

City of St. Helens Urban Renewal - October 2016

From now until June 2017, the City will be exploring urban renewal as a way to fund key projects on the waterfront and along U.S. 30, Old Portland Road, and St. Helens/Columbia Streets.

What is urban renewal?

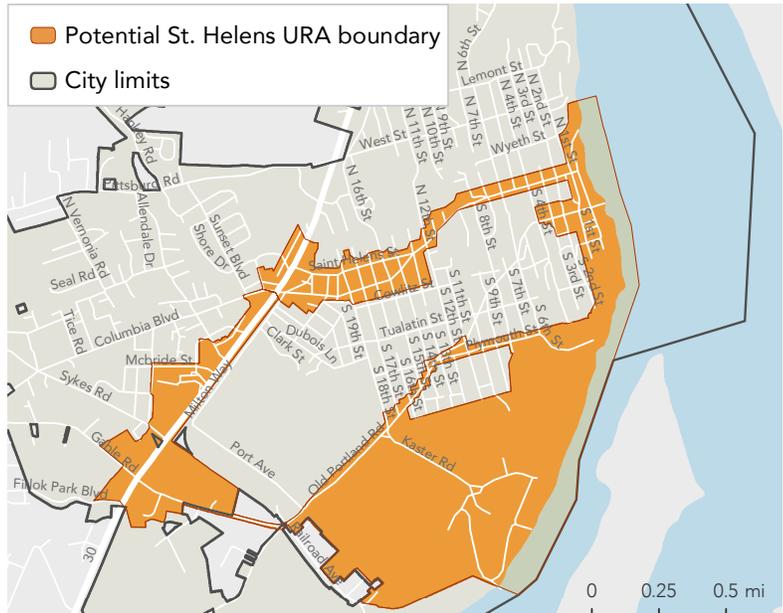
Urban renewal is a program used throughout Oregon to provide a financing mechanism to implement City plans in specific areas. Urban renewal is not a new tax on property. The revenue to pay for projects in an urban renewal area is generated by the growth in assessed property value that occurs through new development and annual growth in assessed property values within the urban renewal area.

The St. Helens School District and Northwest Regional ESD are not *directly* affected by urban renewal. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. All schools receive the same per pupil allocations. Under this system, property taxes foregone due to the use of tax increment financing are replaced with State School Fund revenues, as determined by the State funding formula. While urban renewal statewide has an impact on the amount of funding in the School Fund, the legislature can re-allocate other funding sources to the School Fund.

Potential Projects

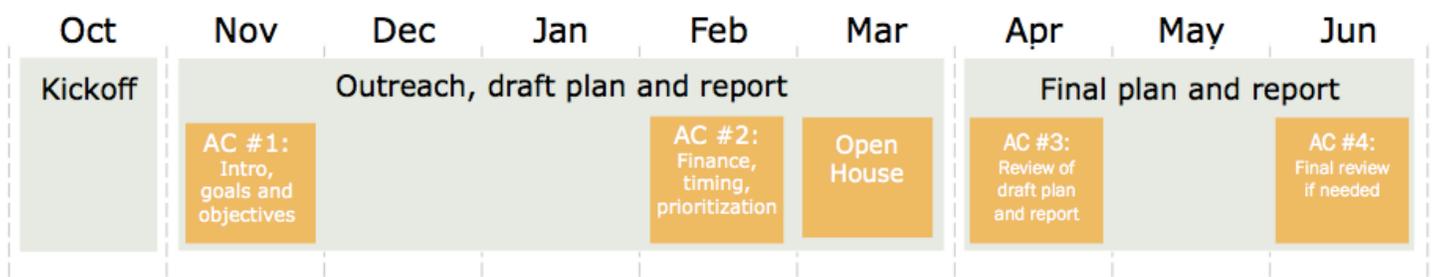
Project Category	Examples
Transportation	<ul style="list-style-type: none"> Road extensions Streetscape enhancements
Public Amenities	<ul style="list-style-type: none"> Park improvements New parks and open spaces Wayfinding
Economic Development	<ul style="list-style-type: none"> Tenant Improvements Pre-development assistance Developer assistance
Site Preparation	<ul style="list-style-type: none"> Grading

Potential Urban Renewal Boundary



Preliminary Project Schedule

There will be many opportunities for stakeholder and public involvement throughout the process.

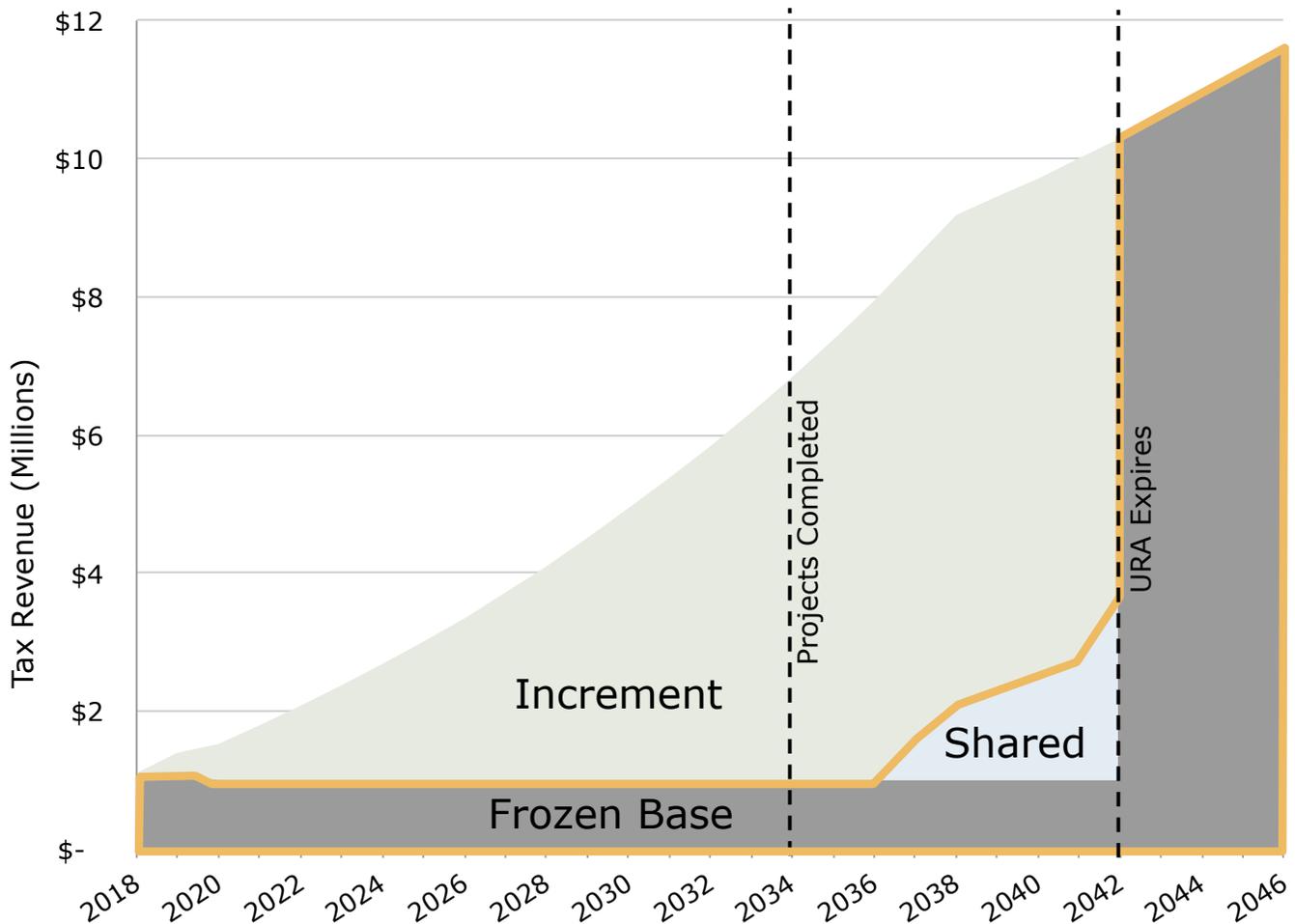


How Urban Renewal Works

Increment: When property values increase over time from new development and appreciation, it goes to the urban renewal area instead of overlapping taxing districts.

Frozen Base: The value of property when the urban renewal area is formed. Taxes from the frozen base continue to go to overlapping taxing districts.

Shared: Once the urban renewal area is successful and generating significant increment each year, a portion of the increment is "shared" with affected taxing districts.



Early Years:
Increment revenues are small. The urban renewal area incurs loans to fund strategic improvements to stimulate new development.

Middle Years:
Development occurs, boosting increment revenue. The urban renewal has more capacity to fund projects.

Late Years:
Annual increment revenues are large. Final projects are completed, outstanding debt is repaid, and the urban renewal closes down.

After Expiration:
Once all projects have been completed and debt repaid, all of the tax revenue returns to overlapping taxing districts and they receive the benefits of increased property values.



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