. It is estimated that this amount is 1.5% of total TIF.
- Net TIF is the amount of tax increment revenues estimated to be received by the Agency.

**Table 3. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, page 1**

FYE	Total AV	Frozen Base AV	Increment Applied	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2025	\$187,486,603	\$170,055,875	\$17,430,728	\$ 12.5153	\$218,151	(\$10,908)	\$207,243	\$0	\$207,243
2026	\$196,860,934	\$170,055,875	\$26,805,059	\$ 12.5153	\$335,473	(\$16,774)	\$318,700	\$3,109	\$321,808
2027	\$206,703,981	\$170,055,875	\$36,648,106	\$ 12.5153	\$458,662	(\$22,933)	\$435,729	\$4,781	\$440,509
2028	\$217,039,180	\$170,055,875	\$46,983,305	\$ 12.5153	\$588,010	(\$29,401)	\$558,610	\$6,536	\$565,146
2029	\$227,891,138	\$170,055,875	\$57,835,263	\$ 12.5153	\$723,826	(\$36,191)	\$687,634	\$8,379	\$696,014
2030	\$239,285,695	\$170,055,875	\$69,229,820	\$ 12.5153	\$866,432	(\$43,322)	\$823,110	\$10,315	\$833,425
2031	\$251,249,980	\$170,055,875	\$81,194,105	\$ 12.5153	\$1,016,169	(\$50,808)	\$965,360	\$12,347	\$977,707
2032	\$263,812,480	\$170,055,875	\$93,756,605	\$ 12.5153	\$1,173,392	(\$58,670)	\$1,114,722	\$14,480	\$1,129,203
2033	\$277,003,105	\$170,055,875	\$106,947,230	\$ 12.5153	\$1,338,477	(\$66,924)	\$1,271,553	\$16,721	\$1,288,274
2034	\$290,853,260	\$170,055,875	\$120,797,385	\$ 12.5153	\$1,511,816	(\$75,591)	\$1,436,225	\$19,073	\$1,455,298
2035	\$305,395,922	\$170,055,875	\$135,340,047	\$ 12.5153	\$1,693,821	(\$84,691)	\$1,609,130	\$21,543	\$1,630,674
2036	\$320,665,717	\$170,055,875	\$150,609,842	\$ 12.5153	\$1,884,927	(\$94,246)	\$1,790,681	\$24,137	\$1,814,818
2037	\$336,699,002	\$170,055,875	\$166,643,127	\$ 12.5153	\$2,085,589	(\$104,279)	\$1,981,309	\$26,860	\$2,008,170
2038	\$353,533,952	\$170,055,875	\$183,478,077	\$ 12.5153	\$2,296,283	(\$114,814)	\$2,181,469	\$29,720	\$2,211,189
2039	\$371,210,650	\$170,055,875	\$201,154,775	\$ 12.5153	\$2,517,512	(\$125,876)	\$2,391,637	\$32,722	\$2,424,359
2040	\$389,771,183	\$170,055,875	\$219,715,308	\$ 12.5153	\$2,749,803	(\$137,490)	\$2,612,313	\$35,875	\$2,648,187
2041	\$409,259,742	\$170,055,875	\$239,203,867	\$ 12.5153	\$2,993,708	(\$149,685)	\$2,844,023	\$39,185	\$2,883,207
2042	\$429,722,729	\$170,055,875	\$259,666,854	\$ 12.5153	\$3,249,809	(\$162,490)	\$3,087,318	\$42,660	\$3,129,978
2043	\$451,208,865	\$170,055,875	\$281,152,990	\$ 12.5153	\$3,518,714	(\$175,936)	\$3,342,778	\$46,310	\$3,389,088
2044	\$473,769,308	\$170,055,875	\$303,713,433	\$ 12.5153	\$3,801,065	(\$190,053)	\$3,611,011	\$50,142	\$3,661,153
2045	\$497,457,773	\$170,055,875	\$327,401,898	\$ 12.5153	\$4,097,533	(\$204,877)	\$3,892,656	\$54,165	\$3,946,821
2046	\$522,330,663	\$170,055,875	\$352,274,788	\$ 12.5153	\$4,408,825	(\$220,441)	\$4,188,383	\$58,390	\$4,246,773
2047	\$548,447,196	\$170,055,875	\$378,391,321	\$ 12.5153	\$4,735,681	(\$236,784)	\$4,498,897	\$62,826	\$4,561,723
2048	\$575,869,556	\$170,055,875	\$405,813,681	\$ 12.5153	\$5,078,880	(\$253,944)	\$4,824,936	\$67,483	\$4,892,419
2049	\$604,663,034	\$170,055,875	\$434,607,159	\$ 12.5153	\$5,439,239	(\$271,962)	\$5,167,277	\$72,374	\$5,239,651
2050	\$634,896,186	\$170,055,875	\$464,840,311	\$ 12.5153	\$5,817,616	(\$290,881)	\$5,526,735	\$77,509	\$5,604,244
2051	\$666,640,995	\$170,055,875	\$496,585,120	\$ 12.5153	\$6,214,912	(\$310,746)	\$5,904,166	\$82,901	\$5,987,067
2052	\$699,973,045	\$170,055,875	\$529,917,170	\$ 12.5153	\$6,632,072	(\$331,604)	\$6,300,469	\$88,562	\$6,389,031
2053	\$734,971,698	\$170,055,875	\$564,915,823	\$ 12.5153	\$7,070,091	(\$353,505)	\$6,716,586	\$94,507	\$6,811,093
2054	\$771,720,283	\$170,055,875	\$601,664,408	\$ 12.5153	\$7,530,011	(\$376,501)	\$7,153,510	\$100,749	\$7,254,259
<b>TOTAL</b>					<b>\$92,046,497</b>	<b>(\$4,602,325)</b>	<b>\$87,444,172</b>	<b>\$1,204,360</b>	<b>\$88,648,532</b>

Source: Tiberius Solution

**Figure 2. TIF Projections**



Source: Tiberius Solutions

**VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED**

Table 4 shows a summary of the financial capacity of the URA, including how the total TIF revenue translates to the ability to fund urban renewal projects in constant FYE 2023 dollars in five-year increments. Table 6, Table 7, Table 8 and Table 9 show more detailed tables on the allocation of tax revenues to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the URA in FYE 2054, a 30-year urban renewal plan. The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If growth in assessed value is slower than projected, the Agency may take division of taxes for a longer time period. If growth in assessed value is more robust than the projections, the Agency may take division of taxes for a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is \$76,100,000 (Seventy Six Million One Hundred Thousand dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$76,100,000 is rounded to \$88,600,000 in the table below and is from permanent rate levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings. The financial capacity shows zero dollars in the initial five years. That is because those funds are expected to be “banked” until there are sufficient funds to undertake the Willamette Falls Drive project.

**Table 4. TIF Capacity of the Area in FYE 2023 Constant Rounded Numbers**

<b>Total Net TIF</b>	<b>\$88,600,000</b>
<b>Maximum Indebtedness</b>	<b>\$76,100,000</b>
<b>Capacity (2021\$)</b>	<b>\$42,100,000</b>
Years 1-5	\$0
Years 6-10	\$9,400,000
Years 11-15	\$7,900,000
Years 16-20	\$9,100,000
Years 21-25	\$6,800,000
Years 26-30	\$8,900,000

Source: Tiberius Solutions

This financial analysis shows borrowings as identified in Table 5. This is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible. The Agency may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the Area in FYE 2054. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 6.

**Table 5. Estimated Borrowings and Amounts**

<b>Loan</b>	<b>Loan A</b>	<b>Loan B</b>	<b>Loan C</b>	<b>Loan D</b>	<b>Loan E</b>
Principal Amount	\$8,500,000	\$7,500,000	\$4,900,000	\$4,400,000	\$6,250,000
Interest Rate	5.00%	5.00%	5.00%	5.00%	5.00%
Loan Term	20	20	15	12	6
Loan Year	2031	2035	2040	2043	2049
Interest Payment Start	2031	2035	2040	2043	2049
Principal Payment Start	2031	2035	2040	2043	2049
Annual Payment	(\$682,062)	(\$601,819)	(\$472,077)	(\$496,432)	(\$1,231,359)

Source: Tiberius Solutions

**Table 6. Tax Increment Revenues and Allocations to Debt Service, page 1**

	<b>Total</b>	<b>FYE 2025</b>	<b>FYE 2026</b>	<b>FYE 2027</b>	<b>FYE 2028</b>	<b>FYE 2029</b>	<b>FYE 2030</b>	<b>FYE 2031</b>
Resources								
Beginning Balance		-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	87,444,172	207,243	318,700	435,729	558,610	687,634	823,110	965,360
TIF: Prior Years	1,204,360	-	3,109	4,781	6,536	8,379	10,315	12,347
Total Resources	88,648,532	207,243	321,808	440,509	565,146	696,014	833,425	977,707
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(13,641,240)	-	-	-	-	-	-	(682,062)
Loan B	(12,036,388)	-	-	-	-	-	-	-
Loan C	(7,081,158)	-	-	-	-	-	-	-
Loan D	(5,957,182)	-	-	-	-	-	-	-
Loan E	(7,388,155)	-	-	-	-	-	-	-
Total Debt Service	(46,104,123)	-	-	-	-	-	-	(682,062)
Debt Service Coverage Ratio								1.43
Transfer to URA Projects Fund	(42,544,410)	(207,243)	(321,808)	(440,509)	(565,146)	(696,014)	(833,425)	(295,645)
Total Expenditures	(88,648,532)	(207,243)	(321,808)	(440,509)	(565,146)	(696,014)	(833,425)	(977,707)
Ending Balance		-	-	-	-	-	-	-

Source: Tiberius Solutions

**Table 7. Tax Increment Revenues and Allocations to Debt Service, page 2**

	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	1,114,722	1,271,553	1,436,225	1,609,130	1,790,681	1,981,309	2,181,469	2,391,637
TIF: Prior Years	14,480	16,721	19,073	21,543	24,137	26,860	29,720	32,722
Total Resources	1,129,203	1,288,274	1,455,298	1,630,674	1,814,818	2,008,170	2,211,189	2,424,359
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(682,062)	(682,062)	(682,062)	(682,062)	(682,062)	(682,062)	(682,062)	(682,062)
Loan B	-	-	-	(601,819)	(601,819)	(601,819)	(601,819)	(601,819)
Loan C	-	-	-	-	-	-	-	-
Loan D	-	-	-	-	-	-	-	-
Loan E	-	-	-	-	-	-	-	-
Total Debt Service	(682,062)	(682,062)	(682,062)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)
Debt Service Coverage Ratio	1.66	1.89	2.13	1.27	1.41	1.56	1.72	1.89
Transfer to URA Projects Fund	(447,141)	(606,212)	(773,236)	(346,792)	(530,937)	(724,288)	(927,307)	(1,140,477)
Total Expenditures	(1,129,203)	(1,288,274)	(1,455,298)	(1,630,674)	(1,814,818)	(2,008,170)	(2,211,189)	(2,424,359)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

**Table 8. Tax Increment Revenues and Allocations to Debt Service, page 3**

	<b>FYE 2040</b>	<b>FYE 2041</b>	<b>FYE 2042</b>	<b>FYE 2043</b>	<b>FYE 2044</b>	<b>FYE 2045</b>	<b>FYE 2046</b>	<b>FYE 2047</b>
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	2,612,313	2,844,023	3,087,318	3,342,778	3,611,011	3,892,656	4,188,383	4,498,897
TIF: Prior Years	35,875	39,185	42,660	46,310	50,142	54,165	58,390	62,826
Total Resources	2,648,187	2,883,207	3,129,978	3,389,088	3,661,153	3,946,821	4,246,773	4,561,723
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(521,577)	(521,577)	(521,577)	(521,577)	(521,577)	(521,577)	(521,577)	(521,577)
Loan B	(505,528)	(505,528)	(505,528)	(505,528)	(505,528)	(505,528)	(505,528)	(505,528)
Loan C	(606,956)	(606,956)	(606,956)	(606,956)	(606,956)	(606,956)	(606,956)	(606,956)
Loan D	-	-	-	(372,324)	(372,324)	(372,324)	(372,324)	(372,324)
Loan E	-	-	-	-	-	-	-	-
Total Debt Service	(1,634,062)	(1,634,062)	(1,634,062)	(2,006,385)	(2,006,385)	(2,006,385)	(2,006,385)	(2,006,385)
Debt Service Coverage Ratio	1.62	1.76	1.92	1.69	1.82	1.97	2.12	2.27
Transfer to URA Projects Fund	(1,014,126)	(1,249,146)	(1,495,917)	(1,382,703)	(1,654,768)	(1,940,436)	(2,240,388)	(2,555,337)
Total Expenditures	(2,648,187)	(2,883,207)	(3,129,978)	(3,389,088)	(3,661,153)	(3,946,821)	(4,246,773)	(4,561,723)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

**Table 9. Tax Increment Revenues and Allocations, page 4**

	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053	FYE 2054
Resources							
Beginning Balance	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-
TIF: Current Year	4,824,936	5,167,277	5,526,735	5,904,166	6,300,469	6,716,586	7,153,510
TIF: Prior Years	67,483	72,374	77,509	82,901	88,562	94,507	100,749
Total Resources	4,892,419	5,239,651	5,604,244	5,987,067	6,389,031	6,811,093	7,254,259
Expenditures							
Debt Service							
Scheduled Payments							
Loan A	(682,062)	(682,062)	(682,062)	-	-	-	-
Loan B	(601,819)	(601,819)	(601,819)	(601,819)	(601,819)	(601,819)	(601,819)
Loan C	(472,077)	(472,077)	(472,077)	(472,077)	(472,077)	(472,077)	(472,077)
Loan D	(496,432)	(496,432)	(496,432)	(496,432)	(496,432)	(496,432)	(496,432)
Loan E	-	(1,231,359)	(1,231,359)	(1,231,359)	(1,231,359)	(1,231,359)	(1,231,359)
Total Debt Service	(2,252,390)	(3,483,750)	(3,483,750)	(2,801,688)	(2,801,688)	(2,801,688)	(2,801,688)
Debt Service Coverage Ratio	2.17	1.50	1.61	2.14	2.28	2.43	2.59
Transfer to URA Projects Fund	(2,640,029)	(1,755,901)	(2,120,495)	(3,185,380)	(3,587,344)	(4,009,406)	(4,452,571)
Total Expenditures	(4,892,419)	(5,239,651)	(5,604,244)	(5,987,067)	(6,389,031)	(6,811,093)	(7,254,259)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

## **VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are also shown, and are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the later years of the Area.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2054, a 30-year program.

The amount of money available for projects in 2023 constant dollars for the Area is \$42,088,005. See Table 2 for the individual project analysis. This is calculated by reflecting the maximum indebtedness of \$76,100,000 in constant 2023 dollars. This is done as the Agency's cost estimates are typically in constant dollars, so understanding how that relates to the overall MI over 30 years is important to help the Agency to make projections on the allocation of funds throughout the life of the Area.

Table 10, Table 11, Table 12 and Table 13 show the \$42,088,005 of 2023 project dollars inflated over the life of the Area including administrative expenses. All costs shown in Table 10, Table 11, Table 12 and Table 13 show are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation. The projected year of expenditure total cost is \$74,293,444.

The 3% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470. The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available.

**Table 10. Programs and Costs in Year of Expenditure Dollars, Page 1**

	<b>Total</b>	<b>FYE 2025</b>	<b>FYE 2026</b>	<b>FYE 2027</b>	<b>FYE 2028</b>	<b>FYE 2029</b>	<b>FYE 2030</b>	<b>FYE 2031</b>
Resources								
Beginning Balance		-	201,938	519,293	956,770	1,520,903	2,194,668	3,008,318
Interest Earnings	199,034	-	1,010	2,596	4,784	7,605	10,973	15,042
Transfer from TIF Fund	42,544,410	207,243	321,808	440,509	565,146	696,014	833,425	295,645
Bond/Loan Proceeds	31,550,000	-	-	-	-	-	-	8,500,000
Total Resources	74,293,444	207,243	524,757	962,398	1,526,700	2,224,521	3,039,066	11,819,005
Expenditures (YOE \$)								
8th Ave	(680,960)	-	-	-	-	-	-	-
Blankenship	(3,962,000)	-	-	-	-	-	-	-
City Hall Parking/Public Plaza	(9,320,350)	-	-	-	-	-	-	-
Façade Improvement Program	(3,468,020)	-	-	-	-	-	-	-
Historic Willamette Parking	(8,626,400)	-	-	-	-	-	-	-
Riverfront	(22,607,148)	-	-	-	-	-	-	-
Streetscape Beautification	(1,734,010)	-	-	-	-	-	-	-
Tannler	(789,075)	-	-	-	-	-	-	-
WFD	(21,172,032)	-	-	-	-	-	-	(11,527,880)
Willamette River Fishing Dock/Ladder	(129,396)	-	-	-	-	-	-	-
Financing Fees	(631,000)	-	-	-	-	-	-	(170,000)
Administration	(1,173,053)	(5,305)	(5,464)	(5,628)	(5,797)	(29,853)	(30,748)	(31,670)
Total Expenditures	(74,293,444)	(5,305)	(5,464)	(5,628)	(5,797)	(29,853)	(30,748)	(11,729,550)
Ending Balance		201,938	519,293	956,770	1,520,903	2,194,668	3,008,318	89,455

Source: Tiberius Solutions

**Table 11. Programs and Costs in Year of Expenditure Dollars, Page 2**

	<b>FYE 2032</b>	<b>FYE 2033</b>	<b>FYE 2034</b>	<b>FYE 2035</b>	<b>FYE 2036</b>	<b>FYE 2037</b>	<b>FYE 2038</b>	<b>FYE 2039</b>
Resources								
Beginning Balance	89,455	504,423	1,079,558	1,823,587	69,978	344,276	578,690	1,002,540
Interest Earnings	447	2,522	5,398	9,118	350	1,721	2,893	5,013
Transfer from TIF Fund	447,141	606,212	773,236	346,792	530,937	724,288	927,307	1,140,477
Bond/Loan Proceeds	-	-	-	7,500,000	-	-	-	-
Total Resources	537,043	1,113,156	1,858,192	9,679,498	601,264	1,070,285	1,508,890	2,148,031
Expenditures (YOE \$)								
8th Ave	-	-	-	-	-	-	-	-
Blankenship	-	-	-	-	-	-	-	-
City Hall Parking/Public Plaza	-	-	-	-	-	-	-	-
Façade Improvement Program	-	-	-	-	-	(302,520)	(311,600)	(320,940)
Historic Willamette Parking	-	-	-	-	-	-	-	-
Riverfront	-	-	-	-	-	-	-	-
Streetscape Beautification	-	-	-	-	-	(151,260)	(155,800)	(160,470)
Tannler	-	-	-	-	-	-	-	-
WFD	-	-	-	(9,423,877)	(220,275)	-	-	-
Willamette River Fishing Dock/Ladder	-	-	-	-	-	-	-	-
Financing Fees	-	-	-	(150,000)	-	-	-	-
Administration	(32,620)	(33,598)	(34,605)	(35,643)	(36,713)	(37,815)	(38,950)	(40,118)
Total Expenditures	(32,620)	(33,598)	(34,605)	(9,609,520)	(256,988)	(491,595)	(506,350)	(521,528)
Ending Balance	504,423	1,079,558	1,823,587	69,978	344,276	578,690	1,002,540	1,626,503

Source: Tiberius Solutions

**Table 12. Programs and Costs in Year of Expenditure Dollars, Page 3**

	<b>FYE 2040</b>	<b>FYE 2041</b>	<b>FYE 2042</b>	<b>FYE 2043</b>	<b>FYE 2044</b>	<b>FYE 2045</b>	<b>FYE 2046</b>	<b>FYE 2047</b>
Resources								
Beginning Balance	1,626,503	180,505	74,416	89,845	436,759	1,243,108	2,321,022	231,790
Interest Earnings	8,133	903	372	449	2,184	6,216	11,605	1,159
Transfer from TIF Fund	892,229	1,127,249	1,374,020	1,136,698	1,408,763	1,694,431	1,994,383	2,309,332
Bond/Loan Proceeds	4,900,000	-	-	4,400,000	-	-	-	-
Total Resources	7,426,865	1,308,656	1,448,808	5,626,992	1,847,706	2,943,755	4,327,010	2,542,281
Expenditures (YOE \$)								
8th Ave	-	(680,960)	-	-	-	-	-	-
Blankenship	-	-	-	-	-	-	(3,453,800)	(508,200)
City Hall Parking/Public Plaza	(6,611,200)	-	-	(2,709,150)	-	-	-	-
Façade Improvement Program	(330,560)	(340,480)	(350,700)	(361,220)	(372,060)	(383,220)	(394,720)	-
Historic Willamette Parking	-	-	-	-	-	-	-	-
Riverfront	-	-	-	(1,806,100)	-	-	-	-
Streetscape Beautification	(165,280)	(170,240)	(175,350)	(180,610)	(186,030)	(191,610)	(197,360)	-
Tannler	-	-	(789,075)	-	-	-	-	-
WFD	-	-	-	-	-	-	-	-
Willamette River Fishing Dock/Ladder	-	-	-	-	-	-	-	-
Financing Fees	(98,000)	-	-	(88,000)	-	-	-	-
Administration	(41,320)	(42,560)	(43,838)	(45,153)	(46,508)	(47,903)	(49,340)	(50,820)
Total Expenditures	(7,246,360)	(1,234,240)	(1,358,963)	(5,190,233)	(604,598)	(622,733)	(4,095,220)	(559,020)
Ending Balance	180,505	74,416	89,845	436,759	1,243,108	2,321,022	231,790	1,983,261

Source: Tiberius Solutions

**Table 13. Programs and Costs in Year of Expenditure Dollars, Page 4**

	<b>FYE 2048</b>	<b>FYE 2049</b>	<b>FYE 2050</b>	<b>FYE 2051</b>	<b>FYE 2052</b>	<b>FYE 2053</b>	<b>FYE 2054</b>
Resources							
Beginning Balance	1,983,261	4,580,861	3,674,955	205,042	3,334,249	988,100	4,941,767
Interest Earnings	9,916	22,904	18,375	1,025	16,671	4,941	24,709
Transfer from TIF Fund	2,640,029	1,755,901	2,120,495	3,185,380	3,587,344	4,009,406	4,452,571
Bond/Loan Proceeds	-	6,250,000	-	-	-	-	-
Total Resources	4,633,206	12,609,666	5,813,825	3,391,447	6,938,263	5,002,447	9,419,048
Expenditures (YOE \$)							
8th Ave	-	-	-	-	-	-	-
Blankenship	-	-	-	-	-	-	-
City Hall Parking/Public Plaza	-	-	-	-	-	-	-
Façade Improvement Program	-	-	-	-	-	-	-
Historic Willamette Parking	-	(8,626,400)	-	-	-	-	-
Riverfront	-	-	(5,553,250)	-	(5,891,250)	-	(9,356,548)
Streetscape Beautification	-	-	-	-	-	-	-
Tannler	-	-	-	-	-	-	-
WFD	-	-	-	-	-	-	-
Willamette River Fishing Dock/Ladder	-	(129,396)	-	-	-	-	-
Financing Fees	-	(125,000)	-	-	-	-	-
Administration	(52,345)	(53,915)	(55,533)	(57,198)	(58,913)	(60,680)	(62,500)
Total Expenditures	(52,345)	(8,934,711)	(5,608,783)	(57,198)	(5,950,163)	(60,680)	(9,419,048)
Ending Balance	4,580,861	3,674,955	205,042	3,334,249	988,100	4,941,767	-

Source: Tiberius Solutions

## VIII. REVENUE SHARING

Revenue sharing thresholds are expected to begin as the threshold set in ORS 457 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is not expected to be met during the life of the Plan.

Revenue sharing means that at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$7,610,000). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness (\$9,512,500). If this threshold is met, revenue for the area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing thresholds could be reached earlier. If assessed value grows more slowly, they could be reached later.

## IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2054 and are shown in Table 14 and Table 15.

The West Linn/ Wilsonville School District and the Northwest Regional Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 14 and Table 15 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 14 shows the general government levies, and Table 15 shows the education levies.

**Table 14. Projected Impact on Taxing District Permanent Rate Levies - General Government, page 1**

FYE	City of West Linn	Clackamas County	County Extension & 4H	County Library	County Soil Conservation	TVF&R	Port of Portland	Srv 2 Metro	Vector Control	Subtotal
2025	(\$35,105)	(\$39,812)	(\$828)	(\$6,581)	(\$828)	(\$25,256)	(\$1,161)	(\$1,600)	(\$108)	(\$111,278)
2026	(\$54,512)	(\$61,820)	(\$1,286)	(\$10,218)	(\$1,286)	(\$39,218)	(\$1,802)	(\$2,484)	(\$167)	(\$172,793)
2027	(\$74,619)	(\$84,622)	(\$1,760)	(\$13,988)	(\$1,760)	(\$53,683)	(\$2,467)	(\$3,400)	(\$229)	(\$236,528)
2028	(\$95,732)	(\$108,565)	(\$2,258)	(\$17,945)	(\$2,258)	(\$68,873)	(\$3,165)	(\$4,362)	(\$294)	(\$303,451)
2029	(\$117,900)	(\$133,705)	(\$2,781)	(\$22,101)	(\$2,781)	(\$84,821)	(\$3,898)	(\$5,372)	(\$361)	(\$373,719)
2030	(\$141,176)	(\$160,102)	(\$3,330)	(\$26,464)	(\$3,330)	(\$101,567)	(\$4,668)	(\$6,433)	(\$433)	(\$447,501)
2031	(\$165,616)	(\$187,818)	(\$3,906)	(\$31,045)	(\$3,906)	(\$119,150)	(\$5,476)	(\$7,546)	(\$508)	(\$524,973)
2032	(\$191,279)	(\$216,921)	(\$4,511)	(\$35,856)	(\$4,511)	(\$137,612)	(\$6,325)	(\$8,716)	(\$586)	(\$606,317)
2033	(\$218,224)	(\$247,478)	(\$5,147)	(\$40,907)	(\$5,147)	(\$156,998)	(\$7,216)	(\$9,944)	(\$669)	(\$691,729)
2034	(\$246,517)	(\$279,564)	(\$5,814)	(\$46,210)	(\$5,814)	(\$177,353)	(\$8,151)	(\$11,233)	(\$756)	(\$781,412)
2035	(\$276,224)	(\$313,254)	(\$6,515)	(\$51,779)	(\$6,515)	(\$198,725)	(\$9,134)	(\$12,586)	(\$847)	(\$875,578)
2036	(\$307,417)	(\$348,628)	(\$7,250)	(\$57,626)	(\$7,250)	(\$221,166)	(\$10,165)	(\$14,008)	(\$943)	(\$974,453)
2037	(\$340,169)	(\$385,771)	(\$8,023)	(\$63,766)	(\$8,023)	(\$244,729)	(\$11,248)	(\$15,500)	(\$1,043)	(\$1,078,272)
2038	(\$374,559)	(\$424,771)	(\$8,834)	(\$70,212)	(\$8,834)	(\$269,471)	(\$12,385)	(\$17,067)	(\$1,148)	(\$1,187,282)
2039	(\$410,669)	(\$465,721)	(\$9,686)	(\$76,981)	(\$9,686)	(\$295,449)	(\$13,579)	(\$18,713)	(\$1,259)	(\$1,301,742)
2040	(\$448,584)	(\$508,719)	(\$10,580)	(\$84,088)	(\$10,580)	(\$322,726)	(\$14,833)	(\$20,440)	(\$1,375)	(\$1,421,925)
2041	(\$488,394)	(\$553,867)	(\$11,519)	(\$91,551)	(\$11,519)	(\$351,367)	(\$16,149)	(\$22,254)	(\$1,497)	(\$1,548,117)
2042	(\$530,195)	(\$601,272)	(\$12,505)	(\$99,387)	(\$12,505)	(\$381,441)	(\$17,531)	(\$24,159)	(\$1,626)	(\$1,680,619)
2043	(\$574,087)	(\$651,047)	(\$13,540)	(\$107,614)	(\$13,540)	(\$413,017)	(\$18,983)	(\$26,159)	(\$1,760)	(\$1,819,746)
2044	(\$620,172)	(\$703,311)	(\$14,627)	(\$116,253)	(\$14,627)	(\$446,173)	(\$20,507)	(\$28,259)	(\$1,901)	(\$1,965,830)
2045	(\$668,563)	(\$758,188)	(\$15,768)	(\$125,324)	(\$15,768)	(\$480,987)	(\$22,107)	(\$30,464)	(\$2,050)	(\$2,119,217)
2046	(\$719,372)	(\$815,809)	(\$16,966)	(\$134,848)	(\$16,966)	(\$517,541)	(\$23,787)	(\$32,779)	(\$2,206)	(\$2,280,274)
2047	(\$772,722)	(\$876,311)	(\$18,225)	(\$144,849)	(\$18,225)	(\$555,923)	(\$25,551)	(\$35,210)	(\$2,369)	(\$2,449,384)
2048	(\$828,740)	(\$939,838)	(\$19,546)	(\$155,350)	(\$19,546)	(\$596,224)	(\$27,403)	(\$37,762)	(\$2,541)	(\$2,626,949)
2049	(\$887,558)	(\$1,006,542)	(\$20,933)	(\$166,375)	(\$20,933)	(\$638,540)	(\$29,348)	(\$40,443)	(\$2,721)	(\$2,813,393)
2050	(\$949,318)	(\$1,076,580)	(\$22,390)	(\$177,952)	(\$22,390)	(\$682,972)	(\$31,390)	(\$43,257)	(\$2,911)	(\$3,009,159)
2051	(\$1,014,165)	(\$1,150,121)	(\$23,919)	(\$190,108)	(\$23,919)	(\$729,625)	(\$33,534)	(\$46,211)	(\$3,109)	(\$3,214,713)
2052	(\$1,082,255)	(\$1,227,338)	(\$25,525)	(\$202,872)	(\$25,525)	(\$778,611)	(\$35,786)	(\$49,314)	(\$3,318)	(\$3,430,544)
2053	(\$1,153,749)	(\$1,308,417)	(\$27,211)	(\$216,274)	(\$27,211)	(\$830,046)	(\$38,150)	(\$52,572)	(\$3,537)	(\$3,657,167)
2054	(\$1,228,818)	(\$1,393,549)	(\$28,982)	(\$230,345)	(\$28,982)	(\$884,054)	(\$40,632)	(\$55,992)	(\$3,768)	(\$3,895,122)
TOTAL	(\$15,016,411)	(\$17,029,460)	(\$354,161)	(\$2,814,869)	(\$354,161)	(\$10,803,316)	(\$496,533)	(\$684,238)	(\$46,041)	(\$47,599,190)

Source: Tiberius Solutions

**Table 15. Projected Impact on Taxing District Permanent Rate Levies – Education**

FYE	Clackamas Community College	ESD Clackamas	West Linn/Wilsonville School District	Subtotal	Total
2025	(\$9,243)	(\$6,105)	(\$80,617)	(\$95,965)	(\$207,243)
2026	(\$14,353)	(\$9,480)	(\$125,182)	(\$149,016)	(\$321,808)
2027	(\$19,647)	(\$12,977)	(\$171,356)	(\$203,981)	(\$440,509)
2028	(\$25,206)	(\$16,649)	(\$219,839)	(\$261,695)	(\$565,146)
2029	(\$31,043)	(\$20,505)	(\$270,746)	(\$322,294)	(\$696,014)
2030	(\$37,172)	(\$24,553)	(\$324,199)	(\$385,923)	(\$833,425)
2031	(\$43,607)	(\$28,803)	(\$380,324)	(\$452,734)	(\$977,707)
2032	(\$50,364)	(\$33,266)	(\$439,255)	(\$522,886)	(\$1,129,203)
2033	(\$57,459)	(\$37,952)	(\$501,133)	(\$596,544)	(\$1,288,274)
2034	(\$64,908)	(\$42,873)	(\$566,105)	(\$673,886)	(\$1,455,298)
2035	(\$72,730)	(\$48,040)	(\$634,325)	(\$755,095)	(\$1,630,674)
2036	(\$80,943)	(\$53,464)	(\$705,957)	(\$840,365)	(\$1,814,818)
2037	(\$89,567)	(\$59,161)	(\$781,170)	(\$929,897)	(\$2,008,170)
2038	(\$98,622)	(\$65,141)	(\$860,143)	(\$1,023,907)	(\$2,211,189)
2039	(\$108,130)	(\$71,421)	(\$943,066)	(\$1,122,617)	(\$2,424,359)
2040	(\$118,113)	(\$78,015)	(\$1,030,134)	(\$1,226,262)	(\$2,648,187)
2041	(\$128,595)	(\$84,939)	(\$1,121,556)	(\$1,335,090)	(\$2,883,207)
2042	(\$139,601)	(\$92,209)	(\$1,217,549)	(\$1,449,359)	(\$3,129,978)
2043	(\$151,158)	(\$99,842)	(\$1,318,341)	(\$1,569,342)	(\$3,389,088)
2044	(\$163,293)	(\$107,857)	(\$1,424,173)	(\$1,695,323)	(\$3,661,153)
2045	(\$176,034)	(\$116,273)	(\$1,535,297)	(\$1,827,604)	(\$3,946,822)
2046	(\$189,412)	(\$125,110)	(\$1,651,977)	(\$1,966,499)	(\$4,246,773)
2047	(\$203,459)	(\$134,388)	(\$1,774,491)	(\$2,112,339)	(\$4,561,723)
2048	(\$218,209)	(\$144,130)	(\$1,903,131)	(\$2,265,470)	(\$4,892,419)
2049	(\$233,696)	(\$154,360)	(\$2,038,203)	(\$2,426,258)	(\$5,239,651)
2050	(\$249,957)	(\$165,101)	(\$2,180,028)	(\$2,595,086)	(\$5,604,244)
2051	(\$267,032)	(\$176,379)	(\$2,328,944)	(\$2,772,355)	(\$5,987,067)
2052	(\$284,960)	(\$188,220)	(\$2,485,307)	(\$2,958,487)	(\$6,389,031)
2053	(\$303,784)	(\$200,654)	(\$2,649,487)	(\$3,153,926)	(\$6,811,093)
2054	(\$323,550)	(\$213,710)	(\$2,821,877)	(\$3,359,137)	(\$7,254,259)
<b>TOTAL</b>	<b>(\$3,953,849)</b>	<b>(\$2,611,581)</b>	<b>(\$34,483,913)</b>	<b>(\$41,049,343)</b>	<b>(\$88,648,532)</b>

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section .

Table 16 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2055. The Frozen Base is the assessed value of the Area established by the county assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

**Table 16. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2055**

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
<b>General Government</b>				
City of West Linn	2.1200	\$360,518	\$1,357,331	\$1,717,849
Clackamas County City	2.4042	\$408,848	\$1,539,290	\$1,948,138
County Extension & 4H	0.0500	\$8,503	\$32,013	\$40,516
County Library	0.3974	\$67,580	\$254,436	\$322,016
County Soil Conservation	0.0500	\$8,503	\$32,013	\$40,516
TVF&R	1.5252	\$259,369	\$976,510	\$1,235,879
Port of Portland	0.0701	\$11,921	\$44,882	\$56,803
Road District 2 WL	0.0000	\$0	\$0	\$0
Srv 2 Metro	0.0966	\$16,427	\$61,848	\$78,275
Vector Control	0.0065	\$1,105	\$4,162	\$5,267
<b>Subtotal</b>	<b>6.7200</b>	<b>\$1,142,774</b>	<b>\$4,302,485</b>	<b>\$5,445,259</b>
<b>Education</b>				
Clackamas Community College	0.5582	\$94,925	\$357,388	\$452,313
ESD Clackamas	0.3687	\$62,700	\$236,060	\$298,760
West Linn/Wilsonville School District	4.8684	\$827,900	\$3,116,995	\$3,944,895
<b>Subtotal</b>	<b>5.7953</b>	<b>\$985,525</b>	<b>\$3,710,443</b>	<b>\$4,695,968</b>
<b>TOTAL</b>	<b>12.5153</b>	<b>\$2,128,299</b>	<b>\$8,012,928</b>	<b>\$10,141,227</b>

Source: Tiberius Solutions

**X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA**

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2023 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$170,055,875. The Clackamas County Assessors will certify the frozen base once the urban renewal plan is adopted.

The total assessed value of the City of West Linn in FYE 2023 is \$4,308,325,558. The percentage of total City assessed value in the urban renewal area is 3.9%, below the 25% threshold.

The Area contains 333.8 acres, including public rights-of-way, and the City of West Linn contains 5,184 acres. This puts 6.4 % of the City’s acreage in an urban renewal area, which is below the 25% threshold.

**Table 17. Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

	<b>Acreage</b>	<b>Assessed Value</b>
West Linn Willamette Riverfront TIF Area	333.8	\$170,055,875
City of West Linn	5,184	\$4,308,325,558
% of City	6.4%	3.9%

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of West Linn, Clackamas County Department of Assessment and Taxation (FYE 2023)

\*Estimated value, exact value will be set by the Clackamas County Assessor upon adoption of the Plan.

## **XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES**

This section of the Report describes existing conditions within the West Linn Riverfront TIF Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

### ***A. Physical Conditions***

#### **1. Land Use**

The Area is 333.8 acres, which is composed of 161 individual parcels encompassing 197.41 acres, and an additional 136.30 acres in public rights-of-way. An analysis of FYE 2023 property classification data from the Clackamas County Assessor’s Office were used to determine the land use designation of parcels in the Area. By acreage, Industrial accounts for the most prevalent land use within the area (44%) . This was followed by Commercial (29%). Detailed land use designations in the Area are shown in Table 18.

**Table 18. Land Use in the Area**

<b>Land Use</b>	<b>Tax Lots</b>	<b>Acres</b>	<b>Percent of Acres</b>
Industrial	21	85.93	43.53%
Commercial	75	57.62	29.19%
Miscellaneous	6	31.61	16.01%
Residential	54	17.56	8.90%
Manufactured	1	3.89	1.97%
Multi family	4	0.8	0.41%
<b>TOTAL</b>	<b>161</b>	<b>197.41</b>	<b>100.00%</b>

Source: Compiled by Elaine Howard Consulting with data from the Clackamas County Assessor’s Office (FYE 2023)

## 2. Comprehensive Plan Designations

The most prevalent comprehensive plan designation by acreage in the Area is Industrial (60%) followed by Neighborhood Commercial (32%). Detailed comprehensive plan designations in the Area are shown in **Table 19**.

**Table 19. Comprehensive Plan Designations in the Area**

Comprehensive Plan Designation	Tax Lots	Acres	Percent of Acres
Industrial	27	116.74	60.05%
Commercial	103	62.53	32.16%
Residential	9	8.59	4.42%
Mixed Use/Commercial	22	6.55	3.37%
TOTAL	231	194.41	100.00%

Source: Compiled by Elaine Howard Consulting with data from the Clackamas County Assessor's Office (FYE 2023)

## 3. Zoning Designations

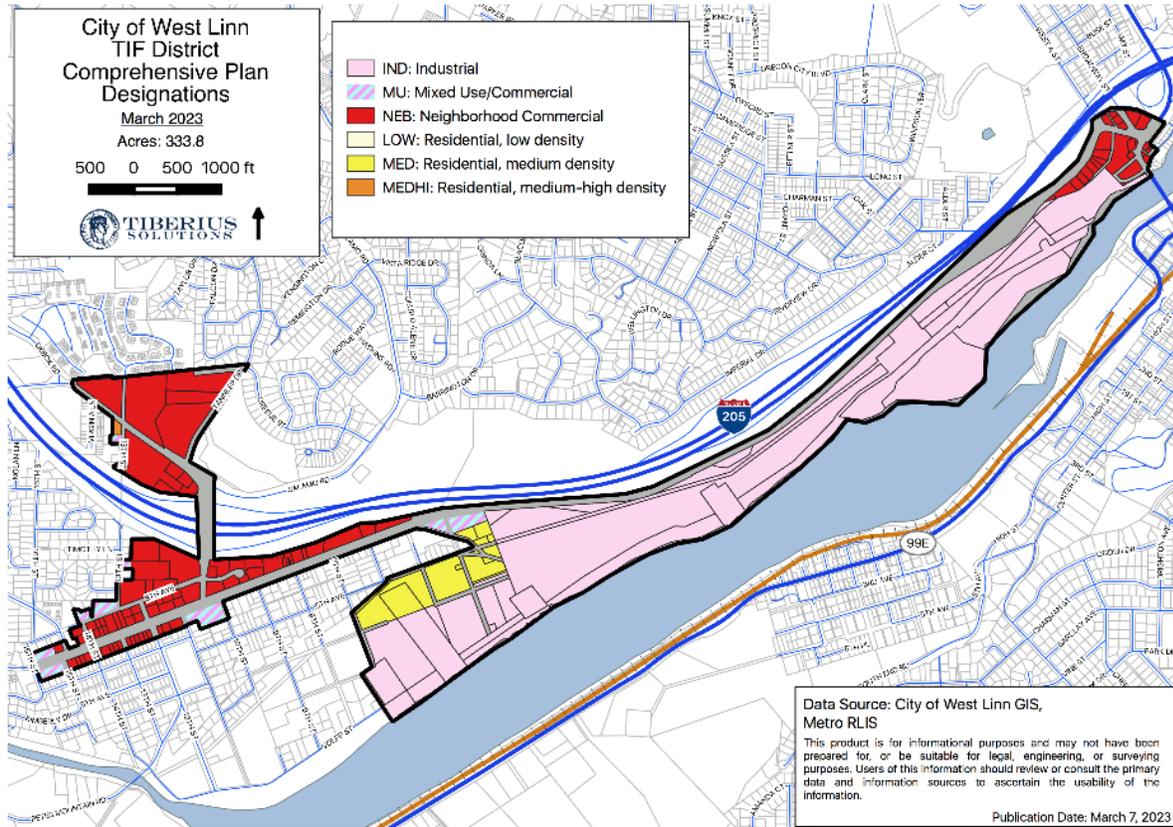
The most prevalent zoning designation by acreage in the Area is General Industrial (56%) followed by General Commercial (22%). Detailed zoning designations in the Area are shown in Table 20.

**Table 20. Zoning Designations in the Area**

Zoning Designations	Tax Lots	Acres	Percent of Acres
General Industrial	24	110.8	56.13%
General Commercial	98	43.86	22.22%
Office Business	5	21.37	10.83%
Residential10	7	7.64	3.87%
Mixed Use	22	6.55	3.32%
Campus Industrial	2	5.66	2.87%
Residential 7	2	1.17	0.59%
Residential 2.1	1	0.35	0.18%
TOTAL	161	197.4	100.00%

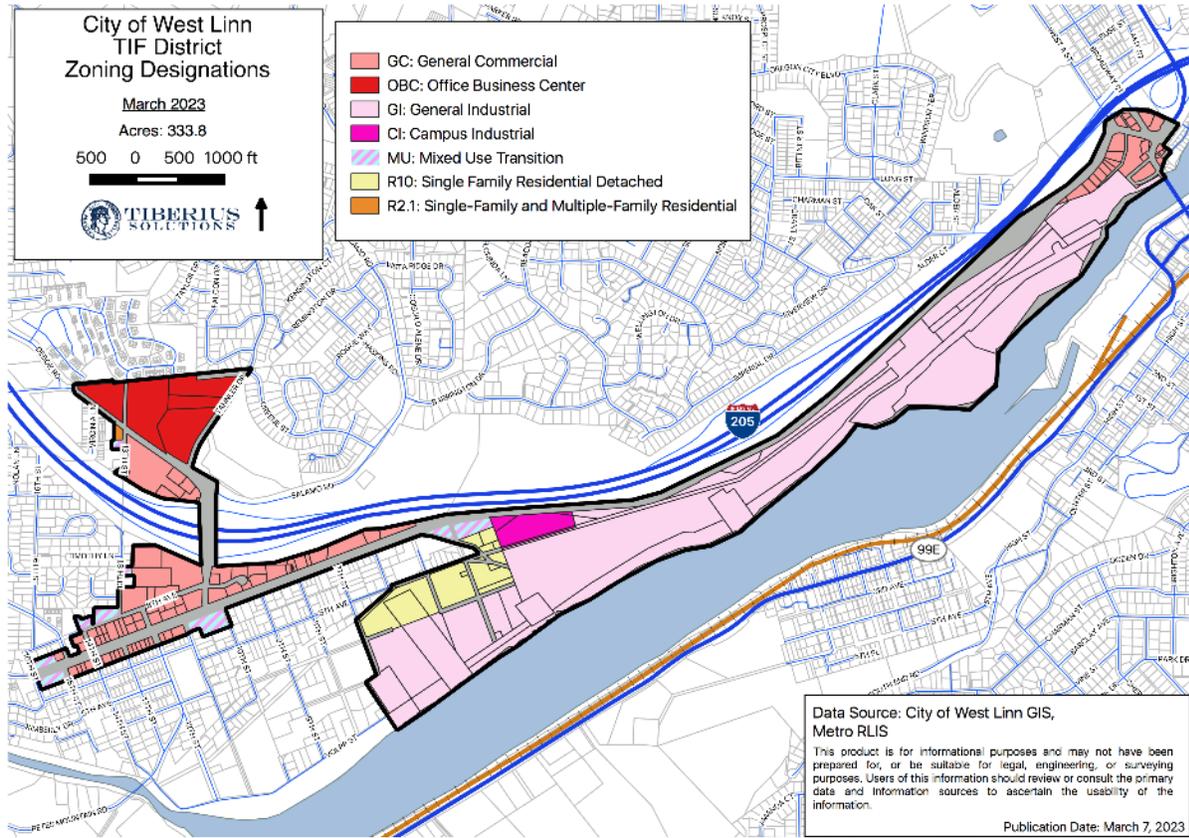
Source: Compiled by Elaine Howard Consulting with data from the Clackamas County Assessor's Office (FYE 2023)

**Figure 3. West Linn Urban Renewal Area Comprehensive Plan Designations**



Source: Tiberius Solutions

**Figure 4. West Linn Urban Renewal Area Zoning Designations**



Source: Tiberius Solutions

## **B. Infrastructure**

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects listed in several City of West Linn’s infrastructure master plans that relate to these existing conditions. The projects below are a compilation by West Linn staff of these projects. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections II and III of this Report.

### 1. Transportation

<b>Document /Project Name</b>	<b>Description</b>
<b>Willamette Falls Drive Concept Plan</b>	
Pedestrian Plan, Project P56	Project P56 involves installing sidewalks on WFD from West A Street to Sunset Avenue. This segment of WFD is addressed by Segment 4 of the WFD Concept Plan
Pedestrian Plan Project, P57	Project P57 involves installing sidewalks on WFD from Sunset Avenue to 10th Street. This segment of WFD is addressed by Segment 3 of the WFD Concept Plan;
Bicycle Plan, B12	Project B12 involves installing cycle tracks on WFD from Willamette Drive to Sunset Avenue. This segment of the WFD is addressed by Segment 4 of the WFD Concept
Bicycle Plan, B13	Project B13 involves installing cycle tracks on WFD from Sunset Avenue to 10th Street. This segment of WFD is addressed by Segment 3 of the WFD Concept Plan; therefore, this project should be removed from the TSP.
Bicycle Plan, B38	Install two-way cycle track on north side of the roadway from Tannler Drive to Barrington Drive
Motor Vehicle Plan, M17	Project M17 involves installing a traffic signal at the WFD/Sunset Avenue intersection. The location and orientation of the WFD/Sunset Avenue intersection will be reconfigured as part of the WFD Concept Plan; therefore, this project should be removed from the TSP.
Motor Vehicle Plan, M33	Project M33 involves installing a traffic signal at the WFD/Willamette Drive intersection. The location and orientation of the WFD/Willamette Drive intersection will be reconfigured as part of the WFD Concept Plan; therefore, this project should be removed from the TSP and the City should refer to the WFD Concept plan.

Transportation Systems Plan	
P2 5th Avenue Sidewalks	Install sidewalks on the north side of the roadway from 11th Street to 7th Street
P4 8th Avenue Sidewalks	Install sidewalks on the south side of the roadway from 12th Street to 400 feet east of 12th Street
P 96 Tannler Drive Sidewalks	Install sidewalks on both sides of the roadway from Blankenship Road to Greene Street
LSC	8th Avenue extension from 14th Street to Dollar Street Local Street Low
M2 Tannler Street Realignment	Realign Tannler Street at Blankenship Road to align with the driveway located approximately 350 feet west
M3 Willamette Falls Drive/12th Street	Install a traffic signal when warranted
M4 Willamette Falls Drive/14th Street	Install all way stop control when warranted
M7 8th Avenue	Upgrade from 10th Street to 14th Street
M19 8th Court	Establish a crossover easement from the 8th Court terminus to Willamette Falls Drive when development occurs to preserve ingress and egress for existing and future development and provide relief to the 8th Court/10th Street intersection and secondary emergency access.
M20 10th Street	Install dual eastbound left-turn lanes at the 10 <sup>th</sup> Street/Willamette Falls Drive intersection.
M22 10th Street/8th Avenue-Court	Install channelization at the intersection to restrict the eastbound left, eastbound-through, northbound left, and westbound-through movements.
M23 Street/Blankenship Road	Widen Blankenship-Salamo Road to provide dual left-turnlanes at the westbound and northbound approaches to the intersection. Also, add a second exclusive right-turn lane at the eastbound approach to the intersection to address queuing.
M24 10th Street/ Willamette Falls Drive	Install a traffic signal when warranted

## 2. Storm Water

<b>West Linn Storm Drainage Master Plan</b>	
P1	Tannler Drive/Bernert Creek Basin Feasibility Study
R-9	Public Pond #18 Retrofit X
C-2	5th Avenue Culvert Replacement
C-3	Sunset Creek at Willamette Falls Drive Culvert Replacement

## 3. Sanitary Sewer

<b>West Linn Sanitary Sewer Master Plan Update</b>	
5.3.1.3 Willamette Drive (P-3)	<p>Project P-3 is located in wastewater basin 2B and consists of upsizing 614 feet of existing 12-inch gravity main to 15-inch gravity main along Willamette Drive between Magone Lane and Pimlico Drive. In addition, 69 feet of 15-inch gravity main is to be upsized to 18-inch gravity main along Dillow Drive from Willamette Drive to Tulane Street. This project resolves deficiencies identified under existing conditions due to relatively flat slopes for both sections of pipe. Both sections of pipe are surrounded by steeper sections upstream and downstream, a configuration that typically triggers the HGL to rise in the flat portions of the system.</p> <p>This is a medium priority project and is estimated to cost \$269,000. Note, this project is located in a basin (wastewater basin 2B), where an I/I reduction program might mitigate the need for this improvement.</p>

## 4. Water

<b>West Linn Water System Master Plan</b>	
ES 9 - Plate 1 in Appendix	Water Main and replacement of existing main
1	Willamette Falls Dr. from PRV to Pump Station Willamette 10 20 1 3,710 75% 320
2	Willamette Falls Dr. from Britton to Ostman Willamette 3, 4 12 2 1,686 56% 185
5	12th St. from Tualatin Ave. to Volpp St. on to 9th St. up to 5th Ave. Willamette 6 8 5 2,845 0%
6	10th St. from 5th Ave. to Leslies Way Willamette 2 8 5 678 0% 125

## 5. Parks and Recreation

<b>Parks and Recreation</b>	<b>FROM TABLE G-1                      2019 P&amp;R Master Plan</b>
Willamette River Fishing Dock/Ladder	Add permanent parking area, improve signage and access, provide covered area, connect to trail
Planned Willamette River Riverfront Trail	Acquire trail corridor property or easements and connect trail from Bernert Landing to Arch Bridge. Cost is a percentage of full \$1,825,000 cost in plan, which includes area outside of TIF District
Future Riverfront Park	Acquire property and transform into regional park to potentially include interpretation, swimming dock, plaza, heated shelter for events, tables, non-motorized boat launch, protect and restore natural resources, integrate extraordinary play opportunities, create trailhead, parking areas.

### **C. Social Conditions**

The following social conditions were taken from the American Community Survey 2015-2019 Five Year Estimates. The most common age bracket in the Area is under 45 to 54 years at 16%, followed by 55 to 64 years at 15%.

**Table 21. Age in the Area**

<b>Age</b>	<b>Number</b>	<b>Percent</b>
Under 5 years	1,365	5%
5 to 9 years	2,026	8%
10 to 14 years	2,060	8%
15 to 17 years	1,352	5%
18 to 24 years	1,814	7%
25 to 34 years	2,035	8%
35 to 44 years	3,231	12%
45 to 54 years	4,411	16%
55 to 64 years	4,120	15%
65 to 74 years	2,906	11%
75 to 84 years	1,015	4%
85 years and over	429	2%
<b>TOTAL</b>	<b>26,764</b>	<b>100%</b>

Source: American Community Survey 2016-2020 Five Year Estimates

According to the US Census Bureau, American Community Survey 2016-2020 Five Year Estimates, the block groups have 26,764 residents, 87% of whom identify as White alone. The analysis of race and origin are shown in the table below.

**Table 22. Hispanic or Latino Origin by Race in the Area**

<b>Race</b>	<b>Number</b>	<b>Percent</b>
White alone	23,206	86.7%
Black or African American alone	451	1.7%
American Indian and Alaska Native alone	94	0.4%
Asian alone	1,500	5.6%
Native Hawaiian and Other Pacific Islander alone	8	0.0%
Some other race alone	340	1.3%
Two or more races	1,165	4.4%
<b>TOTAL</b>	<b>26,764</b>	<b>100%</b>

Source: American Community Survey 2016-2020 Five Year Estimates

In the block groups, 62% of adult residents have earned a bachelor's degree or higher compared to 34% of Oregon residents. Another 25% have some college education without a degree. Ten percent have graduated from high school with no college experience.

**Table 23. Education in the Area**

Education	Number	Percent
Less than high school	486	3%
High school graduate (includes equivalency)	1,797	10%
Some college	3,307	18%
Associate's degree	1,271	7%
Bachelor's degree	7,078	39%
Master's degree	2,972	16%
Professional school degree	817	5%
Doctorate degree	419	2%
TOTAL	18,147	100%

Source: American Community Survey 2016-2020 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 70%, drove alone with 8% carpooling.

**Table 24. Means of Transportation to Work in the Area**

Means of Transportation	Number	Percent
Drove alone	8,391	70%
Carpooled	988	8%
Public transportation (includes taxicab)	337	3%
Motorcycle	-	0%
Bicycle	102	1%
Walked	109	1%
Other means	9	0%
Worked at home	2,076	17%
TOTAL	12,012	100%

Source: American Community Survey 2016-2020 Five Year Estimates

Thirty-three percent of the incomes in the Area are below \$75,000. The median income for Oregon is \$65,667. Twenty-three percent of the family income in West Linn exceeds \$200,000 while for the State only 7.2% have incomes over \$200,000.

**Table 25. Income in the Area**

Income Range	Number	Percentage
Less than \$10,000	382	4%
\$10,000 to \$19,999	468	5%
\$20,000 to \$29,999	355	4%
\$30,000 to \$39,999	382	4%
\$40,000 to \$49,999	582	6%
\$50,000 to \$59,999	495	5%
\$60,000 to \$74,999	630	6%
\$75,000 to \$99,999	991	10%
\$100,000 to \$124,999	793	8%
\$125,000 to \$149,999	1,199	12%
\$150,000 to \$199,999	1,305	13%
\$200,000 or more	2,305	23%
TOTAL		

Source: American Community Survey 2016-2020 Five Year Estimates

## D. Economic Conditions

### 1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Clackamas County Departments of Assessment and Taxation for FYE 2023, including all real, personal, manufactured, and utility properties, is estimated to be \$179,055,875. The County Assessor will certify the frozen base if the ordinance for the approval of the Plan is adopted by the City Council.

### 2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 26 shows the improvement to land ratios (I:L) for properties within the Area. Seven percent of the tax lots are exempt, which means they do not pay taxes. These are typically government, utility or non-profit owned properties. Forty-two tax lots representing 42% of the acreage have no improvement value. For properties with improvements, fifty-two percent have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 46 of the 161 tax lots in the Area, totaling 37% of the acreage have I:L ratios of 2.0 or more in FYE 2023. In summary, the area is underdeveloped and not contributing significantly to the tax base in West Linn.

**Table 26. Improvement to Land Ratios in the Area**

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	7	31.82	16.12%
No Improvement Value	42	82.61	41.85%
0.01-0.50	9	19.48	23.48%
0.51-1.00	26	23.95	28.87%
1.01-1.50	17	5.65	6.81%
1.51-2.00	14	3.43	4.13%
2.01-2.50	4	3.76	4.53%
2.51-3.00	9	14.45	17.42%
3.01-4.00	10	4.66	5.62%
> 4.00	23	7.59	9.15%
TOTAL:	161	197.4	

### ***E. Impact on Municipal Services***

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for blight remediation and include transportation improvements, facilitating development of properties including mixed use and housing development, recreational improvements, economic development assistance to local businesses and plan administration. The use of tax increment allows the City to add an additional funding source to the City of West Linn general fund or system development charges funds to allow these projects to be completed.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, as the property is within the city limits, the city has anticipated the need to provide services to the Area. As the development will be new construction or rehabilitation, it will be up to current building code which will aid in any fire protection needs. The transportation projects will also assist in fire protection needs in the Area.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City. The Area encompasses 3.9% of the City of West Linn's assessed value. There will be an impact on the city budget as shown in Table 14. The City will need to address the impact as they do future budgets and revenue forecasting.

## **XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. There are large parcels within the Area that are undeveloped or underdeveloped. There are also transportation deficiencies which impact the residents in West Linn.

The outcome of implementing these projects is anticipated to be substantial increase to the economic growth in West Linn by providing improved multi modal transportation access, new mixed used and housing development, additional recreational opportunities and providing tools inside the Area to assist with economic development.

## **XIII. RELOCATION REPORT**

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.