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Clackamas County
www.clackamas.us

Urban Renewal at Work in Clackamas County

Clackamas Town Center
- Formed in 1980 with a total assessed value* of $32 million
- Assessed value of $607 million, a 902% increase
- Jobs created: 26,251
- New housing units: 1789
- New businesses: 85

Purpose: Create the new and expanded road systems to support the opening of the CTC shopping mall and meet the needs of growing residential neighborhoods, expanding healthcare facilities and businesses.

Clackamas Industrial Area
- Formed in 1984 with a total assessed value* of $263 million
- Assessed value of $699 million when levy retired in 2006
- Jobs created: 20,270
- New businesses: 346

Purpose: Prepare area to become a vital employment center and attractive commercial and residential service center.

Government Camp Village Area
- Formed in 1989 with a total assessed value* of $24 million
- Assessed value of $160 million when district retired in 2009
- Jobs created: 203
- New housing units: 339
- New businesses: 14

Purpose: Enhance this mountain community to increase tourism and encourage private investment in housing and new businesses.

North Clackamas Revitalization Area
- Founded in 2006 with total assessed value* of $398 million
- Assessed value of $461 million
- Sanitary sewer line installation to serve 970 customers
- Jobs created: 90

Purpose: Support development of the community as a safe, clean and affordable mixed use residential neighborhood with retail, economic, educational, transportation and recreational opportunities.

**Assessed value is the monetary worth of a property used by the county assessor to calculate property taxes.*





For more information about urban renewal . . .

Contact Mary Anderson at the Clackamas County Development Agency:
(ph): 503-742-4323
(e-mail): maryand2@co.clackamas.or.us

Check out the following website:
www.clackamas.us/urbanrenewal/

CLACKAMAS COUNTY

Clackamas County Development Agency
150 Beavercreek Rd.
Oregon City, OR 97045

June 2011

URBAN RENEWAL IN CLACKAMAS COUNTY

KEEPING CLACKAMAS WORKING







CLACKAMAS COUNTY

Urban renewal today . . . The Clackamas County Development Agency (CCDA) administers four urban renewal areas. The Board of County Commissioners serves as the Agency's governing body, and a budget committee made up of the Commissioners and five citizens approves the Agency's annual budget. The four urban renewal areas are **described on the back page**.

Urban renewal benefits communities and the County as a whole by . . .

- Creating jobs
- Recruiting and maintaining employers
- Building new and affordable housing, and providing grants for existing home improvements
- Enhancing quality of life through new and renovated parks, roadways, civic and cultural facilities, and expanded economic development
- Increasing long-term revenue for local public service districts including fire, law enforcement, water, sewer, libraries, parks and schools
- Increasing the value of property adjacent to the urban renewal district
- Providing matching funds for money from other sources (such as state or federal grants)
- Funding infrastructure – roads, sidewalks, bike paths, water lines, sewer, etc. – that support safe, healthy communities and economic growth

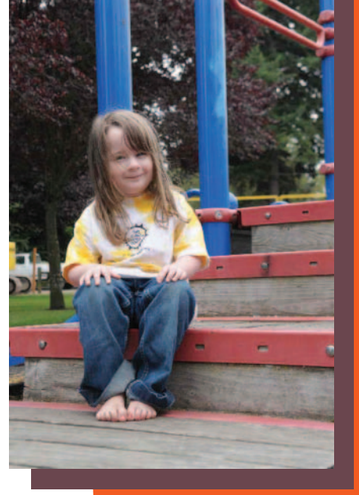


This is how urban renewal works in Clackamas County. . .

CCDA, the urban renewal authority for Clackamas County, works with citizens and community organizations and local service districts to determine an area in need of improvement, and determine what specific projects are needed to make that improvement happen.

As a result of this collaboration, CCDA creates an urban renewal plan that describes the projects and programs planned for the area, and how and when they will be funded including: map and description of boundary of urban renewal area, goals and objectives, activities and projects needed to improve conditions, the cost of the improvements and how the funds will be raised. This plan is reviewed with the public and the County Planning Commission before going to the Board of County Commissioners for action.

Urban renewal does not increase taxes for property owners . . .



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

Ballot Measure 50, approved by Oregon voters in 1996, requires that the amount of money going to urban renewal be shown on property tax statements. However, the amount shown reflects the amount of taxes the property owner is already paying to the other taxing districts that is being invested in urban renewal – **not** an additional tax.

The most common method of raising funds to support urban renewal is tax increment financing (TIF)

- Revenue provided to the Development Agency annually based upon new or increased property values in the urban renewal area after the urban renewal plan is adopted.

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

- This revenue is used by the Development Agency to carry out the urban renewal plan goals and objectives – the plan projects -- in that specific urban renewal area



Urban renewal funds can be used for . . .

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

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

Redevelopment assistance for housing, commercial or industrial uses such as land acquisition, site preparation and other improvements

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