



Keeping Clackamas Working

Clackamas County Development Agency Annual Report, 2020-21





The Clackamas County Board of Commissioners created the Clackamas County Development Agency (CCDA) in 1977 as the urban renewal authority for Clackamas County. The Development Agency is...

...Committed to carrying out plans developed specifically for each urban renewal area to:

- Increase jobs*
- Improve economic vitality*
- Improve opportunities and capabilities by removing influences that inhibit development or redevelopment*

...Dedicated to fulfilling commitments to the community:

- Develop plans that best meet the needs of each area's residents, businesses and agencies.*
- Ensure funds are spent efficiently and effectively for the benefit of each urban renewal area.*
- Work closely with and consider the ideas, needs and wants of residents, businesses, workers and other agencies in and near each urban renewal area.*
- Consistently working with citizens, businesses and agencies to support the growth of livable, sustainable, economically viable communities.*

Cover photo: The recently completed *Clackamas Regional Center Mobility Improvements Project* covers an extensive portion of the Clackamas Town Center urban renewal district with more than 30 projects in one cohesive package to improve transportation options, and traffic safety and operations for the benefit of local residents, employees, shoppers and more. Improvements are generally in the following areas: Harmony Road from Fuller Road to 82nd Ave and Sunnyside Road from 82nd Ave to SE Stevens Road.

Our Mission

Using urban renewal authority, the Development Agency implements programs that provide for economically, socially and environmentally sound development and redevelopment to revitalize blighted areas, build the county's property tax base and create jobs for the residents of Clackamas County.

The Development Agency has been making a positive difference for Clackamas County residents, communities, businesses and travelers for more than 30 years.

This report reviews some major accomplishments achieved by the Clackamas County Development Agency staff with urban renewal funds during 2020-21, and previews plans for the coming year.

Urban Renewal Works for Clackamas County Communities

What is urban renewal?

Urban renewal is a program designed by the state and run by local governments to help communities improve and redevelop.

- In Clackamas County, we use urban renewal to enliven and enrich identified communities by developing new public assets such as streets, surface water and watershed systems, sanitary upgrades, parks and plazas, greenways and community facilities.
- Urban renewal also finances incentives for private investments that create jobs, support neighborhoods and provide housing options.

Before urban renewal, OR 212 in the Clackamas Industrial Area was crowded, with few options for pedestrians and bicyclists, and problems with standing water, making travel hazardous and damaging the roadway.



How is urban renewal funded?

Urban renewal uses future tax revenues to pay for investments that will bring in additional tax revenue.

- The county, with recommendations from a community-based committee and county Planning Commission review, draws a boundary around an area and identifies improvement projects that would benefit that area. We then choose one or more financing tools -- often issuing bonds -- to pay for the projects.
- As area property values increase with the new investment, the increase in property tax revenues is used to pay the bonds.



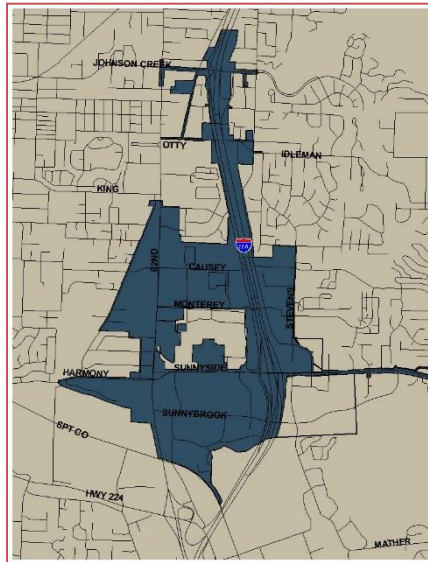
After urban renewal, OR 212 had four wide lanes for cars and trucks, stormwater drainage, and dedicated bike lanes and sidewalks to support all forms of travel for residents, businesses, workers and visitors.

Our districts

Two of our three urban renewal districts – Clackamas Industrial Area (CIA) and Clackamas Town Center Area (CTC) -- have stopped collecting revenue, as shown below. The CIA and CTC no longer collect revenue, but still have money for projects. The third district, the North Clackamas Revitalization Area (NCRA), is still collecting revenue, and building and planning improvements.

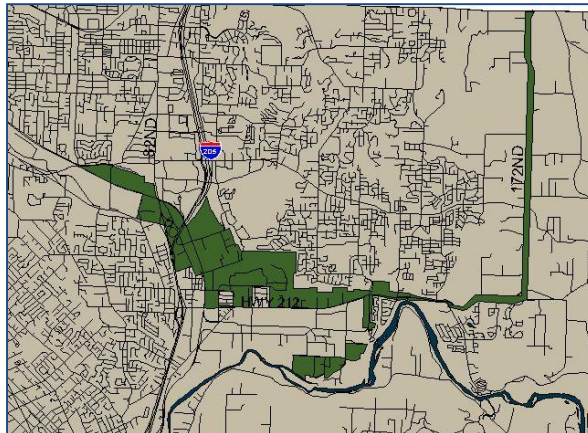
Clackamas Town Center Area

(1980 – 2013)

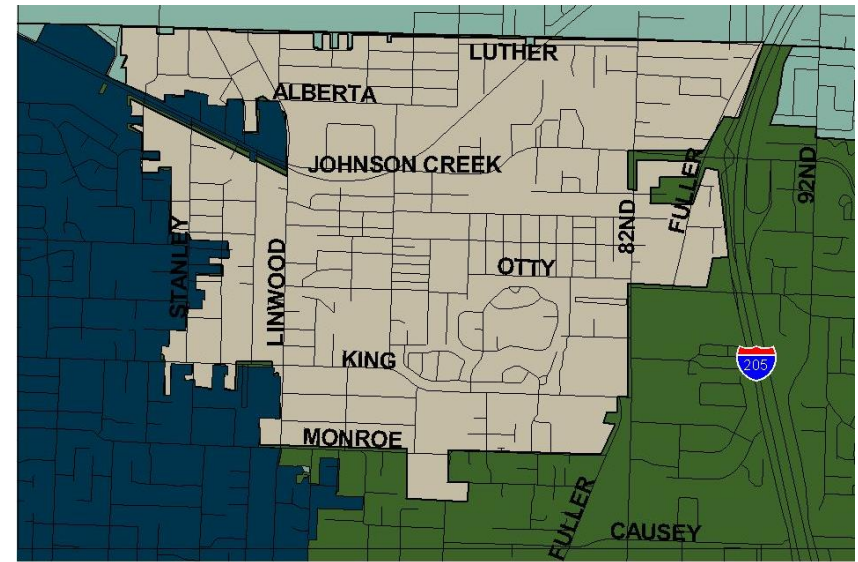


Clackamas Industrial Area

(1984 – 2006)



North Clackamas Revitalization Area (2006 -)



CLACKAMAS TOWN CENTER AREA

Commercial and Retail Center of Clackamas County

Timeline: Founded in 1980. Reduced district size, adding back acreage to the tax rolls in 1988 and 2005. Levy terminated June 30, 2013.

Assessed Value: The original assessed value of the area was \$32 million; now it is up to \$742 million. **In addition, a reduction in the urban renewal plan area added another \$90 million in assessed value to tax rolls in 1988 and \$48 million in 2005.*

Area: 738 acres in northwest Clackamas County between the cities of Milwaukie and Happy Valley, and surrounding, but not including, Clackamas Town Center Mall and Kaiser Sunnyside Medical Center. The original area included 913 acres.

Purpose: Enable the construction and improvement of transportation and other needed public systems in a formerly blighted area to encourage economic development and private investment.

Projects – Construction nearly completed on the Clackamas Regional Center Mobility Improvement Project is already greatly improving transportation safety, access and efficiency in the southern portion of the district for all modes of travel. The photo below shows some of the completed improvements on Sunnyside Road.



CLACKAMAS TOWN CENTER AREA

The Clackamas Town Center Area in the heart of the Clackamas Regional Center is the region's fastest-growing business center with high quality office, retail and multi-family projects supported by safe, modern roadways and mass transit. Urban renewal funds provide new, expanded and safer roadways; increased multi-modal travel options; commercial and retail growth; enhanced public safety and medical facilities, and multiple housing options.

OPERATING FUND		
	6/30/21 Year- End Actuals	2021-22 Budget
Beginning Fund Balance	\$16,570,702	\$2,545,293
Revenues		
Federal	\$0	\$0
State	\$0	\$0
Miscellaneous	\$473,471	\$242,017
Intergovernmental	\$0	\$1,750,000
Charges for services	\$74,368	\$0
Interfund transfers	\$12,604,667	\$0
Land sale proceeds	\$0	\$1,250,000
Total Annual Revenue	\$29,723,208	\$5,787,310
Expenditures		
Materials & services	\$447,697	\$174,765
Indirect costs	\$44,129	\$10,794
Allocated costs	\$50,617	\$14,193
Capital outlay	\$12,479,625	\$4,151,500
Interfund transfers	\$12,604,667	\$0
Reserve for future expenditures	\$0	\$0
Contingency	\$0	\$1,436,058
Payments to local government	\$0	\$0
Total Annual Expenditures	\$25,626,735	\$5,787,310
Ending Fund Balance	\$4,096,473	\$0

	6/30/21 Year- End Actuals	2021-22 Budget
Beginning Fund Balance	\$12,580,953	\$0
Revenues		
Taxes	\$0	\$0
Intergovernmental	\$0	\$0
Interfund transfers	\$0	\$0
Miscellaneous	\$23,654	\$0
Bond sale proceeds	\$0	\$0
Total Annual Revenue	\$12,604,607	\$0
Expenditures		
Bond principal	\$0	\$0
Bond interest	\$0	\$0
Debt service	\$0	\$0
Interfund transfer	\$12,604,607	\$0
Reserve for future expenditures	\$0	\$0
Contingency	\$0	\$0
Total Annual Expenditures	\$12,604,607	\$0
Ending Fund Balance	\$0	\$0

CLACKAMAS INDUSTRIAL AREA

The Industrial Center of Clackamas County

Timeline: Founded in 1984. Levy terminated June 30, 2006. **Assessed Value:** \$699 million in 2006. The original assessed value of the area was \$263 million in 1984. **This urban renewal area added \$213 million to tax rolls in 2001.*

Area: Originally 2,173 acres along Highway 212/224 and I-205; 1,187 acres in 2001 when 986 acres were added back to tax rolls.

Purpose: Support intensive employment center offering family-wage jobs.

Impact on overlapping taxing districts: \$436 million was added to tax rolls when the district was retired in 2006.



The aerial view above, looking west, shows several projects funded by the Clackamas Industrial Area urban renewal district. Minuteman Way (formerly Industrial Way) is shown crossing the top third of the photo. Other completed projects in this district facilitated redevelopment of the Clackamas Industrial Area Opportunity (CIAO) site at 120th and Capps Road, which now includes approximately 450,000 square feet of new industrial space that provides more than 1,000 new family-wage jobs.

	6/30/21 Year-End Actuals	2021-22 Budget
Beginning Fund Balance	\$6,483,378	\$3,333,641
Revenues		
Federal	\$0	\$0
State	\$0	\$0
Miscellaneous	\$159,810	\$117,452
Intergovernmental	\$0	\$0
Charges for services	\$0	\$0
Interfund transfers	\$0	\$0
Other financing sources	\$0	\$0
Land sale proceeds	\$0	\$0
Total Annual Revenue	\$6,643,188	\$3,451,093
Expenditures		
Materials & services	\$125,341	\$264,163
Indirect costs	\$8,204	\$17,991
Allocated costs	\$9,206	\$23,655
Capital outlay	\$26,458	\$3,145,284
Interfund transfers	\$0	\$0
Reserve for future expenditures	\$0	\$0
Contingency	\$0	\$0
Other special payments	\$0	\$0
Total Annual Expenditures	\$169,209	\$3,451,093
Ending Fund Balance	\$6,473,979	\$0

NORTH CLACKAMAS REVITALIZATION AREA

An Affordable, Residential, Small-Business Community

Timeline: Founded in 2006 **Assessed Value:** \$725 million, up from \$398 million in 2006

Area: 1,008 acres in northwest Clackamas County between Milwaukie and Happy Valley, adjacent to Clackamas Town Center Area

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

Projects

Over its first 11 years, the NCRA has made significant inroads into improving the infrastructure and community environment for those who live and work in the area.

- All residents who live within the boundaries of Clackamas County Sewer District #1 now have access to sanitary sewer, with financial assistance programs for those who need help paying assessment charges or connection fees.
- Continuing housing rehabilitation and repair programs, provided in cooperation with Clackamas County Community Development, offer loans and grants for qualified property owners to improve the safety, health and livability of their homes.
- Upgrades to the North Clackamas Schools Wichita Center for Family and Community – including a new parking lot and sidewalks -- allow more people to take advantage of needed programs and services.
- Road improvement projects have added safety and accessibility for motorists, pedestrians and bicyclists:
 - Reconstruction of SE Bell Ave from King to Brehaut (photo to right) and of SE 70th Ave from King to Monroe
 - Realigned intersection at SE 82nd Avenue/SE Otty Street/Otty Road, with sidewalks, bike lanes, storm drainage, street lights and landscaping
 - Completed design on the D-Street improvement project that once constructed will provide two new roadways to serve planned redevelopment at the Fuller Road Station area.
 - Began design on Linwood Avenue improvements from Monroe Street north to Johnson Creek Boulevard.

Impact of NCRA on overlapping taxing districts

Taxing District	Taxes Foregone*	% of Taxes Levied Used for Urban Renewal
Clackamas Community College	\$182,702	0.76%
Clackamas County Library	\$130,017	0.56%
Clackamas Education Service	\$120,677	0.59%
County Extension & 4H	\$16,365	0.56%
County Law Enforcement	\$235,594	2.84%
County Soil Conservation District	\$16,365	0.56%
Fire District 1	\$785,925	1.26%
Metro	\$31,618	0.77%
North Clackamas Parks	\$176,156	2.50%
North Clackamas Schools	\$1,594,009	1.99%
Port of Portland	\$22,944	0.56%
Unincorporated Clackamas County	\$974,257	1.24%
Vector Control	\$2,127	0.56%

*The amount of funds received by schools is not actually affected by urban renewal because school funding is based on a state formula. The state provides schools with funds not available from local property taxes.



NORTH CLACKAMAS REVITALIZATION AREA

OPERATING FUND		
	6/30/21 Year-End Actuals	2021-22 Budget
Beginning Fund Balance	\$2,413,507	\$1,614,635
Revenues		
Federal	\$0	\$0
State	\$0	\$0
Miscellaneous	\$303,680	\$20,000
Intergovernmental	\$0	\$0
Charges for services	\$0	\$0
Interfund transfers	\$3,000,000	\$10,000,000
Land sale proceeds	\$0	\$0
Total Annual Revenue	\$5,717,187	\$11,634,635
Expenditures		
Materials & services	\$229,188	\$698,984
Indirect costs	\$28,081	\$43,178
Allocated costs	\$32,210	\$56,770
Capital outlay	\$2,746,544	\$9,327,975
Interfund transfers	\$0	\$0
Reserve for future expenditure	\$0	\$0
Contingency	\$0	\$1,507,728
Payments to local government	\$0	\$0
Total Annual Expenditures	\$3,036,023	\$11,634,635
Ending Fund Balance	\$2,681,164	\$0

	6/30/21 Year- End Actuals	2021-22 Budget
Beginning Fund Balance	\$5,744,883	\$5,597,748
Revenues		
Taxes	\$3,683,991	\$3,500,000
Intergovernmental	\$0	\$0
Interfund transfers	\$0	\$0
Miscellaneous	\$132,198	\$70,500
Bond sale proceeds	\$0	\$12,000,000
Total Annual Revenue	\$9,561,072	\$21,168,248
Expenditures		
Bond principal	\$430,000	\$2,000,000
Bond interest	\$126,500	\$650,000
Debt service	\$0	\$0
Interfund transfer	\$3,000,000	\$10,000,000
Reserve for future expenditures	\$0	\$2,650,000
Contingency	\$0	\$5,868,248
Total Annual Expenditures	\$3,556,500	\$21,168,248
Ending Fund Balance	\$6,004,572	\$0

Improvements to the 82nd Avenue and Otty Road intersection (right) completed in 2018 included realignment of Otty Road to greatly enhance safety and circulation, landscaping, storm water facilities, sidewalks and lighting.





Development Agency
Keeping Clackamas Working

Development Agency

Supervisor: David Queener

Senior Project Planner: Ken Itel

Administrative Analyst: Lori Phillips

Counsel: Nathan Boderman

Community Relations: Ellen Rogalin

Board of County Commissioners, 2020-21

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Paul Savas, Vice Chair

Sonya Fischer

Mark Shull

Martha Schrader

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Director of Transportation & Development:

Dan Johnson

Assistant Director – Transportation: Mike Bezner

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