



ALBANY CITY COUNCIL AGENDA

Wednesday, July 24, 2024
6:00 p.m.

Council Chambers, City Hall
333 Broadalbin Street SW

Watch on YouTube: <https://www.youtube.com/user/cityofalbany>

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to order and pledge of allegiance
2. Roll call
3. Special presentations
 - a. Oregon Cascades West Council of Governments annual report – Ryan Vogt [Pages 3-4]
 - b. Festival Latino – Ana Ojeda Duffy [Verbal]
4. Business from the public
5. First reading of ordinances
 - a. Camping and Shelter Ordinances – Kris Schendel [Pages 5-27]
 - 1) Amend AMC 7.20, Camping Regulations ORD NO. _____ p. 5
 - 2) Add AMC 8.06, Temporary Emergency Shelters ORD NO. _____ p. 12
 - 3) Add AMC 8.07, Emergency Transitional Housing ORD NO. _____ p. 16
 - 4) Add AMC 8.08, Conversions for Emergency Shelters or Affordable Housing ORD NO. _____ p. 26
6. Adoption of consent agenda
 - a. Appointments [Pages 28-32]
 - 1) Appointing Eduardo (JR) Beroncal to the Airport Commission
 - 2) Appointing Wanda Buck to the Arts Commission
 - b. Recommendations to OLCC [Page 33-34]
 - 1) Approve additional annual liquor license renewals
 - 2) Approve full on-premises, liquor license application for New RCI Holdings Inc, dba Regal Albany (added 07/23/2024)
 - c. Adoption of resolutions
 - 1) Acceptance of Statewide and Local Cybersecurity Grant Program (SLGCP) Grant – Sean Park [Pages 35-36] RES NO. _____ p. 36

MOTION: _____



7. Staff reports
 - a. Tax Increment Financing feasibility study – Sophie Adams [Pages 37-62]
 - b. ~~Personnel change request for Utility Billing – Chris Bailey [Page 63] (Removed 07/19/2024)~~
8. Business from the council
9. City manager report
10. Next meeting dates
Monday, August 5, 2024; 4:00 p.m. work session
Wednesday, August 7, 2024; 6:00 p.m. meeting
11. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cityclerk@albanyoregon.gov

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



Albany

2023 Annual Report

Senior & Disability Services

29 OREGON PROJECT INDEPENDENCE CONSUMERS

Oregon Project Independence is an alternative to Medicaid that supports daily living activities provided by home care workers or in-home care agencies.

27 MONEY MANAGEMENT CONSUMERS

Money Management provides free assistance with personal finances to seniors and adults with disabilities.



736 CASES MANAGED

In addition to the current Long-term Services and Supports case load, staff processed **618** new service requests from Albany residents.



17 ADULT FOSTER HOMES
Provided housing for up to 85 Albany residents

ADULT PROTECTIVE SERVICES

806 Adult Protective Services (APS) investigations took place in 2023.

HOUSING SERVICES SUCCESS

Housing Coordinator Cassie encountered a consumer due to be evicted for non-payment of rent within days. She coordinated the payment of the back due rent via Crisis Funds and the payment of back due utility bills via coordination with Community Services Consortium (CSC). Cassie assisted in securing a representative payee to ensure this issue does not happen again, ensuring the consumer's current housing situation can remain stable.

MEALS ON WHEELS

The Albany Meals on Wheels program served **66,067** meals to **517** consumers in 2023.



64,776 HOME DELIVERED MEALS



1,291 IN-PERSON MEALS SERVED



465 SHELF-STABLE FOOD BOXES

Community Service Programs



12 FOSTER GRANDPARENT VOLUNTEERS

Provided **8,549** volunteer hours mentoring youth at the Albany Boys & Girls Club, Mid-Willamette Valley YMCA, South Shore & Sunrise Elementary, Timber Ridge School, The Children's Place, and Young Roots Oregon.



STAND BY ME & MEALS ON WHEELS COLLABORATION

Stand By Me financial empowerment program and Meals on Wheels teamed up to host a free financial workshop and lunch event at the Riverfront Center open to Albany residents.



AARP VOLUNTEERS HELPED WITH TAX PREP FOR SENIORS

AARP Tax Aid volunteers helped prepare 2022 taxes from January to April at the Albany Riverfront Center free of charge for seniors.

SENIOR HEALTH INSURANCE BENEFITS ASSISTANCE

351 Albany residents received one-on-one counseling on their Medicare benefits through the Senior Health Insurance Benefits Assistance (SHIBA) program. **6** Medicare 101 seminars were held in Albany, and **4** residents volunteered as coaches for the program during 2023.

Community & Economic Development

ALBANY AREA METROPOLITAN PLANNING ORGANIZATION



Adopted Regional Bicycle and Pedestrian Plan

This plan helps to identify improvements to the transportation system that will help meet demands for the next 20 years.



Transportation Improvement Program Submitted to ODOT

Submitted plans for this program giving transparency on transportation projects in the region being funded by federal dollars.

CASCADES WEST BUSINESS LENDING

Cascades West Business Lending supports small businesses in Albany with **7** Active loans totaling **\$697,582** and creating at least **20** jobs in the city. **2** of these loans were new loans funded in 2023.

THE NATTY DRESSER, VERACITY SPIRITS, ALLEN & ASSOCIATES INSURANCE, GRAND PRIX CYCLE, CRABTREE AUTOMOTIVE, ALBANY LOCK & KEY, AND JAKE'S HANDYMAN SERVICES



CASCADES WEST RIDE LINE

Provided 48,567 rides to residents

Cascades West Ride Line coordinates transportation services for eligible Oregon Health Plan (OHP) and Medicaid clients traveling to and from covered non-emergency medical services.



SURPLUS GRANT FUNDS

Created Childcare Grant Program

Two grant recipients were non-English Speaking childcare programs. Collectively, the recipients created **14** much needed childcare slots.



AN ORDINANCE AMENDING ALBANY MUNICIPAL CODE (AMC) CHAPTER 7.20, CAMPING REGULATIONS

WHEREAS, the City of Albany adopted AMC Chapter 7.20, Camping Regulations, in May of 2023 to adhere to Oregon State House Bill 3115; and

WHEREAS, AMC Chapter 7.20, Camping Regulations, was monitored for success and effects on the community; and

WHEREAS, AMC Chapter 7.20 created a space riddled with criminal activity and drug use; and

WHEREAS, it is incumbent upon the City to take action in addressing the safety of the community.

NOW THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1. AMC 7.84.120, Prohibited Camping, is hereby repealed.

Section 2. Amending AMC Chapter 7.20, Camping Regulations. AMC Chapter 7.20, Camping Regulations, is hereby amended as follows:

**Chapter 7.20
CAMPING REGULATIONS**

Article I. Administration

- [7.20.005](#) Title.
- [7.20.010](#) Scope.
- [7.20.015](#) Interpretation.
- [7.20.020](#) Interchangeability.
- [7.20.025](#) Terms not defined.
- [7.20.030](#) Definitions.

Article II. Camping

- [7.20.035](#) Prohibited camping.
- [7.20.03540](#) Permitted camping.
- [7.20.040](#) Private property camping permit.
- [7.20.045](#) Unpermitted camping.
- [7.20.050](#) Prohibited camping.
- [7.20.0545](#) Open flame- Fire Safety
- [7.20.0650](#) Utilities.

Article III. Compliance

- [7.20.0655](#) Storage of personal property.
- [7.20.0760](#) Cleanup and posting.
- [7.20.0765](#) Nonexclusive remedy.

~~7.20.080~~ ~~Right of entry.~~
~~7.20.085~~ ~~Maintenance.~~
~~7.20.070~~ ~~Special Permit.~~
~~7.20.0975~~ Violation – Penalty.

Article I. Administration

7.20.005 Title.

These provisions shall be known as the Albany camping regulations and shall be cited as such and will be referred to herein as “this regulation.” (Ord. 6015 § 1, 2023).

7.20.010 Scope.

The provisions of this regulation apply to all public property and public right-of-way located within the city of Albany as defined herein. (Ord. 6015 § 1, 2023).

7.20.015 Interpretation.

This regulation is to be interpreted consistent with applicable state statutes and providing the protection required by state statutes. (Ord. 6015 § 1, 2023).

7.20.020 Interchangeability.

Words used in the present tense include the future, words in the masculine gender include the feminine and neutral, the singular number includes the plural, and the plural, the singular. (Ord. 6015 § 1, 2023).

7.20.025 Terms not defined.

Where terms are not defined through the methods authorized by this article, such terms shall have ordinarily accepted meanings such as the context implies. Words of common usage are given their plain, natural, and ordinary meanings. Words that have well-defined legal meanings are given those meanings. (Ord. 6015 § 1, 2023).

7.20.030 Definitions.

(1) “Camp” or “camping” means to pitch, erect, create, use, or occupy camp facilities for the purpose of habitation, as evidenced by the use of camp paraphernalia.

(2) “Camp facilities” includes, but is not limited to, tents, huts, temporary shelters, motor vehicles, or recreational vehicles.

(3) “Camp paraphernalia” includes, but is not limited to, tarpaulins, cots, beds, sleeping bags, blankets, mattresses, hammocks, outdoor cooking devices or utensils, and similar equipment.

(4) “Motor vehicle” means a vehicle that is self-propelled or designed for self-propulsion.

(5) “Public property” means any real property or structures owned, leased, or managed by the city, including public rights-of-way.

(6) “Public rights-of-way” means all property dedicated to the public for transportation purposes and administered by the city, including streets, roads, alleys, lanes, -sidewalks, trails, paths, bridges, viaducts, and all other public ways and areas managed by the city.

(a) Includes public utility easements to the extent that the easement allows use by the permittee planning to use or using the public utility easement. “Right-of-way” includes the subsurface under and airspace over these areas.

(b) “Right-of-way” does not include the airwaves for purposes of commercial mobile radio services, broadcast television, direct broadcast satellite and other wireless providers, or easements or other property interests owned by a single utility or entity.

(7) "Recreational vehicle" or "RV" means a vehicle with or without motive power that is designed for use as temporary living quarters and as further defined by the Oregon Department of Transportation in OAR Chapter [735](#), Division [022](#).

(8) "Store" or "storage" means to put aside or accumulate for use when needed, to put for safekeeping, or to place or leave in a location.

(9) "Vehicle" means a motor vehicle or recreational vehicle. (Ord. 6015 § 1, 2023).

Article II. Camping

7.20.035 Prohibited camping.

It is unlawful for any person to camp in or upon any public property or public right-of-way if the person has access to reasonable alternate shelter, has means to acquire reasonable alternate shelter, or has otherwise been offered, rejected, and/or been disqualified from reasonable alternate shelter.

7.20.04035 Permitted camping.

(1) Camping within the city of Albany shall be permitted as follows:

(a) In accordance with a duly executed emergency declaration by the Albany city manager.

(b) On ~~the~~ publicly owned property, designated by the Albany city manager, when there is no alternate shelter available.

(i) Each occupant shall follow all posted rules in addition to the rules set herein.

(ii) Each occupant shall be actively working with local service providers to gain alternative housing.

(iii) Each occupant shall store all items and materials within their camping facility.

~~(ii) Each site shall be provided with a portable restroom and sink facility.~~

~~(iii) Each site shall be provided with 1 2A:10B:C fire extinguisher which shall be mounted in a conspicuous location within 75 feet of the permitted camping area.~~

~~(A) Extinguisher shall be annually serviced and maintained by the owner/controlling party of the property.~~

(iv) Each camp may occupy a space no greater than 12 feet by 12 feet.

(v) Any individual may only occupy and/or control a single camp at any time.

~~(vi) Camping facilities shall be spaced at least 10 feet apart.~~

(vii) Each camp shall be maintained in a clean, sanitary, and safe condition.

(viii) Camping facilities left unoccupied for more than twenty-four (24) hours shall be considered abandoned.

~~(c) On religious organization or transitional shelter property that holds a private property camping permit as outlined in AMC [7.20.040](#).~~

~~(i) Each permitted site shall host a maximum of four camping facilities.~~

~~(ii) Permitted sites shall make such accommodations free of charge.~~

~~(iii) All items and materials are stored within the camping facility or in a separate storage area that is screened from the view of adjacent properties and public rights of way.~~

~~(iv) Locations providing camping accommodations described under this regulation shall provide consistent and ongoing access to water, water closet/lavatory, and garbage service on site. Any provided cooking facilities shall meet all federal, state, and local standards.~~

~~(A) Water closets/lavatories and showers may be provided through a rented portable facility, as described in Chapter 9.04 AMC, if such facility is locked, and each occupant of the camping area has access to a key. Such structures shall be permitted as required in AMC Title 18.~~

~~(B) Where new and/or altered accommodations or cooking facilities are proposed, those elements shall be permitted as required in AMC Title 18.~~

~~(v) One 2A:10B:C fire extinguisher which shall be mounted in a conspicuous location within 75 feet of the permitted camping area.~~

~~(A) Extinguisher shall be annually serviced and maintained by the owner/controlling party of the property.~~

~~(vi) Each camp may occupy a space no greater than 12 feet by 12 feet.~~

~~(vii) Any individual may only occupy and/or control a single camp at any time.~~

~~(viii) Camping facilities shall be spaced at least 10 feet apart.~~

~~(ix) Each camp shall be maintained in a clean, sanitary, and safe condition. (Ord. 6015 § 1, 2023).~~

7.20.040 Private property camping permit.

~~(1) Application.~~

~~(a) Scaled site plan of the proposed property, to include at minimum:~~

~~(i) Site layout demonstrating compliance with all setback and spacing requirements;~~

~~(ii) Location of camping facilities;~~

~~(iii) Location of all accommodations;~~

~~(iv) Location of any fire hydrants and/or fire lanes on site and/or adjacent to the proposed property;~~

~~(v) Details demonstrating compliance with the requirements set forth in this regulation; and~~

~~(vi) Any other information requested by the city manager or designee.~~

~~(2) Records Management.~~

~~(a) Locations shall provide a list of names and dates of birth for all individuals staying on site to the Albany Police Department. This list shall be kept up to date and resubmitted every time an individual joins or leaves the camp site as a resident.~~

~~(i) This information shall be for the purpose of ensuring sex offender registration requirements are met and that any outstanding violent persons are not utilizing the facilities.~~

~~(3) Establishment of camps on private property within the city limits of Albany shall be prohibited unless a private property camping permit is obtained from the city manager or designee. Each approved property shall be allowed 1 continuous 120 calendar day permit within a 365 calendar day period.~~

~~(4) In issuing a private property camping permit, the city manager or designee shall consider impacts to the surrounding area and city department responses to the site.~~

~~(5) Permit fees shall be set by council resolution.~~

~~(6) Denial, Revocation, or Suspension of Permit.~~

~~(a) The city manager or designee may deny, revoke, or suspend the permit upon finding that any provision herein or condition of approval will be or has been violated.~~

~~(b) The city manager or designee may deny, revoke, or suspend the permit upon finding that any issuance or continued allowance of a permit poses a risk to peace, safety, health, or welfare of the City.~~

~~(c) The city manager or designee may deny, revoke, or suspend the permit upon finding that any issuance or continued allowance of a permit causes impacts to the surrounding area~~

and city department responses to the site. Determination of impacts is at the sole discretion of the city manager or designee.

~~(d) Upon denial, revocation, or suspension the city manager or designee shall give notice of such action to the applicant or permittee in writing stating the action which has been taken and the reason. The action shall be effective immediately and units shall be removed no more than three calendar days after such decision.~~

~~(7) Private Property Camping Facility Removal. All camping facilities shall be removed no more than three calendar days after the location's permit expires. (Ord. 6015 § 1, 2023).~~

7.20.045 Unpermitted camping.

At no time is camping allowed in the following areas:

~~(1) Residential zones, unless a permit has been obtained from the City of Albany as provided under AMC 7.20.035;~~

~~(2) Albany city parks;~~

~~(3) Historic downtown;~~

~~(4) Upon a sidewalk;~~

~~(5) Within a flood zone;~~

~~(6) Within 300 feet of a water way; and~~

~~(7) Within 600 feet of a school or childcare facility, to include the YMCA and Boys and Girls Club. (Ord. 6015 § 1, 2023).~~

7.20.050 Prohibited camping.

~~It is unlawful for any person to camp in a location not permitted through AMC 7.20.035. (Ord. 6015 § 1, 2023).~~

7.20.0545 Fire Safety Open flame.

~~At no time shall there be any of the following at campsites without prior approval by the Albany Fire Chief or their designee. open flames in/on private property or public property campsites. (Ord. 6015 § 1, 2023).~~

~~(1) Open flame;~~

~~(2) Propane;~~

~~(3) Flammable/combustible liquid;~~

~~(4) Heat producing appliance; or~~

~~(5) Smoking/vaping.~~

7.20.0650 Utilities.

No utilities shall be connected or supplied to any camping facility. (Ord. 6015 § 1, 2023).

Article III. Compliance

7.20.0655 Storage of personal property.

Except as expressly authorized by AMC, it shall be unlawful for any person to store personal property on public property or within the public right-of-way. (Ord. 6015 § 1, 2023).

7.20.0760 Cleanup and posting.

(1) The cleanup of permitted ~~public property~~ campsites may be scheduled by the city manager or their designee.

(a) Occasional cleanup of permitted public property campsites may be necessary to ensure the health and safety of the community.

(i) Prior to such cleanups, the property shall be posted as pursuant to ORS ~~195.500-203.077~~.

(ii) In addition to this notice, the location~~(s)~~ of other ~~permitted camping reasonable alternate shelter areas~~ will be provided.

(b) This subsection does not release individuals of the requirement to maintain a clean, sanitary, and safe area around their camp nor negate the conditions of any other AMC titles and/or chapters.

~~(2) Private property campsite hosts shall ensure that the property is kept in a clean, sanitary, and safe condition.~~

~~(a) This does not release camping individuals of the requirement to maintain the space in a clean, sanitary, and safe condition as well.~~

(2) The cleanup of ~~prohibited unlawful public property~~ campsites will be scheduled by the city manager or their designee.

(a) All ~~unlawful prohibited~~ campsites shall be posted and cleaned pursuant to ORS ~~195.500-203.077~~.

(3) No posting is required prior to removing debris, garbage, or items that are clearly discarded on public property or within the right-of-way. The city manager or their designee is expected to use objectively reasonable discretion in determining whether advanced notice should be provided when it cannot be clearly determined that items were discarded and are not personal property. (Ord. 6015 § 1, 2023).

7.20.0765 Nonexclusive remedy.

The remedies described in this chapter shall not be the exclusive remedies of the City for violations of this chapter. (Ord. 6015 § 1, 2023).

~~7.20.080 Right of entry.~~

~~Where it is necessary to make an inspection on private property to enforce the provisions of this regulation, or whenever the city manager or designee has reasonable cause to believe that there exists a violation of AMC, the city manager or designee is authorized to enter the premises at reasonable times to inspect or perform the duties imposed by this regulation; provided, that if such premises is occupied the city manager or designee shall present credentials to the occupant and request entry. If such unit or premises is unoccupied, the city manager or designee shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the premises and request entry. If entry is refused, the city manager or designee shall have recourse to the remedies provided by law to secure entry. (Ord. 6015 § 1, 2023).~~

~~7.20.085 Maintenance.~~

~~Properties shall stay in compliance with all other applicable Albany Municipal Codes. (Ord. 6015 § 1, 2023).~~

7.20.070 Special Permit.

Upon finding it to be in the public interest and consistent with City goals and policies, the city manager or their designee, in the instance of park events, may exempt a special event from the prohibitions of this section through permit or other decree and shall specify the period and location covered by the exemption.

7.20.09075 Violation – Penalty.

Violations of any provisions of this chapter are punishable as follows:

(1) ~~By a fine of not more than \$100 upon first offense.~~

(2) ~~By a fine of not more than \$100 and/or community service upon second offense.~~

(3) By a fine of not more than \$100, community service, and/or imprisonment for a period not to exceed seven days upon any additional offense. ~~Any person violating any of the provisions of this chapter is guilty of a violation and is subject to those penalties set forth under AMC 1.04.010.~~ (Ord. 6015 § 1, 2023).

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

City Clerk



AN ORDINANCE AMENDING ALBANY MUNICIPAL CODE (AMC) TITLE 8 BY ADDING A NEW CHAPTER 8.06 TITLED TEMPORARY EMERGENCY SHELTERS

WHEREAS, the City of Albany is adding AMC Chapter 8.06, Temporary Emergency Shelters, to adhere to Oregon State House Bill 2006; and

WHEREAS, the City of Albany needs to be responsive to ever changing community needs and state laws; and

WHEREAS, Oregon Revised Statutes 197.010(1)(a) requires the governing body at both the local and state level to adopt such provisions.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Amending AMC Title 8 Community Livability. AMC Title 8 is hereby amended to add Chapter 8.06 titled Temporary Emergency Shelters as follows:

8.06 Temporary Emergency Shelters

Article I. Administration

- 8.06.005 Title.
- 8.06.010 Definitions.
- 8.06.015 Scope.
- 8.06.020 Limitations.

Article II. Requirements

- 8.06.025 Approval.
- 8.06.030 Operation.
- 8.06.035 Scope.
- 8.06.040 Process.

Article I. Administration

8.06.005 Title. These provisions shall be known as the Temporary Emergency Shelter standards and shall be cited as such herein.

8.06.010 Definitions. As used in this chapter, “Temporary Emergency Shelter” means a building or cluster of buildings that provides shelter on a temporary basis for individuals and families who lack permanent housing.

8.06.015 Scope. A building or cluster of buildings used as a Temporary Emergency Shelter under an approval granted under Article II of this chapter per ORS 197.783 or Section 11, Chapter 12, Oregon Laws 2020 (first special session) may:

- 1) Resume its use as a Temporary Emergency Shelter after an interruption or abandonment of that use for two years or less, notwithstanding ORS 215.130 (7).
- 2) Not be used for any purpose other than as a Temporary Emergency Shelter except upon application for a permit demonstrating that the construction of the building and its use could be approved under current land use laws and local land use regulations.

8.06.020 Limitations. An approval of a Temporary Emergency Shelter under Article II of this chapter per ORS 197.783 or Section 11, Chapter 12, Oregon Laws 2020 (first special session), is void unless the shelter is operating within two years following the approval.

Article II. Requirements

8.06.025 Approval. The city shall approve an application for the development or use of land for Temporary Emergency Shelter, as defined in Article I and as per ORS 197.782, on any property, notwithstanding this chapter or ORS Chapter 195, 197A, 215 or 227 or any statewide land use planning goal, rule of the Land Conservation and Development Commission or the City's comprehensive plan and Albany Development Code, if the Temporary Emergency Shelter:

- 1) Includes sleeping and restroom facilities for clients;
- 2) Will comply with applicable building codes;
- 3) Is located inside an urban growth boundary or in an area zoned for rural residential use as defined in ORS 215.501;
- 4) Will not result in the development of a new building that is sited within an area designated under a statewide planning goal relating to natural disasters and hazards, including flood plains or mapped environmental health hazards, unless the development complies with regulations directly related to the hazard;
- 5) Has adequate transportation access to commercial and medical services; and
- 6) Will not pose any unreasonable risk to public health or safety.

8.06.030 Operation. A Temporary Emergency Shelter allowed under this chapter must be operated by:

- 1) A local government as defined in ORS 174.116;
- 2) An organization with at least two years' experience operating a Temporary Emergency Shelter using best practices that is:
 - a. A local housing authority as defined in ORS 456.375;
 - b. A religious corporation as defined in ORS 65.001; or
 - c. A public benefit corporation, as defined in ORS 65.001, whose charitable purpose includes the support of homeless individuals, that has been recognized as exempt from income tax under Section 501(a) of the Internal Revenue Code for at least three years before the date of the application for a shelter; or
- 3) A nonprofit corporation partnering with any other entity described in this chapter.

8.06.035 Scope. A Temporary Emergency Shelter approved under this chapter:

- 1) May provide on-site for its clients and at no cost to the clients:
 - a. Showering or bathing;
 - b. Storage for personal property;
 - c. Laundry facilities;
 - d. Service of food prepared on-site or off-site;
 - e. Recreation areas for children and pets;
 - f. Case management services for housing, financial, vocational, educational or physical or behavioral health care services; or
 - g. Any other services incidental to shelter.
- 2) May include youth shelters, winter or warming shelters, day shelters and family violence shelter homes as defined in ORS 409.290.
- 3) A Temporary Emergency Shelter approved under this chapter may also provide additional services not described in 8.06.035(1) of this chapter to individuals who are transitioning from unsheltered homeless status. An organization providing services under this subsection may charge a fee of no more than \$300 per month per client and only to clients who are financially able to pay the fee and who request the services.

8.06.040 Process. Pursuant to this chapter, Temporary Emergency Shelter approvals shall be deemed granted upon issuance of a final Certificate of Occupancy following final inspection of all required building permits for the use issued by the City.

-
- 1) The approval or denial of a Temporary Emergency Shelter under this chapter is made without a hearing and per ORS 197.783 is not a land use decision. Approval or denial is subject to review only under ORS 34.010 to 34.100.
 - 2) A reviewing court shall award attorney fees to:
 - a. A local government, and any intervening applicant, that prevails on the appeal of a local government's approval; and
 - b. An applicant that prevails on an appeal of a local government's denial.
 - 3) An application for a Temporary Emergency Shelter is not subject to approval under this article if, at the time of filing, the most recently completed point-in-time count, as reported to the United States Department of Housing and Urban Development under 24 C.F.R. part 578, indicated that the total sheltered and unsheltered homeless population was less than 0.18 percent of the state population, based on the latest estimate from the Portland State University Population Research Center.

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

City Clerk



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager

KS 7/16

FROM: Kristopher Schendel, Code Compliance Officer

DATE: July 16, 2024, for the July 22, 2024, City Council Work Session

SUBJECT: Proposed AMC 8.07 Emergency Transitional Housing and EH – Placement and Construction.

Relates to Strategic Plan theme: Great Neighborhoods and Effective Government

Action Requested:

Staff requests the City Council adopt Albany Municipal Code (AMC) Chapter 8.07, Emergency Transitional Housing.

Discussion:

Albany Municipal Code (AMC) 8.07, Emergency Transitional Housing, brings an additional layer to the housing spectrum as individuals navigate from being unhoused to permanent housing. It is designed to provide flexibility for groups wanting to develop such housing options while maintaining a minimum standard of safety.

EH – Emergency Transitional Home – Placement and Construction, is the living document that maintains the minimum standard of safety. This document has been attached to the packet for your viewing but will be living outside of the municipal code so that any needed changes can be addressed rapidly for the continued safety of any potential occupant of an emergency transitional house.

Budget Impact:

None. Staff time recouped through the Albany building permit process.

KS:de

Attachments: AMC Chapter 8.07 Emergency Transitional Housing.

EH – Emergency Transitional Home – Placement and Construction



AN ORDINANCE AMENDING ALBANY MUNICIPAL CODE (AMC) TITLE 8 BY ADDING A NEW CHAPTER 8.07 TITLED EMERGENCY TRANSITIONAL HOUSING

WHEREAS, the City of Albany is adding AMC Chapter 8.07, Emergency Transitional Housing, to allow for more transitional housing options; and

WHEREAS, there are often short-term needs for housing while individuals move into more permanent alternatives; and

WHEREAS, such a standard allows for an additional layer to the housing continuum.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Amending AMC Title 8 Community Livability. AMC Title 8 is hereby amended to add Chapter 8.07 titled Emergency Transitional Housing as follows:

8.07 Emergency Transitional Housing

Article I. Administration

- 8.07.005 Title.
- 8.07.010 Scope.
- 8.07.015 Limitations.
- 8.07.020 Utility Connections.
- 8.07.025 Locations.
- 8.07.030 Other Laws.
- 8.07.035 Partial Invalidity.
- 8.07.040 Notification.
- 8.07.045 Alterations or Repairs.
- 8.07.050 Gasoline and Diesel Fuel Systems.
- 8.07.055 Internal Combustion Engine Generators.
- 8.07.060 Placement and Construction.

Article II. Permit Requirements

- 8.07.065 Permit Application.
- 8.07.070 Records Management.
- 8.07.075 Permits.
- 8.07.080 Issuance.
- 8.07.085 Fees.

Article III. Compliance

- 8.07.090 Responsibilities.
- 8.07.095 Maintenance.
- 8.07.100 Inspections.
- 8.07.105 Right of Entry.
- 8.07.110 Denial, Revocation, or Suspension of Permit.
- 8.07.115 Emergency Transitional Housing Unit Removal.
- 8.07.120 Penalties and Abatement.

Article I. Administration

8.07.005 Title. These provisions shall be known as the Emergency Transitional Housing standard and shall be cited as such and will be referred to herein as “this standard.”

8.07.010 Scope. The provisions of this standard shall apply to the location and use of temporary detached, single-story emergency transitional housing units.

8.07.015 Limitations. The use of emergency transitional housing units described in this standard shall be limited to persons who lack permanent shelter and cannot be placed in other low-income housing or other temporary shelter facilities.

8.07.020 Utility Connections. Emergency transitional housing units are limited to an approved electrical connection and shall not be connected to any fuel, water, sanitary sewer, storm water, or other utility unless required by the city engineer.

8.07.025 Locations. Emergency transitional housing units shall only be allowed on properties with approved non-residential land uses where the standards herein have all been met.

8.07.030 Other Laws. The provisions of this standard shall not be deemed to nullify any provisions of local, state, or federal law.

8.07.035 Partial Invalidity. In the event any part or provision of this standard is held to be illegal or void, this shall not have the effect of making illegal or void any of the other parts or provisions.

8.07.040 Notification. Host sites are required to notify all property owners within 150-feet of their property line, prior to submitting a permit application.

8.07.045 Alterations or Repairs. Alterations, or repairs to any unit shall conform to the requirements for a new structure. Alterations and/or repairs shall not cause an existing unit to become unsafe or adversely affect the performance of the unit. An unsafe condition shall be deemed to have been created if an alteration will cause the existing unit to become structurally unsafe or overloaded, will not provide adequate egress in compliance with the provisions of this standard, or will obstruct existing exits, create a fire hazard, reduce required fire resistance, or otherwise create conditions dangerous to human life.

8.07.050 Gasoline and Diesel Fuel Systems. Emergency transitional housing units shall not be equipped with gasoline/diesel fuel storage or fuel transfer/dispensing systems.

8.07.055 Internal Combustion Engine Generators. Emergency transitional housing units shall not be equipped with or served by internal combustion engine generators or preparations for the later installation of an internal combustion engine generator.

8.07.060 Placement and Construction. Placement and construction of emergency transitional housing units shall comply with the *Albany Emergency Transitional Housing Unit Placement and Construction Standard*.

Article II. Permit Requirements

8.07.065 Permit Application. Each permit application shall contain the following.

- 1) Letter stating the limitation and need for the emergency transitional housing units to include why the housing cannot be provided via other low-income housing or temporary shelter facilities.
- 2) Proof of Notification.
- 3) Scaled site plan of the proposed property, to include at minimum:
 - a. Site layout demonstrating compliance with all setback and spacing requirements;
 - b. Location of emergency transitional housing units;
 - c. Location of accessible emergency transitional housing unit(s);
 - d. Location of the accessible route from the public way to accessible emergency transitional housing units;

- e. Location of all site utilities and proposed electrical system;
 - f. Location of shared facilities, including access to accessible facilities;
 - g. Location of any fire hydrants and/or fire lanes on site and/or adjacent to the proposed property;
 - h. Details demonstrating compliance with the requirements set forth in this standard and the *Albany Emergency Transitional Housing Unit Placement and Construction Standard*; and
 - i. Any other information requested by the city manager or their designee.
- 4) Emergency transitional housing unit build plans, to include at minimum:
- a. Floor plan and elevations;
 - b. Materials list for the construction of each unit;
 - c. Details demonstrating compliance with the requirements set forth in this standard the *Albany Emergency Transitional Housing Unit Placement and Construction Standard*; and
 - d. Any other information requested by the city manager or their designee.

8.07.070 Records Management.

- 1) Locations shall maintain and provide a list of names and dates of birth for all individuals staying on site to the Albany Police Department. This list shall be kept up to date and resubmitted every time an individual joins or leaves the emergency transitional housing unit(s) as a tenant.
 - a. This information shall be for the purpose of ensuring that sex offender registration requirements are met and that any outstanding violent persons are not utilizing the facilities.
- 2) Locations shall maintain a record of an individual's length of stay and provide this information to the city manager or their designee on January 1st of each year or upon request.
- 3) Records shall be retained for a minimum of four (4) years.

8.07.075 Permits. Establishment of emergency transitional housing units within the city limits of Albany shall be prohibited unless an emergency transitional housing unit permit is obtained from the city manager or their designee.

8.07.080 Transitional Timing. Individuals utilizing emergency transitional housing shall be working toward finding more permanent housing. Permitted locations shall maintain an average occupancy rate of 120 days or less. An individual's occupancy length shall reset 365 days after their initial occupancy.

8.07.080 Issuance. In issuing an emergency transitional housing unit permit, the city manager or their designee shall consider impacts to the surrounding area and city department responses to the site.

8.07.085 Fees. Fees shall be set by Council resolution.

Article III. Compliance

8.07.090 Responsibilities. Property owners and/or accountable parties shall monitor the property and are responsible for the conduct and behavior of individuals on site. This is in addition to the maintenance and upkeep of the property and emergency transitional housing units being the ultimate responsibility of the property owner and/or responsible persons. This section does not negate the responsibilities of unit occupants.

8.07.095 Maintenance. Units shall stay in compliance with applicable property maintenance codes under Albany Municipal Code (AMC) Chapter 8.05.

8.07.100 Inspections. The city manager or their designee shall make all the required inspections or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing by the inspecting individual. The city manager or their designee is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise.

8.07.105 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this standard, or whenever the city manager or their designee has reasonable cause to believe that there exists a violation of AMC, the city manager or their designee is authorized to enter the premises at reasonable times to inspect or perform the duties imposed by this standard, provided that if such premises is occupied the code official shall present credentials to the occupant and request entry. If such unit or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner’s authorized agent or other person having charge or control of the premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

8.07.110 Denial, Revocation, or Suspension of Permit.

- 1) The city manager or their designee may deny, revoke, or suspend the permit upon finding that any provision herein or condition of approval will be or has been violated.
- 2) The city manager or their designee may deny, revoke, or suspend the permit, upon finding that any issuance or continued allowance of a permit, poses a risk to the peace, safety, health, or welfare of the City.
- 3) The city manager or their designee may deny, revoke, or suspend the permit upon finding that any issuance or continued allowance of a permit due to impacts to the surrounding area and city department responses to the site. Determination of impacts is at the sole discretion of the city manager or their designee.
- 4) Upon denial, revocation, or suspension, the city manager or their designee shall give notice of such action to the applicant or permittee in writing stating the action which has been taken and the reason. The action shall be effective immediately and units shall be removed no more than ten (10) calendar days after such decision.

8.07.115 Emergency Transitional Housing Unit Removal. All Emergency Transitional Housing Units shall be removed no more than ten (10) calendar days after the locations permit expires.

8.07.120 Penalties and Abatement. Violations of this chapter shall be deemed a misdemeanor as provided under AMC 1.04.010. Such violations shall also be declared a public nuisance and shall be processed in accordance with the applicable sections of AMC Title 8 including abatement as described in AMC Chapter 8.37.

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

City Clerk

Albany Emergency Transitional Housing Unit Placement and Construction Standard

Article I. Definitions

- EH 1.01 Scope.
- EH 1.02 Interchangeability.
- EH 1.03 Terms Defined in Other Codes.
- EH 1.04 Terms Not Defined.
- EH 1.05 Definitions.

Article II. Site Requirements

- EH 2.01 Site.
- EH 2.02 Monetary Obligations.
- EH 2.03 Shared Facilities.
- EH 2.04 ADA Walkways.
- EH 2.05 ADA Parking.

Article III. Unit Design

- EH 3.01 Unit Size.
- EH 3.02 Unit Height.
- EH 3.03 Occupancy.
- EH 3.04 Habitable Room Size.
- EH 3.05 Clear Floor Space.
- EH 3.06 Smoke Alarms.
- EH 3.07 Portable Fire Extinguishers.
- EH 3.08 Carbon Monoxide (CO) Alarms.
- EH 3.09 Minimum Height.
- EH 3.10 Sleeping Rooms.
- EH 3.11 Kitchen Unit.

Article IV. Placement

- EH 4.01 Applicable Standards.
- EH 4.02 Setbacks.
- EH 4.03 Spacing.
- EH 4.04 Access.
- EH 4.05 Unforeseen Factors.
- EH 4.06 Base.
- EH 4.07 Anchorage.

Article V. Construction

- EH 5.01 General.
- EH 5.02 Resistance to Elements.
- EH 5.03 Construction.

Article VI. Electrical

- EH 6.01 Electrical Supply.
- EH 6.02 Alternative Method.
- EH 6.03 Power Cords.

Article VII. Mechanical, Fuel Systems and Equipment

EH 7.01 Prohibitions.

EH 7.02 Warnings.

Article VIII. Heating and Cooling

EH 8.01 Heat.

EH 8.02 Cooling.

Article I. Definitions

EH 1.01 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this Standard, have the meanings indicated in this chapter.

EH 1.02 Interchangeability. Words used in the present tense include the future, words in the masculine gender include the feminine and neutral, the singular number includes the plural and the plural, the singular.

EH 1.03 Terms Defined in Other Codes. Where terms are not defined in this standard and are defined in the Oregon Building Codes, such terms shall have meanings as described to them as in those codes.

EH 1.04 Terms Not Defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Words of common usage are given their plain, natural, and ordinary meanings. Words that have well-defined legal meanings are given those meanings.

EH 1.05 Definitions

- 1) “Approved”. Acceptable to the code official or authority having jurisdiction.
- 2) “Code Official”. City Manager or their designee.
- 3) “Emergency Transitional Housing”. Short term transitional housing, of one hundred and twenty (120) days or less, that serves as an intermediate step between houselessness and more permanent housing.
- 4) “Habitable room”. A room or enclosed floor space arranged for living, eating, or sleeping purposes, but not including closets and hallways.
- 5) “Paved”. Covered with concrete or asphalt.
- 6) “Property” A single parcel or multiple parcels under contiguous ownership.

Article II. Site Requirements

EH 2.01 Site.

- 1) Each property approved for emergency transitional housing units shall be allowed up to four (4) emergency transitional housing units.
- 2) For properties controlled by a government entity or existing approved permanent shelter operations and such entity provides 24-hour onsite management, each site shall be allowed up to (4) additional emergency transitional housing units if the property exceeds one-half acre and the lot coverage of permanent buildings is less than 50% of the property area.

EH 2.02 Monetary Obligations. Locations granted a permit through this standard shall not require payment of any fee, rent or other monetary charge for the use of such emergency transitional housing unit(s).

EH 2.03 Shared Facilities. Locations providing emergency transitional housing unit accommodations described under this standard shall provide consistent and ongoing access to water, water closet/lavatory,

shower, and garbage service on site. Any provided cooking facilities shall meet all federal, state, and local standards. Cooking facilities shall not be placed within an emergency transitional housing unit.

- 1) Shared facilities shall be accessible to comply with ADA requirements where ADA emergency transitional housing units are provided.
- 2) Water closets/lavatories and showers may be provided through a rented portable facility if such facility is regularly serviced, locked, and each occupant of the emergency transitional housing units is provided a key. Such structures shall be permitted as required in Title 18 and Title 9.
- 3) Cooking facilities may be provided through a “kitchen unit” as prescribed in this chapter. Such units shall be permitted as required in Title 18.
- 4) Where new and/or altered shared fixtures or cooking facilities are proposed, those elements shall be permitted as required in Title 18.

EH 2.04 ADA Walkways. Where ADA emergency transitional housing units are provided, the location shall also provide ADA walkways to and from the ADA parking area or public way.

EH 2.05 ADA Parking. Where ADA emergency transitional housing units are provided, the location shall also provide ADA parking.

Article III. Unit Design

EH 3.01 Unit Size. Emergency transitional housing units shall be no larger than two hundred (200) square feet in total. This includes but is not limited to covered/uncovered porches, halls, and closets.

EH 3.02 Unit Height. Emergency transitional housing unit shall have a maximum height of twelve (12) feet at the roof peak.

EH 3.03 Occupancy. Each emergency transitional housing unit shall be occupied by no more than two (2) adult aged individuals, and a maximum of two (2) minors per adult.

EH 3.04 Habitable Room Size. Habitable rooms shall be no less than seven (7) feet on any horizontal plane for a double occupied unit and no less than seven (7) feet by four (4) feet eight (8) inches for a single occupied unit.

EH 3.05 Clear Floor Space. Each room providing living space in an emergency transitional housing unit must include at least one clear floor space as provided below:

- (1) No less than 20 square feet for a double occupied unit. This clear space shall be no less than 34 inches wide at any given point.
- (2) No less than 10 square feet for a single occupied unit. This clear space shall be no less than 17 inches wide at any given point.

EH 3.06 Smoke Alarms. All emergency transitional housing units shall be equipped with a hardwired smoke alarm installed according to the terms of its listing and in working order.

EH 3.07 Portable Fire Extinguishers. Each emergency transitional housing unit shall be provided with a listed portable fire extinguisher with a minimum rating of 2-A:10-B:C as defined in NFPA 10, Standard for Portable Fire Extinguishers. The fire extinguisher shall be installed in accordance with its listing and shall be located outside the front door of the emergency transitional housing unit, within 24 inches of the opening.

Fire extinguishers are to be mounted with the top of the extinguisher no higher than five (5) feet from the floor.

EH 3.08 Carbon Monoxide (CO) Alarms. All emergency transitional housing units shall be equipped with a carbon monoxide alarm installed according to the terms of its listing and in working order.

EH 3.09 Minimum Height. The emergency transitional housing unit shall have a minimum ceiling height of not less than six (6) feet six (6) inches for a minimum of 50 percent of the room's floor area and within hallways. The remaining area may have a ceiling with a minimum height of six (6) feet.

EH 3.10 Sleeping Rooms. Sleeping rooms shall be provided with at least one openable window or door, to the exterior of the unit. Such openings shall have a clearing of at least twenty-four (24) inches in height and twenty (20) inches in width and provide a minimum of four (4) square feet of clear net opening. In addition to this opening, no obstructions shall exist that would impede the egress from the unit.

EH 3.11 Kitchen Unit. A kitchen unit may be constructed as follows:

- 1) Shall be no larger than one hundred (100) square feet in total. This includes but is not limited to covered/uncovered porches, halls, and closets.
- 2) Shall have a minimum ceiling height of not less than six (6) feet six (6) inches for a minimum of 50 percent of the room's floor area.
- 3) Shall be provided with at least one openable window and door to the exterior of the unit. Such openings shall have a clearing of at least twenty-four (24) inches in height and twenty (20) inches in width and provide a minimum of four (4) square feet of clear net opening. In addition to this opening, no obstructions shall exist that would impede the egress from the unit.
- 4) Shall be equipped with a hardwired smoke detector installed according to the terms of its listing and in working order.
- 5) Shall be equipped with a carbon monoxide alarm installed according to the terms of its listing and in working order.
- 6) Shall be provided with a listed portable fire extinguisher with a minimum rating of 2-A:10-B:C as defined in NFPA 10, Standard for Portable Fire Extinguishers. The fire extinguisher shall be installed in accordance with its listing and shall be located outside the front door of the emergency transitional housing unit, within 24 inches of the opening. Fire extinguishers are to be mounted with the top of the extinguisher no higher than five (5) feet from the floor.
- 7) A clear floor space measuring 30 inches by 48 inches minimum is required to be adjacent to all appliances, fixtures, and operable equipment. The clear space may provide for either a front or side approach.
- 8) Shall not be occupied for living purposes.
- 9) Shall contain no more than a refrigerator, induction cook top, sink, and food storage, unless otherwise approved by the City Manager or their designee.

Article IV. Placement

EH 4.01 Applicable Standards. All emergency transitional housing units shall be located on a property containing a non-residential use, where a permitted building and approve use already exists.

EH 4.02 Setbacks. Emergency transitional housing units shall be setback at least eight (8) feet from any property line; however, in no case shall it be less than allowed than the setback requirements as outlined in the Albany Development Code and meet which ever distance is greater, measured from the farthest projection.

EH 4.03 Spacing. Emergency transitional housing units shall be spaced at least eight (8) feet away from other emergency transitional housing units and other structures on the property.

EH 4.04 Access. Emergency transitional housing units shall not hinder access to the property, fire lanes, hydrants, or utilities on site.

EH 4.05 Unforeseen Factors. When, during preparation of the site, unforeseen factors such as rock formation, high ground water levels, springs, or biological generated gasses are encountered, corrective work shall be taken prior to the siting of the emergency transitional housing unit.

EH 4.06 Base. All emergency transitional housing units shall be placed on a paved base with proper drainage to avoid standing water or well drained gravel.

EH 4.07 Anchorage. Emergency transitional housing units shall be anchored as required by the City Manager or their designee, to limit movement that could endanger inhabitants.

Article V. Construction

EH 5.01 General. All materials shall be installed in accordance with the manufacturer's installation instructions where available.

EH 5.02 Resistance to Elements. Exterior coverings and openings for window equipment or vents shall be designed to resist the infiltration of air and water into the roof or wall cavity except for ventilation.

EH 5.03 Construction The construction of emergency transitional housing units shall meet the minimum requirements for livability, basic life safety, and sanitation as outlined in Albany Municipal Code (AMC) 8.05 Property Maintenance.

Article VI. Electrical

EH 6.01 Electrical Supply. All electrical power supplied to emergency transitional housing units shall be provided and associated with the primary structure of the property. Such electrical installation shall be under an issued permit from the City of Albany Building Division and installed in accordance with AMC Title 18 and the Oregon Electrical Specialty Code.

EH 6.02 Alternative Method. Properties may provide power to emergency transitional housing units via a power pole installation. Such installation shall be under an issued permit from the City of Albany Building Division and installed in accordance with AMC Title 18 and the Oregon Electrical Specialty Code.

EH 6.03 Power Cords. Exposed cords, on the exterior of the emergency transitional housing unit, shall be protected from damage via a cable protector.

Article VII. Mechanical, Fuel Systems and Equipment

EH 7.01 Prohibitions. All mechanical, fuel systems, and equipment installation are prohibited in/on emergency transitional housing units.

EH 7.02 Warnings. Each emergency transitional housing unit shall be posted with a warning, at all door entrances, which states:

- 1) Portable fuel-burning equipment, including wood and charcoal grills and stoves, shall not be used inside the emergency transitional housing unit. The use of this equipment inside the emergency transitional housing unit can cause fires or asphyxiation.
- 2) Do not bring or store propane containers, gasoline, or other flammable liquids inside the emergency transitional housing unit as fire or explosion can result.

Article VIII. Heating and Cooling

EH 8.01 Heat. Where emergency transitional housing units are to be occupied between October and March, heating shall be provided in each transitional housing unit to provide a minimum of 65 degrees (F) indoor temperature. Such heat source shall be limited to an appropriately sized UL listed ceiling mounted device with temperature safety sensor. Required clearances around device shall be maintained and a copy of the device manual shall be readily available.

EH 8.02 Cooling. Where emergency transitional housing units are to be occupied between June and September, appropriately sized UL listed cooling devices shall be provided capable of maintaining a maximum of 75 degrees Fahrenheit indoor temperature. Required clearances around device shall be maintained and a copy of the device manual shall be readily available.

- 1) Units provided with insulation and natural ventilation in accordance with the Oregon Residential Specialty Code, shall be exempt from providing cooling facilities.



AN ORDINANCE AMENDING ALBANY MUNICIPAL CODE (AMC) TITLE 8 BY ADDING A NEW CHAPTER 8.08 TITLED CONVERSIONS FOR EMERGENCY SHELTERS OR AFFORDABLE HOUSING

WHEREAS, the City of Albany is adding AMC Chapter 8.08, Conversions for Emergency Shelters or Affordable Housing, to adhere to Oregon State House Bill 2006; and

WHEREAS, the City of Albany needs to be responsive to ever changing community needs and state laws; and

WHEREAS, Oregon Revised Statutes 197.010(1)(a) requires that the governing body at both the local and state level adopt such provisions.

NOW THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Amending AMC Title 8 Community Livability. AMC Title 8 is hereby amended to add Chapter 8.06 titled Conversions for Emergency Shelters or Affordable Housing as follows:

8.08 Conversions for Emergency Shelters or Affordable Housing

Article I. Administration

- 8.08.005 Title.
- 8.08.010 Definitions.
- 8.08.015 Scope.
- 8.08.020 Location.
- 8.08.025 Limitations.

Article I. Administration

8.08.005 Title. These provisions shall be known as the Conversion of Hotel or Motel to Emergency Shelter or Affordable Housing standards and shall be cited as such herein.

8.08.010 Definitions. As used in this Article:

- 1) “Affordable housing” means housing in which all units are affordable to households with incomes equal to or less than 60 percent of the area median income as defined in ORS 458.610 and whose affordability is enforceable by an affordable housing covenant, as described in ORS 456.270 to 456.295, for a duration of no less than 30 years.
- 2) “Conversion” includes an alteration to a building that changes the number of units but does not expand the building footprint.
- 3) “Emergency shelter” means a building that provides shelter on a temporary basis for individuals and families who lack permanent housing.
- 4) “Lawful use” includes a nonconforming use as described in ORS 215.130 (6) or any other non-conforming situation as allowed through the Albany Development Code.

8.08.015 Scope. Except as provided in this Article and notwithstanding any statewide land use planning goals or provision of the Albany Development Code, the City shall unconditionally allow the conversion of the lawful use of a property:

- 1) From use as a hotel or motel, to use as an emergency shelter.
- 2) From use as a hotel or motel, or a hotel or motel that was converted to an emergency shelter under paragraph 1) of this section, to use as affordable housing.

8.08.020 Location. This Article applies only to areas:

- 1) Within an urban growth boundary;
- 2) Not bearing a land use designation for heavy industrial use;
- 3) With adequate transportation access to commercial and medical services; and
- 4) Not within an area designated for a statewide land use planning goal relating to natural disasters or hazards, including flood plains or mapped environmental health hazards, unless the converted use complies with regulations directly related to the disasters or hazards.

8.08.025 Limitations.

- 1) The converted use under this article shall comply with all of the following:
 - a. Applicable building codes;
 - b. Occupancy limits;
 - c. For uses under 8.08.015 (2) of this article, uses shall comply with standards relating to siting and design of the Albany Development Code.
- 2) A conversion under this article is not a land use decision as defined in ORS 197.015.
- 3) Per ORS 197.748, the City is not required to consider whether the conversion significantly affects an existing or planned transportation facility for the purposes of implementing a statewide land use planning goal relating to transportation.

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

City Clerk



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT 7/16*

FROM: Kinzi McIntosh, Central Services Support Specialist *KM*

DATE: July 9, 2024, for the July 24, 2024, City Council Meeting

SUBJECT: Appointments to Citizen Advisory Groups
 Relates to Strategic Plan theme: An Effective Government

Action Requested:

Council ratification of the following appointment:

Airport Commission

- Eduardo (JR) Beroncal, Ward 3 (Councilor Montague’s appointment to fill a vacancy; term expires 12/31/25)

Arts Commission

- Wanda Buck, Ward 3 (Mayor Johnson II’s appointment to fill a vacancy; term expires 12/31/26)

Discussion:

Mayor and councilor appointments for any remaining vacancies on the City’s citizen advisory groups will be submitted for approval at subsequent city council meetings.

Budget Impact:

None.

KM

Attachments 2





Citizen Advisory Group Application

Applying To Airport Advisory Commission

Received June 26, 2024

Name Eduardo (JR) Beroncal

In City Limits? Yes (Ward 3)

Are you currently employed? No

List current or most recent occupation, business, trade, or profession:

Aircraft Maintenance Officer, U.S. Air Force

Please summarize what qualifications and experience you have that would apply to this position:

I'm a results-oriented leader and Air Force Veteran leveraging nearly 11 years of proven experience in directing personnel and aircraft operations. I've developed and managed strategic plans, sustainment, quality assurance, and personnel. I'm adept at leading 700+ personnel in dynamic, fast-paced environment and possess a comprehensive background in aerospace operations, inter-command partnerships, global chain operations, aviation maintenance, risk analysis, and project implementation. I've been involved in government projects in local, national and global operations with cost controls of \$5B. I'm able to combine my analytical knowledge, leadership abilities, and relationship-building skills to engage stakeholders across all levels and enable data-driven decision-making. I excel at executing overall program concepts and direction while identifying areas of improvement to ensure a high level of efficiency and excellence. I have solid understanding of process improvement tools and principles with certification in Lean Six Sigma Certification (Green Belt) and Master of Science in Business Administration.

Please detail your knowledge and experience with aviation.

As an officer in the U.S. Air Force supporting aircraft mission generation, I've held many leadership positions in the aircraft maintenance field. Most recent position I've held is the Director of Operations at Holloman Air Force Base that will end Aug 2024 as I transition out of Active Duty service. I've spearheaded the production and operations for 85 F-16s and organization assets valued at \$3B+. I've led 12 senior managers and guided 720 employees from 10 specialties in providing aviation and munitions capabilities to USAF's largest F-16 training site. I also have 2 years experience in leading a workforce of 9 senior managers and 245 employees from 11 different specialties in planning and execution of maintenance support plans for the B-2 stealth bomber in Whiteman AFB, MO. I oversaw all local production and contingency operations activities for 20 B-2 bomber aircraft valued at over \$44B.

Furthermore, I've been an Aerospace Studies instructor at Oregon State University teaching and evaluating young cadets to become the Air Force's next future leaders. I taught the history of military aviation and Air Force doctrines along with leadership principles for 2 years. I've also advocated and secured scholarships for those students that have flown in the Albany Municipal Airport. Lastly, I have a 60 hours logged as a student pilot with over 35 hours flown at Albany Municipal Airport from 2021 to

2022.

List community/civic activities in which you are or have been active:

As an active duty member of the USAF, I've only been actively involved in a military organization. I've been a part of the Logistics Office Association with the local chapter at Holloman AFB, NM. No other community or civic duties that I've been a part of but would like to start being involved in the community after I end my active duty service in Aug 2024 and become part of the Portland Air National Guard.

Do you have a significant financial interest in the commission's airport considerations?

No

How many Airport Advisory Commission meetings have you attended/viewed?

None

What is your understanding of the role of an Airport Advisory Commission member and what contributions do you hope to make to the commission?

My general understanding of the role as an Airport Advisory Commission member is to contribute to the development of policies that govern the airport in the best interest of the city and its citizens.

How would you improve the management and operation of the Albany Municipal Airport?

I would apply my aviation experience and skills as a commission member to conduct risk assessment and apply risk management. I would engage with all stakeholders to contribute in taking things for action and help prioritize those actions according to level of urgency, importance and budget. I can contribute in managing projects and ensure tasks are according to timeline and budget. Lastly, I have creative skills that can be used for community engagement and awareness if information needs to be pushed out to the public.

Have you reviewed the meeting schedule for the commission and can you commit to regular meeting attendance?

Yes

I have read and understand the following: Members receive notice of meetings via email. Agendas and communications regarding the group are sent out via email. When unable to attend in person, meetings may be attended virtually via Zoom Videoconferencing. Absenteeism (excused or unexcused) or non-preparation for meetings could result in removal.

Yes

If there are currently no vacancies for this commission, would you like your application kept on file for the remainder of this recruitment period?

Yes

How did you hear about this opportunity? If social media, please specify:

Facebook/Instagram





Citizen Advisory Group Application

Applying To Arts Commission

Received July 11, 2024

Name Wanda (Wanda) Buck

In City Limits? Yes (Ward 3)

Are you currently employed? Self-employed (LouGraphics)

List current or most recent occupation, business, trade, profession, or area of study:

Graphic Designer 25 Years, Artist 35 Years

Please summarize what qualifications and experience you have that would apply to this position:

I'm a Graphic Designer, and Artist (paintings and Illustrations)

I have 20 years of outdoor marketing, showing my art, and also some galleries. I have had a gallery in Salem and a short lived one in Corvallis. I opened a small gallery in Corvallis in Jan. 2020, but due to Covid, I had to close it.

Please list any art organizations to which you belong or community art activities in which you have participated. If you do not have an arts background, list community/civic activities in which you are or have been active:

I have been apart of Salem Arts, The Artist in Action and Salem Saturday Markets.

I also was part of the CAW in Corvallis Art Walk. I did the posters and maps for the CAW for some time.

I'm on the Leadership Team for The Salem Etsy Team. Which does 2 annual shows.

I'm currently freelance Graphics and Signs.

How many Arts Commission meetings have you attended/viewed?

None

Why do you feel that local art is important?

I believe that people should be able to enjoy our local art and artist in the community. To see the beauty and enjoy how it bring people together.

What is your understanding of the role of an Arts Commission member and how do you hope to impact the local arts community through being on commission?

I just had a meeting with Mayor Alex Johnson and he explained the meetings one a month and being involved with art decision for the City of Albany.

I hope to help other Artist with opportunities better themselves thru their art, and get involved in their crafts. To inspire there future as artist.

Have you reviewed the meeting schedule for the commission and can you commit to regular meeting attendance?

Yes

I have read and understand the following: Members receive notice of meetings via email. Agendas and communications regarding the group are sent out via email. When unable to attend in person, meetings may be attended virtually via Zoom Videoconferencing. Absenteeism (excused or unexcused) or non-preparation for meetings could result in removal.

Yes

If there are currently no vacancies for this commission, would you like your application kept on file for the remainder of this recruitment period?

Yes

How did you hear about this opportunity? If social media, please specify:

I meet Mayor Alex Johnson II, and the community center. He told me to tell you that He wants me to join





MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT 7/16*

FROM: Rochelle James, Administrative Assistant, Albany Police Department

DATE: July 24, 2024, City Council Meeting

SUBJECT: Annual Liquor License Renewals

Action Requested:

Council approval for these annual liquor license renewals.

Discussion:

The following is a list of businesses that have applied for liquor license renewal. These businesses have paid their fees:

Target Store T-0609	Target Corporation	2255 14 th Ave SE
The Garage	SDG Entertainment LLC	229 3 rd Ave SW
La Roca Mexican Restaurant	3 M's Restaurants LLC	1712 Hill St SE
El Palenque Mexican Restaurant	3 M's Restaurants LLC	2987 Santiam Hwy SE
Sweet Red Bistro	Sweet Red Inc.	208 1 st Ave W

Budget Impact:

Revenue of \$175.00



MEMO



TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Marcia Harnden, Chief of Police 

DATE: July 1, 2024, for the July 24, 2024, City Council Meeting

SUBJECT: New Outlet, Full On-Premises, Other Public Location, Liquor License Application for New RCI Holdings Inc, DBA Regal Albany, Located at 1350 Waverly Drive SE

Action Requested:

I recommend the new outlet, full on-premises, other public location, liquor license application for New RCI Holdings Inc, DBA Regal Albany, located at 1350 Waverly Drive SE, be approved.

Discussion:

New RCI Holdings Inc, DBA Regal Albany, has applied for a new outlet, full on-premises, other public location, liquor license. Based on a background and criminal history investigation through Albany Police Department records, the applicant has no criminal record.

Budget Impact:

None.

MH:rj





MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Sean Park, Information Technology Director 

DATE: July 12, 2024, for the July 24, 2024, City Council Meeting

SUBJECT: Acceptance of award of Statewide and Local Cybersecurity Grant Program (SLGCP) Grant.

Relates to Strategic Plan theme: Effective Government, A Safe City

Action Requested:

Staff requests council authorize, by resolution, acceptance of State and Local Cybersecurity Grant funds to purchase Albert Network Monitoring, an Intrusion Detection System (IDS) for a two-year trial period.

Discussion:

The City of Albany applied for and was awarded a State and Local Cybersecurity Grant (SLGCP) in the amount of \$40,000 to implement Albert Network Monitoring. This funding will allow the City to test the service for a two-year trial period to determine its effectiveness and value.

The Statewide and Local Cybersecurity Grant Program (SLGCP), is funded by the Infrastructure Investment and Jobs Act, established by Congress in 2021. The purpose of the program is to provide funding for public agencies to acquire cybersecurity services.

Albert Network Monitoring is an intrusion detection system designed specifically for U.S. state, local, tribal, and territorial government organizations. It is administered by the Cybersecurity and Infrastructure Security Agency (CISA), an agency of the Department of Homeland Security, via the Center for Internet Security (CIS), a non-profit organization that generates industry-standard cybersecurity controls. It provides 24x7 monitoring by the CIS Security Operations Center to provide alerts for malicious activity on City systems, including cybersecurity incident response assistance. Albert Network Monitoring is an approved service listed in the SLGCP grant service catalog.

Information Technology does not have the staff or budget to operate a manned 24x7 security operations center. Albert Network Monitoring has the potential to be a force multiplier, increasing our cybersecurity defenses without the cost of additional staff.

Budget Impact:

Expenditures of \$40,000 will be offset by these grant funds. Additional costs will come from the IT budget, which has sufficient resources for this project.

SP:jy

Attachment: 1



RESOLUTION NO. _____

A RESOLUTION ACCEPTING STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLGCP) GRANT FUNDS FOR THE PURCHASE OF AN INTRUSION DETECTION SYSTEM.

WHEREAS, the City of Albany applied for and was awarded a State and Local Cybersecurity Grant Program (SLGCP) Grant in the amount of \$40,000 for the purchase of Albert Network Monitoring services; and

WHEREAS, Council approval is required for the acceptance of the award of grant funds,

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council authorizes the acceptance of the SLGCP grant funds in the amount of \$40,000.

BE IT FURTHER RESOLVED that the SLGCP grant is appropriated as follows:

	Debit	Credit
Resources:		
20313813-420100		\$40,000
Requirements:		
20313813-602300	\$40,000	

DATED AND EFFECTIVE THIS 24TH DAY OF JULY 2024.

Mayor

ATTEST:

City Clerk



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT 7/16*

FROM: Matthew Ruettgers, Community Development Director *MR*
Sophie Adams, Economic Development Manager *SA*

DATE: July 9, 2024, for the July 24, 2024, City Council Meeting

SUBJECT: Urban Renewal Financial Feasibility Analysis
Relates to Strategic Plan theme: Healthy Economy

Action Requested:

None, information only.

Discussion:

Urban renewal, or tax-increment financing (TIF), is a tool used to finance projects within a specific area of a city to reduce blight and spur economic development without implementing new or raising current taxes.

Common types of projects include infrastructure and public facilities, property acquisition and improvement, public-private partnerships for property improvement and job creation, and rehabilitation of existing buildings. In Albany, the downtown TIF district, CARA, has been used successfully to spur private investment and revitalize a blighted area that can now continue to thrive on its own.

Albany's strategic plan outlines goals for a healthy economy that could be aided by TIF in the future. These include: support business development in South and East Albany; facilitate development consistent with community goals; explore options for the future of the airport related to best use for the Albany community; and focus on the creation and retention of living-wage jobs.

To that end, staff secured grant funding to cover the cost of a feasibility study for a potential new urban renewal area (URA) in south and east Albany. Tiberius Solutions completed the attached analysis, which describes the basics of TIF and the results of this study. In summary, the potential boundaries shown meet the statutory requirements for acreage and assessed value and are estimated to generate the financial capacity to fund up to \$84.7 million in project costs in constant 2024 dollars. Specific projects eligible for funding would be listed in an Urban Renewal Plan. The plan creation process includes public engagement, boundary setting, creation of goals and objectives, lists of projects, comprehensive plan review, and other administrative tasks.

As also described in the attachment, this analysis is limited to the financial implications of a new URA. If the city wants to pursue this tool, it will need to consider political, land use, and economic factors as well. That work would occur in a subsequent phase of this project. At this time, the analysis is sufficient to determine the feasibility of this tool for future use, and no action is needed from Council.

Budget Impact:

None.

SA: km
Attachments (1): Tiberius Solutions Memorandum



DATE: July 11, 2024
TO: Sophie Adams, City of Albany
FROM: Nick Popenuk and Ali Danko
SUBJECT: ALBANY URBAN RENEWAL FINANCIAL FEASIBILITY ANALYSIS

For the City of Albany, Tiberius Solutions conducted a feasibility study for a potential new Urban Renewal Area (URA). This memorandum summarizes the results of the financial analysis. This memorandum includes three attachments:

- Attachment A: Maps of the proposed URA boundaries
- Attachment B: Detailed TIF forecasts for six scenarios
- Attachment C: “How Tax Increment Financing Works” technical appendix

Boundaries

Oregon Revised Statutes (ORS) 457.420 limits the size of URAs by acreage and assessed value. For municipalities having a population of more than 50,000 according to the last state census (which applies to the City of Albany), all URAs in that municipality cannot exceed 15% of the municipality’s assessed value or acreage. This feasibility study assumes that the City’s existing URA, the Central Albany Revitalization Area, would sunset prior to adoption of a new URA. Therefore, each new boundary analyzed in this feasibility study must not exceed 15% of the City’s total acreage or assessed value. The City’s acreage and assessed value, and resulting limits for the URA, are described below:

- Acreage:
 - City acreage: 11,670 (including an upcoming annexation of 3 acres)
 - 15% URA acreage limit: 1,750 acres
- Assessed Value:
 - City assessed value, fiscal year ending (FYE) 2024: \$4,206,426,456
 - 15% URA assessed value limit: \$630,963,968

City staff provided Tiberius Solutions with three potential URA boundary options to evaluate, described below and shown in Attachment A. The boundary development process was iterative to ensure that the boundaries were within the acreage and assessed value limitations as described above. Assessed values are from the FYE 2024 tax roll. Each boundary option is well below the 15% threshold for assessed value, but is relatively close to the threshold for acreage. This is typical for urban renewal areas that seek to include large areas of low-value, vacant and underdeveloped land with significant potential for future development.

- South Albany Boundary: 1,715 acres, assessed value of \$158.3 million
- East Albany Boundary: 1,671 acres, assessed value of \$338.4 million
- Combined Boundary: 1,679 acres, assessed value of \$215.0 million

Consolidated Tax Rate

All new urban renewal plans are “permanent rate” plans, as defined by Oregon Revised Statutes (ORS) 457.010. The consolidated tax rate is equal to the sum of all permanent tax levy rates. Local option levies

and general obligation bond levies are not impacted by new urban renewal plans. The proposed URA boundaries span across eight different tax code areas (TCAs), reflecting the differing boundaries for City limits, multiple rural fire departments, school districts, and education service districts. Exhibit 1 shows the consolidated tax rate for the TCAs in each boundary option in FYE 2024. The consolidated tax rate within each impacted TCA ranges from \$7.8528 to \$13.1343 per \$1,000 of assessed value.

Exhibit 1. Consolidated Tax Rate, TCAs 801, 802, 804, 808, 826, 827, 830, 2710, FYE 2024

	TCA 801	TCA 802	TCA 804	TCA 808	TCA 826	TCA 827	TCA 830	TCA 2710
In South Boundary	X	X		X		X		X
In East Boundary	X		X		X	X	X	
In Combined Boundary	X	X	X		X	X	X	
Permanent Tax Rate								
Linn County	\$ 1.2736	\$ 1.2736	\$ 1.2736	\$ 1.2736	\$ 1.2736	\$ 1.2736	\$ 1.2736	\$ 1.2736
City of Albany	\$ 6.3984	\$ -	\$ -	\$ -	\$ -	\$ 6.3984	\$ 6.3984	\$ -
4H Extension District	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700
Albany RFD	\$ -	\$ 2.1500	\$ 2.1500	\$ -	\$ 2.1500	\$ -	\$ -	\$ -
Stayton RFD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.3133
Tangent RFD	\$ -	\$ -	\$ -	\$ 2.5739	\$ -	\$ -	\$ -	\$ -
Linn-Benton-Lincoln ESD	\$ 0.3049	\$ 0.3049	\$ 0.3049	\$ 0.3049	\$ 0.3049	\$ 0.3049	\$ 0.3049	\$ -
Linn Benton Community College	\$ 0.5019	\$ 0.5019	\$ 0.5019	\$ 0.5019	\$ 0.5019	\$ 0.5019	\$ 0.5019	\$ 0.5019
Greater Albany Public Schools	\$ 4.5855	\$ 4.5855	\$ 4.5855	\$ 4.5855	\$ 4.5855	\$ 4.5855	\$ 4.5855	\$ -
North Santiam School District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4.3973
Willamette Regional ESD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.2967
Total Consolidated Rate	\$ 13.1343	\$ 8.8859	\$ 8.8859	\$ 9.3098	\$ 8.8859	\$ 13.1343	\$ 13.1343	\$ 7.8528

Source: Linn County Assessment & Taxation, SAL Table 4a and 6a, FYE 2024

Future Growth in Assessed Value

The forecast of assessed value includes increases from appreciation of existing property value (limited by the Oregon Constitution to a maximum of 3% annually), and from new construction (not subject to the 3% limit).

To determine the appropriate assumption for growth in assessed value in the URA boundaries, Tiberius Solutions reviewed historical assessed value growth for the City’s existing URA since FYE 2011 and Linn County and the City of Albany since FYE 2015. These historical trends in assessed value are shown in Exhibit 2. Since FYE 2015, the City has experienced annual growth in assessed value between 4.0% and 5.0%, with a compound annual growth rate (CAGR) of 4.2%. More recently, since 2020, the City has experienced stronger growth in assessed value, with a CAGR of 5.0%. The County growth rate has been slightly higher than the City’s over this time period, and the Central Albany Revitalization Area growth rate has been higher than the City or County.

Exhibit 2. Historical Assessed Value, Existing URA, Linn County, and City of Albany, FYE 2015 to FYE 2024

FYE	Central Albany Revitalization Area		Linn County		City of Albany	
	AV	%	AV	%	AV	%
2011	\$ 344,812,864					
2012	\$ 354,448,853	2.8%				
2013	\$ 367,074,962	3.6%				
2014	\$ 379,268,904	3.3%				
2015	\$ 391,196,575	3.1%	\$ 8,690,022,176		\$ 2,895,358,204	
2016	\$ 409,798,968	4.8%	\$ 9,017,720,961	3.8%	\$ 3,010,149,432	4.0%
2017	\$ 430,653,341	5.1%	\$ 9,390,023,954	4.1%	\$ 3,096,858,647	2.9%
2018	\$ 456,444,200	6.0%	\$ 9,800,176,308	4.4%	\$ 3,228,853,081	4.3%
2019	\$ 474,406,935	3.9%	\$ 10,188,907,691	4.0%	\$ 3,349,050,580	3.7%
2020	\$ 490,208,872	3.3%	\$ 10,629,452,021	4.3%	\$ 3,462,998,107	3.4%
2021	\$ 519,718,763	6.0%	\$ 11,190,869,227	5.3%	\$ 3,655,888,307	5.6%
2022	\$ 543,998,944	4.7%	\$ 11,744,039,973	4.9%	\$ 3,825,104,034	4.6%
2023	\$ 574,599,132	5.6%	\$ 12,394,049,068	5.5%	\$ 4,006,839,384	4.8%
2024	\$ 612,214,813	6.5%	\$ 13,023,071,818	5.1%	\$ 4,206,426,456	5.0%
CAGR						
	2011-2024	4.5%				
	2015-2024	5.1%		4.6%		4.2%
	2020-2024	5.7%		5.2%		5.0%

Source: Linn County Assessor, FYE 2024

Based upon historical citywide trends, and knowledge of the potential for future new construction within the proposed URA boundaries, City staff directed Tiberius Solutions to use the following growth assumptions for each URA boundary option:

- **Low-growth scenario: 4.0% per year through the duration of the forecast period, equivalent to annual new construction value of:¹**
 - **South Boundary: \$3.5 million**
 - **East Boundary: \$7.0 million**
 - **Combined Boundary: \$4.8 million**
- **High-growth scenario: 5.0% per year through the duration of the forecast period, equivalent to annual new construction value of:**
 - **South Boundary: \$8.2 million**
 - **East Boundary: \$16.3 million**
 - **Combined Boundary: \$11.1 million**

Tax Increment Revenue Forecast

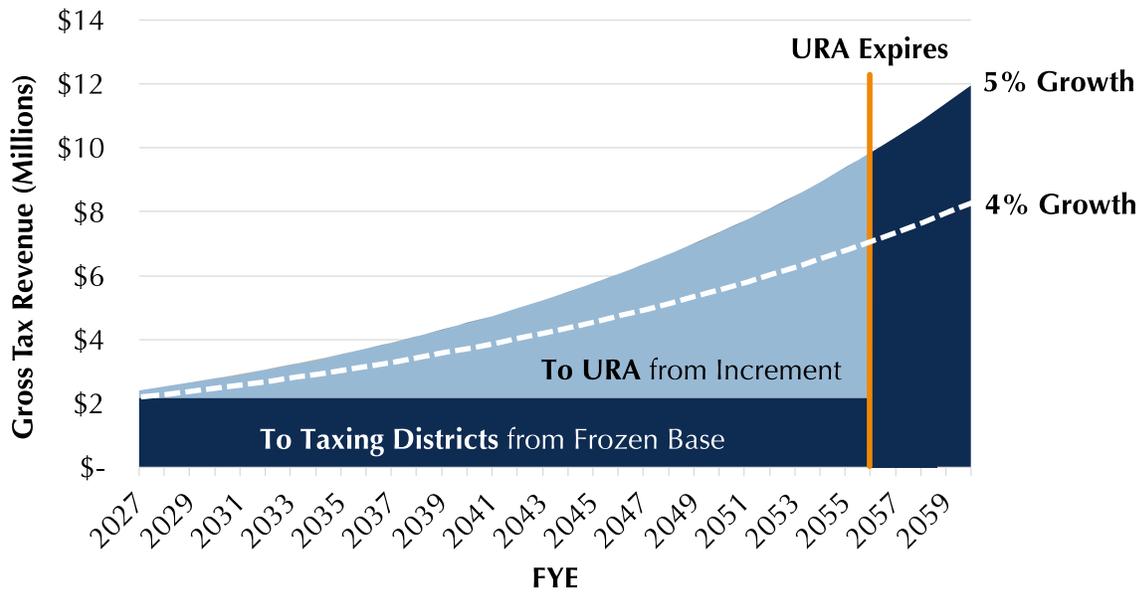
Attachment B shows the forecast of Tax Increment Financing (TIF) revenues for all scenarios. Exhibit 3 (South Boundary), Exhibit 4 (East Boundary), and Exhibit 5 (Combined Boundary) illustrate these forecasts of tax increment finance (TIF) revenue. The timing of the adoption of a new URA is uncertain and subject to future decisions by City Council. For the purpose of illustrating financial capacity, this analysis assumes

¹ New construction values are reported in constant 2024 dollars assuming an equal split between multifamily residential and commercial/industrial construction.

that the URA would be effective between January 1 and October 1, 2025. In reality, if a URA is adopted, it would likely be further in the future. Given the assumed timing for this illustrative analysis, the frozen base would be calculated using the FYE 2025 tax roll, and the first year that the URA would collect TIF is FYE 2027. The exhibits show annual TIF projections through FYE 2056, which assumes a 30-year duration for the URA. Total TIF revenue for the URA is estimated to range from \$63.4 million (South Boundary, low growth) to \$180.4 million (East Boundary, high growth) in nominal dollars.

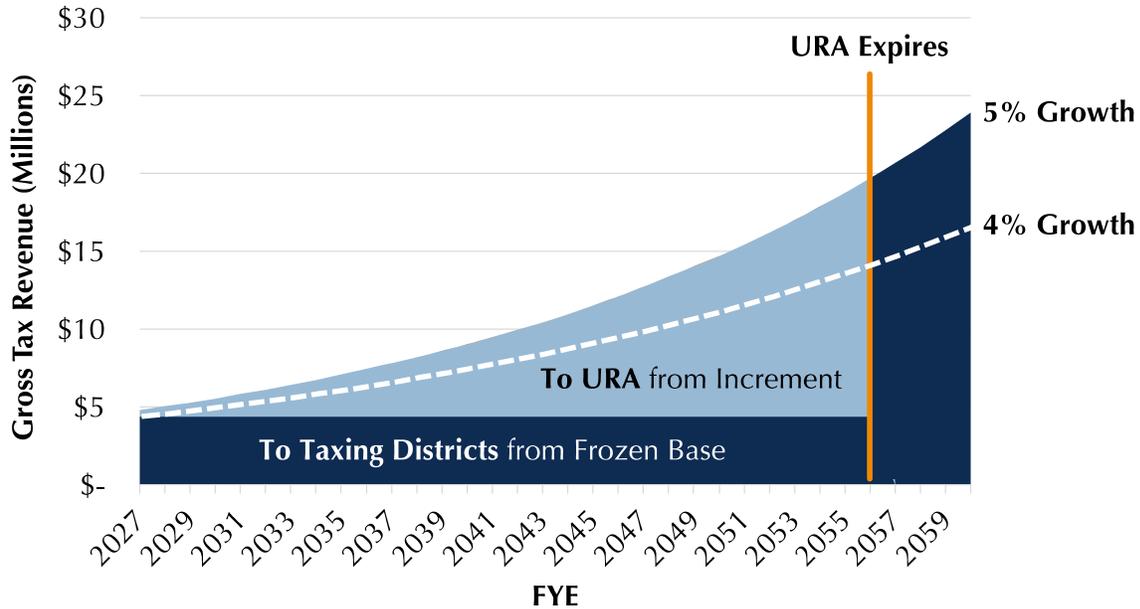
There are unincorporated areas included in each boundary option. This analysis currently assumes that these areas would remain unincorporated. If these unincorporated areas annex, the URA would receive higher TIF revenue than forecast in this analysis.

Exhibit 3. Net TIF Revenue Forecast, South Boundary



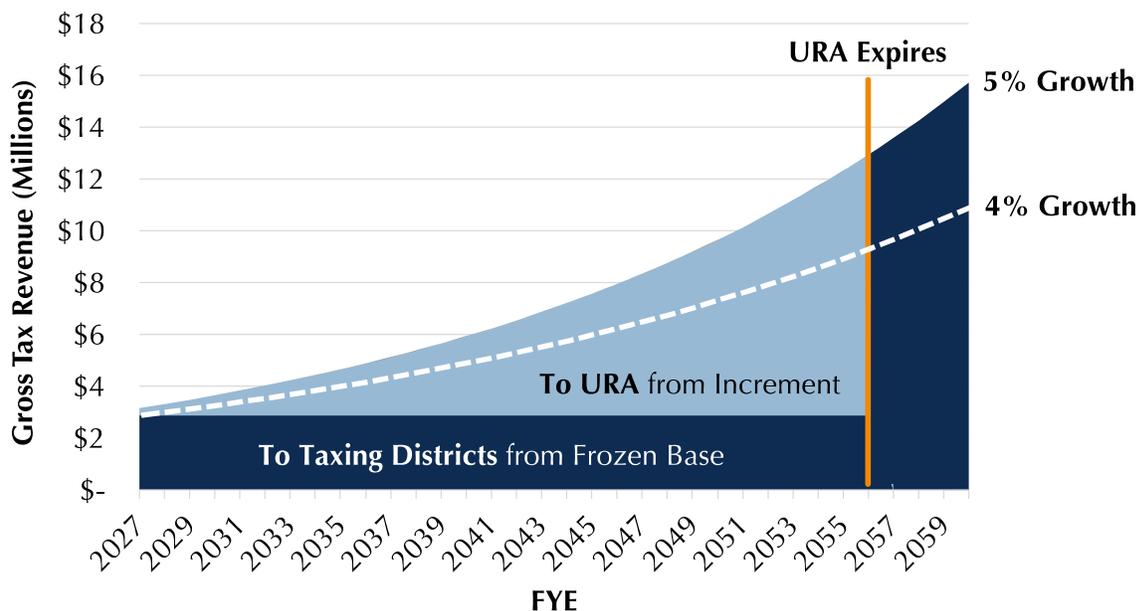
Source: Tiberius Solutions

Exhibit 4. Net TIF Revenue Forecast, East Boundary



Source: Tiberius Solutions

Exhibit 5. Net TIF Revenue Forecast, Combined Boundary



Source: Tiberius Solutions

Financial Capacity

Net TIF revenue gives a general idea of the financial capacity each year, but is insufficient to understand the total funding available for projects over the life of each URA. Most URAs will typically use financing (incurring debt through bonds, loans, or other financial instruments) to accelerate the timing of available funding at the expense of future interest payments. To estimate borrowing capacity, we created a hypothetical finance plan, showing how much funding could become available for projects over time, based on generic assumptions for debt. For this analysis, we assumed a series of loans would be incurred over the

30-year life of each URA with 10- to 20-year amortization periods, a 5% interest rate, and a 1.5 minimum debt service coverage ratio.

Exhibit 6, Exhibit 7, and Exhibit 8 summarize the financial capacity for the South Boundary, East Boundary, and Combined Boundary, respectively. Total net TIF is the cumulative amount of TIF revenue that would be received by each URA boundary over its 30-year duration. Maximum indebtedness (a term defined in Oregon Statutes related to TIF) is the total principal amount of indebtedness that could be incurred by each URA. Maximum indebtedness is stated in nominal (i.e., “year of expenditure”) dollars. The capacity in 2024 dollars shows the maximum indebtedness figure adjusted for inflation and presented in “real” dollars. This is the most useful measure of financial capacity. The capacity in 2024 dollars is also shown in five-year periods to provide a sense of when funding would become available over time.

Exhibit 6. Financial Capacity, South Boundary

	4% Growth	5% Growth
Estimated Average Annual RMV of New Construction (2024 \$)	\$ 3,500,000	\$ 8,200,000
Net TIF	\$ 63,400,000	\$ 90,300,000
Maximum Indebtedness	\$ 54,000,000	\$ 77,000,000
Capacity (2024\$)	\$ 30,000,000	\$ 42,400,000
Years 1-5	\$ 2,200,000	\$ 2,900,000
Years 6-10	\$ 4,900,000	\$ 6,400,000
Years 11-15	\$ 5,500,000	\$ 7,600,000
Years 16-20	\$ 5,600,000	\$ 8,000,000
Years 21-25	\$ 5,900,000	\$ 8,700,000
Years 26-30	\$ 5,800,000	\$ 8,800,000

Source: Tiberius Solutions

Exhibit 7. Financial Capacity, East Boundary

	4% Growth	5% Growth
Estimated Average Annual RMV of New Construction (2024 \$)	\$ 7,000,000	\$ 16,300,000
Net TIF	\$ 126,700,000	\$ 180,400,000
Maximum Indebtedness	\$ 107,000,000	\$ 153,000,000
Capacity (2024\$)	\$ 59,900,000	\$ 84,700,000
Years 1-5	\$ 4,500,000	\$ 5,800,000
Years 6-10	\$ 9,700,000	\$ 12,700,000
Years 11-15	\$ 11,100,000	\$ 15,200,000
Years 16-20	\$ 11,200,000	\$ 16,100,000
Years 21-25	\$ 11,800,000	\$ 17,400,000
Years 26-30	\$ 11,600,000	\$ 17,500,000

Source: Tiberius Solutions

Exhibit 8. Financial Capacity, Combined Boundary

	4% Growth	5% Growth
Estimated Average Annual RMV of New Construction (2024 \$)	\$ 4,800,000	\$ 11,100,000
Net TIF	\$ 83,300,000	\$ 118,700,000
Maximum Indebtedness	\$ 70,300,000	\$ 100,500,000
Capacity (2024\$)	\$ 39,400,000	\$ 55,700,000
Years 1-5	\$ 3,000,000	\$ 3,800,000
Years 6-10	\$ 6,300,000	\$ 8,300,000
Years 11-15	\$ 7,300,000	\$ 10,000,000
Years 16-20	\$ 7,400,000	\$ 10,600,000
Years 21-25	\$ 7,800,000	\$ 11,400,000
Years 26-30	\$ 7,600,000	\$ 11,500,000

Source: Tiberius Solutions

For the South Boundary, findings from the analysis include:

- If the URA experiences 4.0% annual growth in assessed value, it is forecast to generate \$63.4 million of cumulative net TIF revenue which could support a maximum indebtedness of \$54.0 million, equivalent to \$30.0 million of capacity for projects when adjusted for inflation and presented in constant 2024 dollars.
- If the URA experiences 5.0% annual growth in assessed value, it is forecast to generate \$90.3 million of cumulative net TIF revenue which could support a maximum indebtedness of \$77.0 million, equivalent to \$42.4 million of capacity for projects when adjusted for inflation and presented in constant 2024 dollars.

For the East Boundary, findings of the analysis include:

- If the URA experiences 4.0% annual growth in assessed value, it is forecast to generate \$126.7 million of cumulative net TIF revenue which could support a maximum indebtedness of \$107.0 million, equivalent to \$59.9 million of capacity for projects when adjusted for inflation and presented in constant 2024 dollars.
- If the URA experiences 5.0% annual growth in assessed value, it is forecast to generate \$180.4 million of cumulative net TIF revenue which could support a maximum indebtedness of \$153.0 million, equivalent to \$87.7 million of capacity for projects when adjusted for inflation and presented in constant 2024 dollars.

For the Combined Boundary, findings of the analysis include:

- If the URA experiences 4.0% annual growth in assessed value, it is forecast to generate \$83.3 million of cumulative net TIF revenue which could support a maximum indebtedness of \$70.3 million, equivalent to \$39.4 million of capacity for projects when adjusted for inflation and presented in constant 2024 dollars.
- If the URA experiences 5.0% annual growth in assessed value, it is forecast to generate \$118.7 million of cumulative net TIF revenue which could support a maximum indebtedness of \$100.5 million, equivalent to \$55.7 million of capacity for projects when adjusted for inflation and presented in constant 2024 dollars.

Impact to Taxing Districts

Exhibit 9 shows the cumulative impact of the URA on overlapping taxing districts for the South Boundary, East Boundary, and Combined Boundary, respectively, over the 30-year duration of the URA. The City of Albany would experience almost half of the total impact on all taxing districts. Greater Albany Public Schools, the North Santiam School District, Linn-Benton-Lincoln ESD, and Willamette Regional ESD 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 Oregon’s current system of school funding, local property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, local 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. In other words, any changes in local property tax revenues (either positive or negative) should be offset by changes in the allocation of State School Fund revenues to ensure school districts continue to receive the target funding amount determined by the State.

Albany RFD, Stayton RFD, and Tangent RFD are taxing districts that only overlap the unincorporated areas of the proposed URA boundaries. If the unincorporated areas are annexed in the future, the impact to these rural fire districts will be lower, and the impact to the City of Albany would be higher.

Exhibit 9. Impact to Taxing Districts, South, East, and Combined Boundary Options

	South Boundary		East Boundary		Combined Boundary	
	4% Growth	5% Growth	4% Growth	5% Growth	4% Growth	5% Growth
General Government						
Linn County	\$ (6,200,000)	\$ (8,800,000)	\$ (13,200,000)	\$ (18,800,000)	\$ (8,400,000)	\$ (12,000,000)
City of Albany	\$ (30,400,000)	\$ (43,300,000)	\$ (51,800,000)	\$ (73,700,000)	\$ (37,200,000)	\$ (52,900,000)
4H Extension District	\$ (300,000)	\$ (500,000)	\$ (700,000)	\$ (1,000,000)	\$ (500,000)	\$ (700,000)
Albany RFD	\$ (100,000)	\$ (200,000)	\$ (5,000,000)	\$ (7,100,000)	\$ (1,700,000)	\$ (2,400,000)
Stayton RFD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tangent RFD	\$ (100,000)	\$ (200,000)	\$ -	\$ -	\$ -	\$ -
<i>Subtotal</i>	<i>\$ (37,200,000)</i>	<i>\$ (53,000,000)</i>	<i>\$ (70,700,000)</i>	<i>\$ (100,600,000)</i>	<i>\$ (47,700,000)</i>	<i>\$ (68,000,000)</i>
Education						
Linn-Benton-Lincoln ESD	\$ (1,500,000)	\$ (2,100,000)	\$ (3,200,000)	\$ (4,500,000)	\$ (2,000,000)	\$ (2,900,000)
Linn Benton Community College	\$ (2,400,000)	\$ (3,500,000)	\$ (5,200,000)	\$ (7,400,000)	\$ (3,300,000)	\$ (4,700,000)
Greater Albany Public Schools	\$ (22,300,000)	\$ (31,700,000)	\$ (47,700,000)	\$ (67,900,000)	\$ (30,300,000)	\$ (43,100,000)
North Santiam School District	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Willamette Regional ESD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Subtotal</i>	<i>\$ (26,200,000)</i>	<i>\$ (37,300,000)</i>	<i>\$ (56,000,000)</i>	<i>\$ (79,800,000)</i>	<i>\$ (35,600,000)</i>	<i>\$ (50,700,000)</i>
Total	\$ (63,400,000)	\$ (90,300,000)	\$ (126,700,000)	\$ (180,400,000)	\$ (83,300,000)	\$ (118,700,000)

Source: Tiberius Solutions

Conclusions

Based on the feasibility study analysis, we draw the following conclusions:

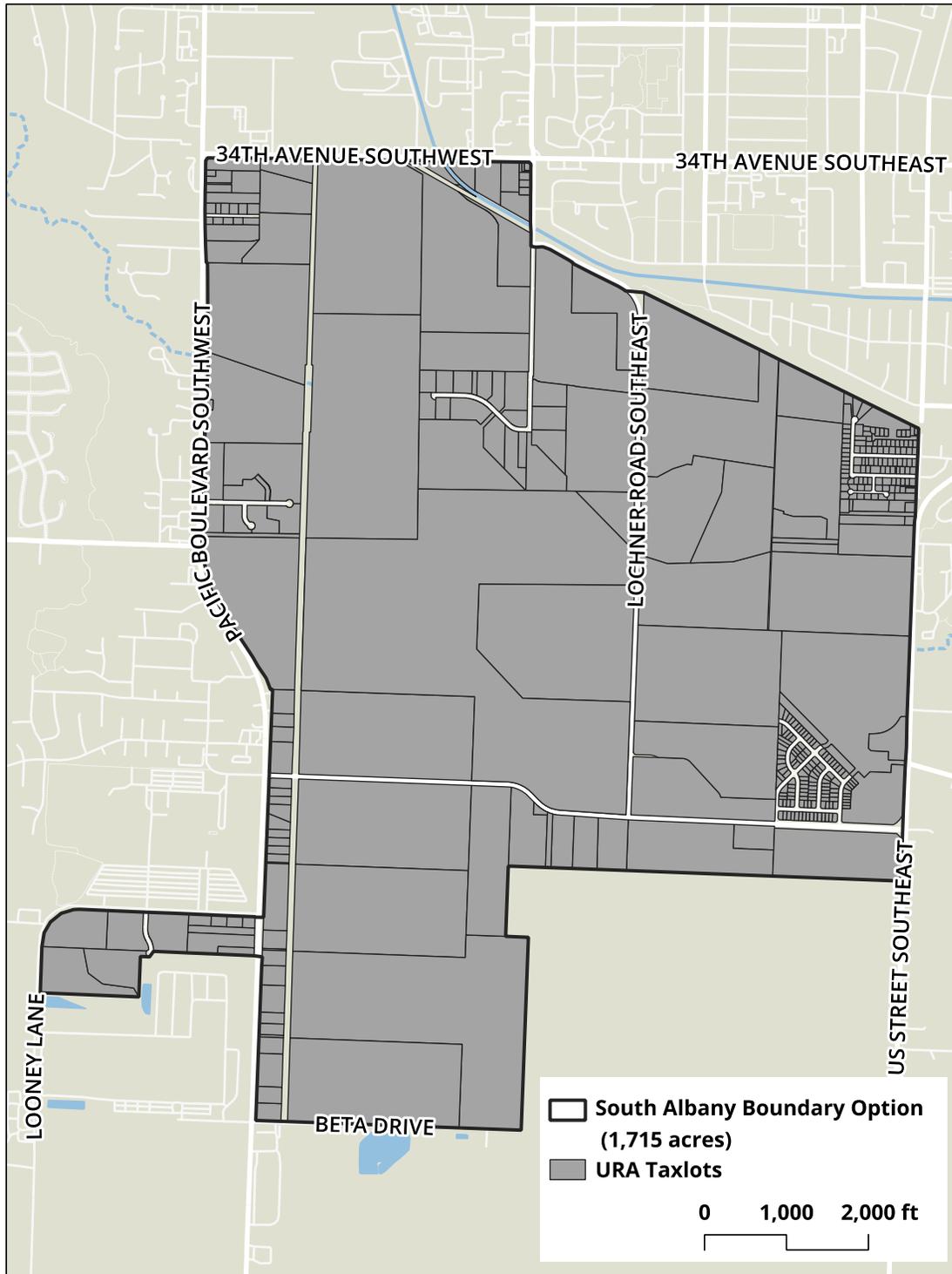
- The proposed URA boundaries are estimated to generate significant financial capacity, including up to \$180.4 million of TIF revenue (nominal dollars), and the ability to fund up to \$84.7 million of project costs in constant 2024 dollars.
- The financial capacity generated by URAs generally starts small and builds over time, taking decades to achieve the full amount of financial capacity. The scenarios included in this analysis estimate between \$2 million to \$6 million of financial capacity in the first five years of a new URA, depending on which boundary is selected and the amount of future growth in assessed value.
- The three boundary options evaluated in this analysis show different amounts of financial capacity, determined by the value of the frozen base. The proposed East Boundary has the largest frozen base value and thus the largest projected financial capacity. While the larger frozen base value does

provide some increased capacity due to appreciation on existing property values, in reality the greatest source of financial capacity for URAs typically comes from new construction.

- Forecasting the financial capacity of the proposed URA boundaries over the next three decades is inherently uncertain. Changes in future tax rates, assessed value, interest rates, inflation rates, and the timing and value of new construction will all affect the financial capacity of the proposed TIA.
- The actual terms of any future borrowings could have significant impacts on the financial capacity shown in this analysis. The City could pursue borrowing strategies that reduce the amount of early year debt service payments. This would allow the City to borrow a larger amount of funds earlier in the URA timeline. However, these strategies generally result in more expensive debt service payments in the long-term, reducing the financial capacity of the proposed URA in later years, and these strategies may also be viewed as a greater financial risk to the City.
- This analysis only looks at the financial implications of a new URA. Ultimately, if the City decides to pursue a new URA, it will want to consider political, land use, and economic reasons as well. These considerations should include what public projects the community would like to see funded, what properties have the greatest potential for future development, where urban renewal investments can have the greatest catalytic impact on new construction, and how the proposed use of urban renewal would help to implement existing City plans and policies.

Attachment A: Proposed URA Boundary Options

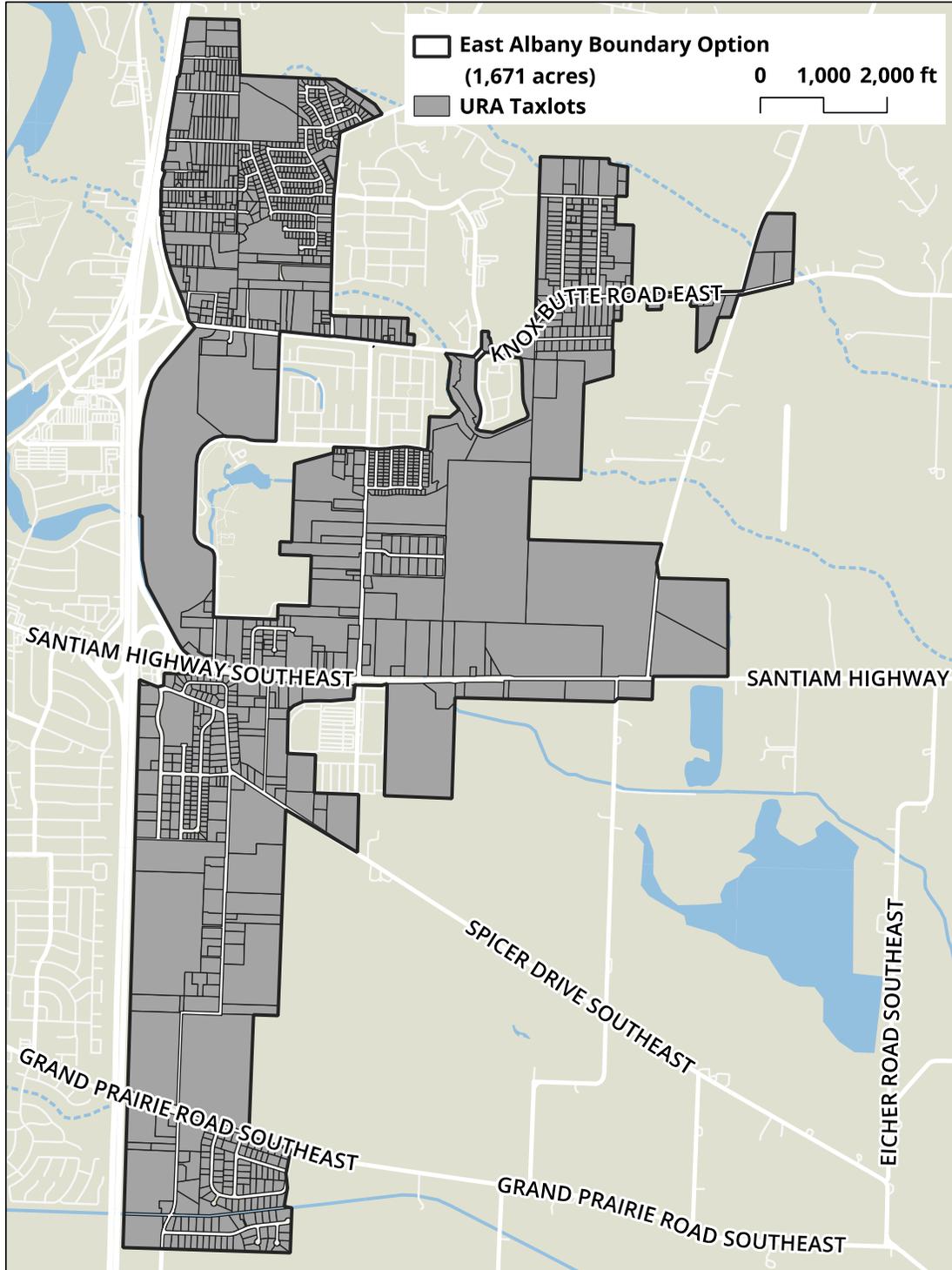
Exhibit 10. South Boundary



Tiberius Solutions

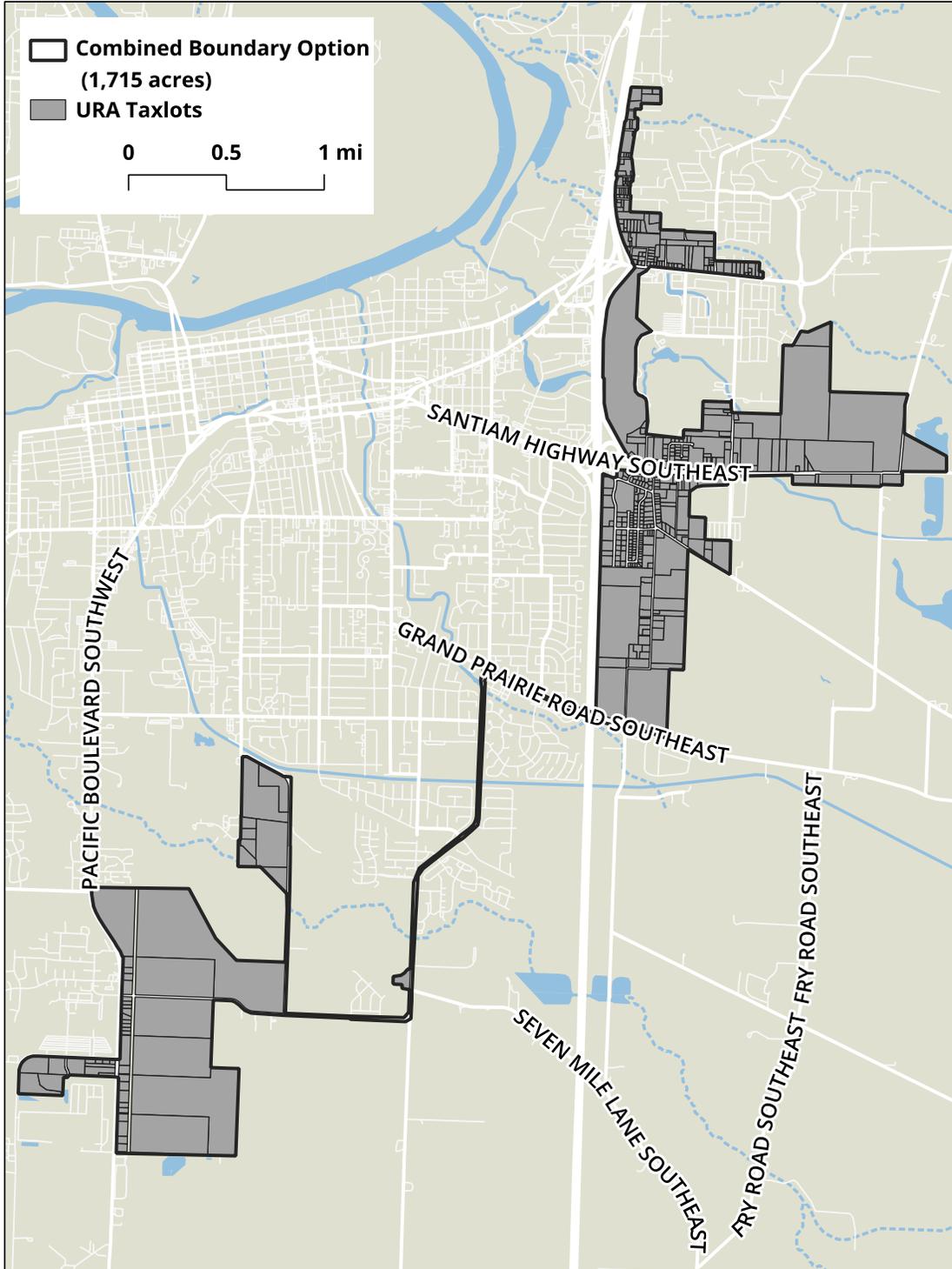
Source:

Exhibit 11. East Boundary



Source: Tiberius Solutions

Exhibit 12. Combined Boundary



Source: Tiberius Solutions

Attachment B: TIF Forecasts

Exhibit 13. TIF Forecast, South Boundary, 4% Growth

FYE	Assessed Value				TIF Revenue		
	Total	Frozen Base	Increment	Tax Rate	Gross	Adjustments	Net
2024	\$ 158,260,785	\$ 158,260,785	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 164,591,218	\$ 164,591,218	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 171,174,866	\$ 164,591,218	\$ 6,583,648	\$ -	\$ -	\$ -	\$ -
2027	\$ 178,021,861	\$ 164,591,218	\$ 13,430,643	\$ 13.0482	\$ 175,246	\$ (8,762)	\$ 166,483
2028	\$ 185,142,735	\$ 164,591,218	\$ 20,551,517	\$ 13.0482	\$ 268,160	\$ (10,911)	\$ 257,249
2029	\$ 192,548,445	\$ 164,591,218	\$ 27,957,227	\$ 13.0482	\$ 364,791	\$ (14,418)	\$ 350,373
2030	\$ 200,250,384	\$ 164,591,218	\$ 35,659,166	\$ 13.0482	\$ 465,288	\$ (18,066)	\$ 447,221
2031	\$ 208,260,399	\$ 164,591,218	\$ 43,669,181	\$ 13.0482	\$ 569,804	\$ (21,860)	\$ 547,944
2032	\$ 216,590,817	\$ 164,591,218	\$ 51,999,599	\$ 13.0482	\$ 678,501	\$ (25,805)	\$ 652,695
2033	\$ 225,254,450	\$ 164,591,218	\$ 60,663,232	\$ 13.0482	\$ 791,546	\$ (29,909)	\$ 761,637
2034	\$ 234,264,626	\$ 164,591,218	\$ 69,673,408	\$ 13.0482	\$ 909,113	\$ (34,176)	\$ 874,936
2035	\$ 243,635,212	\$ 164,591,218	\$ 79,043,994	\$ 13.0482	\$ 1,031,382	\$ (38,614)	\$ 992,767
2036	\$ 253,380,619	\$ 164,591,218	\$ 88,789,401	\$ 13.0482	\$ 1,158,542	\$ (43,230)	\$ 1,115,311
2037	\$ 263,515,844	\$ 164,591,218	\$ 98,924,626	\$ 13.0482	\$ 1,290,788	\$ (48,030)	\$ 1,242,757
2038	\$ 274,056,477	\$ 164,591,218	\$ 109,465,259	\$ 13.0482	\$ 1,428,325	\$ (53,022)	\$ 1,375,301
2039	\$ 285,018,736	\$ 164,591,218	\$ 120,427,518	\$ 13.0482	\$ 1,571,362	\$ (58,214)	\$ 1,513,147
2040	\$ 296,419,485	\$ 164,591,218	\$ 131,828,267	\$ 13.0482	\$ 1,720,122	\$ (63,614)	\$ 1,656,506
2041	\$ 308,276,264	\$ 164,591,218	\$ 143,685,046	\$ 13.0482	\$ 1,874,831	\$ (69,230)	\$ 1,805,600
2042	\$ 320,607,315	\$ 164,591,218	\$ 156,016,097	\$ 13.0482	\$ 2,035,729	\$ (75,070)	\$ 1,960,658
2043	\$ 333,431,608	\$ 164,591,218	\$ 168,840,390	\$ 13.0482	\$ 2,203,063	\$ (81,144)	\$ 2,121,918
2044	\$ 346,768,873	\$ 164,591,218	\$ 182,177,655	\$ 13.0482	\$ 2,377,090	\$ (87,461)	\$ 2,289,628
2045	\$ 360,639,629	\$ 164,591,218	\$ 196,048,411	\$ 13.0482	\$ 2,558,079	\$ (94,030)	\$ 2,464,047
2046	\$ 375,065,213	\$ 164,591,218	\$ 210,473,995	\$ 13.0482	\$ 2,746,307	\$ (100,863)	\$ 2,645,442
2047	\$ 390,067,821	\$ 164,591,218	\$ 225,476,603	\$ 13.0482	\$ 2,942,064	\$ (107,968)	\$ 2,834,093
2048	\$ 405,670,534	\$ 164,591,218	\$ 241,079,316	\$ 13.0482	\$ 3,145,651	\$ (115,358)	\$ 3,030,291
2049	\$ 421,897,354	\$ 164,591,218	\$ 257,306,136	\$ 13.0482	\$ 3,357,382	\$ (123,043)	\$ 3,234,336
2050	\$ 438,773,249	\$ 164,591,218	\$ 274,182,031	\$ 13.0482	\$ 3,577,582	\$ (131,036)	\$ 3,446,543
2051	\$ 456,324,179	\$ 164,591,218	\$ 291,732,961	\$ 13.0482	\$ 3,806,590	\$ (139,349)	\$ 3,667,238
2052	\$ 474,577,148	\$ 164,591,218	\$ 309,985,930	\$ 13.0482	\$ 4,044,758	\$ (147,994)	\$ 3,896,761
2053	\$ 493,560,233	\$ 164,591,218	\$ 328,969,015	\$ 13.0482	\$ 4,292,454	\$ (156,985)	\$ 4,135,466
2054	\$ 513,302,642	\$ 164,591,218	\$ 348,711,424	\$ 13.0482	\$ 4,550,056	\$ (166,335)	\$ 4,383,718
2055	\$ 533,834,748	\$ 164,591,218	\$ 369,243,530	\$ 13.0482	\$ 4,817,963	\$ (176,060)	\$ 4,641,900
Total					\$ 60,752,570	\$ (2,240,559)	\$ 58,511,966

Source: Tiberius Solutions

Notes: Adjustments include losses from delinquent taxes, discounts from early payment, compression, and truncation, plus prior year tax collections.

Exhibit 14. TIF Forecast, South Boundary, 5% Growth

FYE	Total	Assessed Value			Tax Rate	TIF Revenue		
		Frozen Base	Increment			Gross	Adjustments	Net
2024	\$ 158,260,785	\$ 158,260,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 166,173,826	\$ 166,173,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 174,482,518	\$ 166,173,826	\$ 8,308,692	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ 183,206,643	\$ 166,173,826	\$ 17,032,817	\$ 13.0482	\$ 222,248	\$ (11,112)	\$ 211,135	
2028	\$ 192,366,975	\$ 166,173,826	\$ 26,193,149	\$ 13.0482	\$ 341,773	\$ (13,922)	\$ 327,852	
2029	\$ 201,985,324	\$ 166,173,826	\$ 35,811,498	\$ 13.0482	\$ 467,276	\$ (18,493)	\$ 448,782	
2030	\$ 212,084,591	\$ 166,173,826	\$ 45,910,765	\$ 13.0482	\$ 599,053	\$ (23,294)	\$ 575,758	
2031	\$ 222,688,822	\$ 166,173,826	\$ 56,514,996	\$ 13.0482	\$ 737,419	\$ (28,334)	\$ 709,084	
2032	\$ 233,823,263	\$ 166,173,826	\$ 67,649,437	\$ 13.0482	\$ 882,703	\$ (33,627)	\$ 849,076	
2033	\$ 245,514,425	\$ 166,173,826	\$ 79,340,599	\$ 13.0482	\$ 1,035,252	\$ (39,184)	\$ 996,067	
2034	\$ 257,790,146	\$ 166,173,826	\$ 91,616,320	\$ 13.0482	\$ 1,195,428	\$ (45,019)	\$ 1,150,408	
2035	\$ 270,679,653	\$ 166,173,826	\$ 104,505,827	\$ 13.0482	\$ 1,363,613	\$ (51,146)	\$ 1,312,466	
2036	\$ 284,213,634	\$ 166,173,826	\$ 118,039,808	\$ 13.0482	\$ 1,540,207	\$ (57,579)	\$ 1,482,627	
2037	\$ 298,424,316	\$ 166,173,826	\$ 132,250,490	\$ 13.0482	\$ 1,725,631	\$ (64,334)	\$ 1,661,296	
2038	\$ 313,345,532	\$ 166,173,826	\$ 147,171,706	\$ 13.0482	\$ 1,920,326	\$ (71,426)	\$ 1,848,898	
2039	\$ 329,012,810	\$ 166,173,826	\$ 162,838,984	\$ 13.0482	\$ 2,124,756	\$ (78,873)	\$ 2,045,881	
2040	\$ 345,463,450	\$ 166,173,826	\$ 179,289,624	\$ 13.0482	\$ 2,339,407	\$ (86,693)	\$ 2,252,713	
2041	\$ 362,736,622	\$ 166,173,826	\$ 196,562,796	\$ 13.0482	\$ 2,564,791	\$ (94,903)	\$ 2,469,886	
2042	\$ 380,873,452	\$ 166,173,826	\$ 214,699,626	\$ 13.0482	\$ 2,801,444	\$ (103,524)	\$ 2,697,918	
2043	\$ 399,917,125	\$ 166,173,826	\$ 233,743,299	\$ 13.0482	\$ 3,049,929	\$ (112,576)	\$ 2,937,351	
2044	\$ 419,912,983	\$ 166,173,826	\$ 253,739,157	\$ 13.0482	\$ 3,310,839	\$ (122,080)	\$ 3,188,756	
2045	\$ 440,908,632	\$ 166,173,826	\$ 274,734,806	\$ 13.0482	\$ 3,584,795	\$ (132,060)	\$ 3,452,732	
2046	\$ 462,954,063	\$ 166,173,826	\$ 296,780,237	\$ 13.0482	\$ 3,872,448	\$ (142,539)	\$ 3,729,906	
2047	\$ 486,101,765	\$ 166,173,826	\$ 319,927,939	\$ 13.0482	\$ 4,174,484	\$ (153,542)	\$ 4,020,939	
2048	\$ 510,406,854	\$ 166,173,826	\$ 344,233,028	\$ 13.0482	\$ 4,491,621	\$ (165,095)	\$ 4,326,524	
2049	\$ 535,927,197	\$ 166,173,826	\$ 369,753,371	\$ 13.0482	\$ 4,824,616	\$ (177,225)	\$ 4,647,387	
2050	\$ 562,723,557	\$ 166,173,826	\$ 396,549,731	\$ 13.0482	\$ 5,174,260	\$ (189,962)	\$ 4,984,294	
2051	\$ 590,859,735	\$ 166,173,826	\$ 424,685,909	\$ 13.0482	\$ 5,541,387	\$ (203,336)	\$ 5,338,047	
2052	\$ 620,402,722	\$ 166,173,826	\$ 454,228,896	\$ 13.0482	\$ 5,926,869	\$ (217,379)	\$ 5,709,487	
2053	\$ 651,422,858	\$ 166,173,826	\$ 485,249,032	\$ 13.0482	\$ 6,331,626	\$ (232,123)	\$ 6,099,498	
2054	\$ 683,994,000	\$ 166,173,826	\$ 517,820,174	\$ 13.0482	\$ 6,756,621	\$ (247,605)	\$ 6,509,011	
2055	\$ 718,193,701	\$ 166,173,826	\$ 552,019,875	\$ 13.0482	\$ 7,202,866	\$ (263,861)	\$ 6,938,999	
Total					\$ 86,103,687	\$ (3,180,845)	\$ 82,922,778	

Source: Tiberius Solutions

Notes: Adjustments include losses from delinquent taxes, discounts from early payment, compression, and truncation, plus prior year tax collections.

Exhibit 15. TIF Forecast, East Boundary, 4% Growth

FYE	Total	Assessed Value			Tax Rate	TIF Revenue		
		Frozen Base	Increment			Gross	Adjustments	Net
2024	\$ 338,402,905	\$ 338,402,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 351,939,022	\$ 351,939,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 366,016,582	\$ 351,939,022	\$ 14,077,560	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ 380,657,247	\$ 351,939,022	\$ 28,718,225	\$ 12.1923	\$ 350,141	\$ (17,507)	\$ 332,634	
2028	\$ 395,883,537	\$ 351,939,022	\$ 43,944,515	\$ 12.1923	\$ 535,785	\$ (21,800)	\$ 513,985	
2029	\$ 411,718,878	\$ 351,939,022	\$ 59,779,856	\$ 12.1923	\$ 728,854	\$ (28,808)	\$ 700,046	
2030	\$ 428,187,635	\$ 351,939,022	\$ 76,248,613	\$ 12.1923	\$ 929,646	\$ (36,096)	\$ 893,550	
2031	\$ 445,315,139	\$ 351,939,022	\$ 93,376,117	\$ 12.1923	\$ 1,138,470	\$ (43,676)	\$ 1,094,794	
2032	\$ 463,127,744	\$ 351,939,022	\$ 111,188,722	\$ 12.1923	\$ 1,355,646	\$ (51,559)	\$ 1,304,088	
2033	\$ 481,652,853	\$ 351,939,022	\$ 129,713,831	\$ 12.1923	\$ 1,581,510	\$ (59,758)	\$ 1,521,753	
2034	\$ 500,918,968	\$ 351,939,022	\$ 148,979,946	\$ 12.1923	\$ 1,816,408	\$ (68,284)	\$ 1,748,125	
2035	\$ 520,955,725	\$ 351,939,022	\$ 169,016,703	\$ 12.1923	\$ 2,060,702	\$ (77,151)	\$ 1,983,552	
2036	\$ 541,793,955	\$ 351,939,022	\$ 189,854,933	\$ 12.1923	\$ 2,314,768	\$ (86,373)	\$ 2,228,396	
2037	\$ 563,465,713	\$ 351,939,022	\$ 211,526,691	\$ 12.1923	\$ 2,578,997	\$ (95,964)	\$ 2,483,034	
2038	\$ 586,004,341	\$ 351,939,022	\$ 234,065,319	\$ 12.1923	\$ 2,853,795	\$ (105,939)	\$ 2,747,857	
2039	\$ 609,444,515	\$ 351,939,022	\$ 257,505,493	\$ 12.1923	\$ 3,139,584	\$ (116,313)	\$ 3,023,273	
2040	\$ 633,822,295	\$ 351,939,022	\$ 281,883,273	\$ 12.1923	\$ 3,436,805	\$ (127,101)	\$ 3,309,706	
2041	\$ 659,175,185	\$ 351,939,022	\$ 307,236,163	\$ 12.1923	\$ 3,745,915	\$ (138,321)	\$ 3,607,596	
2042	\$ 685,542,193	\$ 351,939,022	\$ 333,603,171	\$ 12.1923	\$ 4,067,390	\$ (149,990)	\$ 3,917,401	
2043	\$ 712,963,881	\$ 351,939,022	\$ 361,024,859	\$ 12.1923	\$ 4,401,723	\$ (162,126)	\$ 4,239,599	
2044	\$ 741,482,435	\$ 351,939,022	\$ 389,543,413	\$ 12.1923	\$ 4,749,430	\$ (174,747)	\$ 4,574,685	
2045	\$ 771,141,732	\$ 351,939,022	\$ 419,202,710	\$ 12.1923	\$ 5,111,045	\$ (187,873)	\$ 4,923,174	
2046	\$ 801,987,402	\$ 351,939,022	\$ 450,048,380	\$ 12.1923	\$ 5,487,125	\$ (201,524)	\$ 5,285,603	
2047	\$ 834,066,899	\$ 351,939,022	\$ 482,127,877	\$ 12.1923	\$ 5,878,248	\$ (215,721)	\$ 5,662,529	
2048	\$ 867,429,575	\$ 351,939,022	\$ 515,490,553	\$ 12.1923	\$ 6,285,015	\$ (230,486)	\$ 6,054,532	
2049	\$ 902,126,757	\$ 351,939,022	\$ 550,187,735	\$ 12.1923	\$ 6,708,054	\$ (245,841)	\$ 6,462,216	
2050	\$ 938,211,828	\$ 351,939,022	\$ 586,272,806	\$ 12.1923	\$ 7,148,014	\$ (261,811)	\$ 6,886,206	
2051	\$ 975,740,301	\$ 351,939,022	\$ 623,801,279	\$ 12.1923	\$ 7,605,572	\$ (278,420)	\$ 7,327,156	
2052	\$ 1,014,769,912	\$ 351,939,022	\$ 662,830,890	\$ 12.1923	\$ 8,081,433	\$ (295,692)	\$ 7,785,744	
2053	\$ 1,055,360,708	\$ 351,939,022	\$ 703,421,686	\$ 12.1923	\$ 8,576,328	\$ (313,656)	\$ 8,262,676	
2054	\$ 1,097,575,135	\$ 351,939,022	\$ 745,636,113	\$ 12.1923	\$ 9,091,019	\$ (332,338)	\$ 8,758,685	
2055	\$ 1,141,478,140	\$ 351,939,022	\$ 789,539,118	\$ 12.1923	\$ 9,626,298	\$ (351,768)	\$ 9,274,534	
Total					\$ 121,383,722	\$ (4,476,645)	\$ 116,907,131	

Source: Tiberius Solutions

Notes: Adjustments include losses from delinquent taxes, discounts from early payment, compression, and truncation, plus prior year tax collections.

Exhibit 16. TIF Forecast, East Boundary, 5% Growth

FYE	Total	Assessed Value			Tax Rate	TIF Revenue		
		Frozen Base	Increment			Gross	Adjustments	Net
2024	\$ 338,402,905	\$ 338,402,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 355,323,051	\$ 355,323,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 373,089,205	\$ 355,323,051	\$ 17,766,154	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ 391,743,665	\$ 355,323,051	\$ 36,420,614	\$ 12.1923	\$ 444,051	\$ (22,203)	\$ 421,849	
2028	\$ 411,330,848	\$ 355,323,051	\$ 56,007,797	\$ 12.1923	\$ 682,864	\$ (27,815)	\$ 655,049	
2029	\$ 431,897,389	\$ 355,323,051	\$ 76,574,338	\$ 12.1923	\$ 933,617	\$ (36,950)	\$ 896,668	
2030	\$ 453,492,258	\$ 355,323,051	\$ 98,169,207	\$ 12.1923	\$ 1,196,908	\$ (46,541)	\$ 1,150,368	
2031	\$ 476,166,870	\$ 355,323,051	\$ 120,843,819	\$ 12.1923	\$ 1,473,364	\$ (56,612)	\$ 1,416,752	
2032	\$ 499,975,213	\$ 355,323,051	\$ 144,652,162	\$ 12.1923	\$ 1,763,643	\$ (67,187)	\$ 1,696,457	
2033	\$ 524,973,973	\$ 355,323,051	\$ 169,650,922	\$ 12.1923	\$ 2,068,435	\$ (78,290)	\$ 1,990,146	
2034	\$ 551,222,672	\$ 355,323,051	\$ 195,899,621	\$ 12.1923	\$ 2,388,467	\$ (89,948)	\$ 2,298,520	
2035	\$ 578,783,805	\$ 355,323,051	\$ 223,460,754	\$ 12.1923	\$ 2,724,501	\$ (102,189)	\$ 2,622,312	
2036	\$ 607,722,997	\$ 355,323,051	\$ 252,399,946	\$ 12.1923	\$ 3,077,336	\$ (115,043)	\$ 2,962,295	
2037	\$ 638,109,147	\$ 355,323,051	\$ 282,786,096	\$ 12.1923	\$ 3,447,813	\$ (128,539)	\$ 3,319,276	
2038	\$ 670,014,604	\$ 355,323,051	\$ 314,691,553	\$ 12.1923	\$ 3,836,814	\$ (142,709)	\$ 3,694,106	
2039	\$ 703,515,334	\$ 355,323,051	\$ 348,192,283	\$ 12.1923	\$ 4,245,265	\$ (157,589)	\$ 4,087,678	
2040	\$ 738,691,102	\$ 355,323,051	\$ 383,368,051	\$ 12.1923	\$ 4,674,138	\$ (173,212)	\$ 4,500,928	
2041	\$ 775,625,659	\$ 355,323,051	\$ 420,302,608	\$ 12.1923	\$ 5,124,455	\$ (189,616)	\$ 4,934,841	
2042	\$ 814,406,942	\$ 355,323,051	\$ 459,083,891	\$ 12.1923	\$ 5,597,289	\$ (206,841)	\$ 5,390,450	
2043	\$ 855,127,291	\$ 355,323,051	\$ 499,804,240	\$ 12.1923	\$ 6,093,763	\$ (224,927)	\$ 5,868,839	
2044	\$ 897,883,656	\$ 355,323,051	\$ 542,560,605	\$ 12.1923	\$ 6,615,062	\$ (243,917)	\$ 6,371,147	
2045	\$ 942,777,839	\$ 355,323,051	\$ 587,454,788	\$ 12.1923	\$ 7,162,425	\$ (263,857)	\$ 6,898,571	
2046	\$ 989,916,732	\$ 355,323,051	\$ 634,593,681	\$ 12.1923	\$ 7,737,157	\$ (284,793)	\$ 7,452,367	
2047	\$ 1,039,412,566	\$ 355,323,051	\$ 684,089,515	\$ 12.1923	\$ 8,340,625	\$ (306,777)	\$ 8,033,851	
2048	\$ 1,091,383,194	\$ 355,323,051	\$ 736,060,143	\$ 12.1923	\$ 8,974,266	\$ (329,860)	\$ 8,644,410	
2049	\$ 1,145,952,354	\$ 355,323,051	\$ 790,629,303	\$ 12.1923	\$ 9,639,590	\$ (354,096)	\$ 9,285,498	
2050	\$ 1,203,249,972	\$ 355,323,051	\$ 847,926,921	\$ 12.1923	\$ 10,338,179	\$ (379,545)	\$ 9,958,639	
2051	\$ 1,263,412,471	\$ 355,323,051	\$ 908,089,420	\$ 12.1923	\$ 11,071,699	\$ (406,266)	\$ 10,665,437	
2052	\$ 1,326,583,095	\$ 355,323,051	\$ 971,260,044	\$ 12.1923	\$ 11,841,894	\$ (434,323)	\$ 11,407,576	
2053	\$ 1,392,912,251	\$ 355,323,051	\$ 1,037,589,200	\$ 12.1923	\$ 12,650,599	\$ (463,783)	\$ 12,186,821	
2054	\$ 1,462,557,865	\$ 355,323,051	\$ 1,107,234,814	\$ 12.1923	\$ 13,499,739	\$ (494,716)	\$ 13,005,029	
2055	\$ 1,535,685,759	\$ 355,323,051	\$ 1,180,362,708	\$ 12.1923	\$ 14,391,336	\$ (527,196)	\$ 13,864,147	
Total					\$ 172,035,292	\$ (6,355,341)	\$ 165,680,026	

Source: Tiberius Solutions

Notes: Adjustments include losses from delinquent taxes, discounts from early payment, compression, and truncation, plus prior year tax collections.

Exhibit 17. TIF Forecast, Combined Boundary, 4% Growth

FYE	Assessed Value				TIF Revenue		
	Total	Frozen Base	Increment	Tax Rate	Gross	Adjustments	Net
2024	\$ 214,967,786	\$ 214,967,786	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 223,566,496	\$ 223,566,496	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 232,509,155	\$ 223,566,496	\$ 8,942,659	\$ -	\$ -	\$ -	\$ -
2027	\$ 241,809,522	\$ 223,566,496	\$ 18,243,026	\$ 12.6233	\$ 230,287	\$ (11,514)	\$ 218,774
2028	\$ 251,481,903	\$ 223,566,496	\$ 27,915,407	\$ 12.6233	\$ 352,385	\$ (14,338)	\$ 338,048
2029	\$ 261,541,180	\$ 223,566,496	\$ 37,974,684	\$ 12.6233	\$ 479,366	\$ (18,947)	\$ 460,421
2030	\$ 272,002,826	\$ 223,566,496	\$ 48,436,330	\$ 12.6233	\$ 611,426	\$ (23,740)	\$ 587,688
2031	\$ 282,882,940	\$ 223,566,496	\$ 59,316,444	\$ 12.6233	\$ 748,769	\$ (28,726)	\$ 720,046
2032	\$ 294,198,257	\$ 223,566,496	\$ 70,631,761	\$ 12.6233	\$ 891,606	\$ (33,910)	\$ 857,699
2033	\$ 305,966,188	\$ 223,566,496	\$ 82,399,692	\$ 12.6233	\$ 1,040,156	\$ (39,303)	\$ 1,000,857
2034	\$ 318,204,835	\$ 223,566,496	\$ 94,638,339	\$ 12.6233	\$ 1,194,648	\$ (44,910)	\$ 1,149,742
2035	\$ 330,933,029	\$ 223,566,496	\$ 107,366,533	\$ 12.6233	\$ 1,355,320	\$ (50,742)	\$ 1,304,582
2036	\$ 344,170,351	\$ 223,566,496	\$ 120,603,855	\$ 12.6233	\$ 1,522,419	\$ (56,808)	\$ 1,465,616
2037	\$ 357,937,167	\$ 223,566,496	\$ 134,370,671	\$ 12.6233	\$ 1,696,201	\$ (63,116)	\$ 1,633,091
2038	\$ 372,254,653	\$ 223,566,496	\$ 148,688,157	\$ 12.6233	\$ 1,876,935	\$ (69,676)	\$ 1,807,266
2039	\$ 387,144,838	\$ 223,566,496	\$ 163,578,342	\$ 12.6233	\$ 2,064,898	\$ (76,499)	\$ 1,988,407
2040	\$ 402,630,633	\$ 223,566,496	\$ 179,064,137	\$ 12.6233	\$ 2,260,380	\$ (83,595)	\$ 2,176,794
2041	\$ 418,735,858	\$ 223,566,496	\$ 195,169,362	\$ 12.6233	\$ 2,463,681	\$ (90,974)	\$ 2,372,716
2042	\$ 435,485,291	\$ 223,566,496	\$ 211,918,795	\$ 12.6233	\$ 2,675,115	\$ (98,649)	\$ 2,576,475
2043	\$ 452,904,704	\$ 223,566,496	\$ 229,338,208	\$ 12.6233	\$ 2,895,005	\$ (106,630)	\$ 2,788,385
2044	\$ 471,020,891	\$ 223,566,496	\$ 247,454,395	\$ 12.6233	\$ 3,123,691	\$ (114,931)	\$ 3,008,771
2045	\$ 489,861,726	\$ 223,566,496	\$ 266,295,230	\$ 12.6233	\$ 3,361,525	\$ (123,564)	\$ 3,237,972
2046	\$ 509,456,194	\$ 223,566,496	\$ 285,889,698	\$ 12.6233	\$ 3,608,871	\$ (132,542)	\$ 3,476,341
2047	\$ 529,834,443	\$ 223,566,496	\$ 306,267,947	\$ 12.6233	\$ 3,866,112	\$ (141,880)	\$ 3,724,246
2048	\$ 551,027,821	\$ 223,566,496	\$ 327,461,325	\$ 12.6233	\$ 4,133,643	\$ (151,591)	\$ 3,982,066
2049	\$ 573,068,934	\$ 223,566,496	\$ 349,502,438	\$ 12.6233	\$ 4,411,874	\$ (161,690)	\$ 4,250,199
2050	\$ 595,991,691	\$ 223,566,496	\$ 372,425,195	\$ 12.6233	\$ 4,701,235	\$ (172,193)	\$ 4,529,058
2051	\$ 619,831,358	\$ 223,566,496	\$ 396,264,862	\$ 12.6233	\$ 5,002,170	\$ (183,117)	\$ 4,819,071
2052	\$ 644,624,612	\$ 223,566,496	\$ 421,058,116	\$ 12.6233	\$ 5,315,143	\$ (194,477)	\$ 5,120,684
2053	\$ 670,409,597	\$ 223,566,496	\$ 446,843,101	\$ 12.6233	\$ 5,640,635	\$ (206,292)	\$ 5,434,362
2054	\$ 697,225,981	\$ 223,566,496	\$ 473,659,485	\$ 12.6233	\$ 5,979,146	\$ (218,579)	\$ 5,760,587
2055	\$ 725,115,020	\$ 223,566,496	\$ 501,548,524	\$ 12.6233	\$ 6,331,197	\$ (231,358)	\$ 6,099,861
Total					\$ 79,833,840	\$ (2,944,289)	\$ 76,889,824

Source: Tiberius Solutions

Notes: Adjustments include losses from delinquent taxes, discounts from early payment, compression, and truncation, plus prior year tax collections.

Exhibit 18. TIF Forecast, Combined Boundary, 5% Growth

FYE	Assessed Value				TIF Revenue		
	Total	Frozen Base	Increment	Tax Rate	Gross	Adjustments	Net
2024	\$ 214,967,786	\$ 214,967,786	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 225,716,174	\$ 225,716,174	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 237,001,984	\$ 225,716,174	\$ 11,285,810	\$ -	\$ -	\$ -	\$ -
2027	\$ 248,852,083	\$ 225,716,174	\$ 23,135,909	\$ 12.6233	\$ 292,052	\$ (14,603)	\$ 277,450
2028	\$ 261,294,687	\$ 225,716,174	\$ 35,578,513	\$ 12.6233	\$ 449,118	\$ (18,294)	\$ 430,826
2029	\$ 274,359,421	\$ 225,716,174	\$ 48,643,247	\$ 12.6233	\$ 614,038	\$ (24,302)	\$ 589,738
2030	\$ 288,077,391	\$ 225,716,174	\$ 62,361,217	\$ 12.6233	\$ 787,204	\$ (30,610)	\$ 756,597
2031	\$ 302,481,260	\$ 225,716,174	\$ 76,765,086	\$ 12.6233	\$ 969,029	\$ (37,234)	\$ 931,798
2032	\$ 317,605,324	\$ 225,716,174	\$ 91,889,150	\$ 12.6233	\$ 1,159,944	\$ (44,189)	\$ 1,115,760
2033	\$ 333,485,591	\$ 225,716,174	\$ 107,769,417	\$ 12.6233	\$ 1,360,406	\$ (51,491)	\$ 1,308,919
2034	\$ 350,159,870	\$ 225,716,174	\$ 124,443,696	\$ 12.6233	\$ 1,570,890	\$ (59,159)	\$ 1,511,737
2035	\$ 367,667,862	\$ 225,716,174	\$ 141,951,688	\$ 12.6233	\$ 1,791,899	\$ (67,210)	\$ 1,724,695
2036	\$ 386,051,255	\$ 225,716,174	\$ 160,335,081	\$ 12.6233	\$ 2,023,958	\$ (75,664)	\$ 1,948,301
2037	\$ 405,353,818	\$ 225,716,174	\$ 179,637,644	\$ 12.6233	\$ 2,267,620	\$ (84,540)	\$ 2,183,088
2038	\$ 425,621,510	\$ 225,716,174	\$ 199,905,336	\$ 12.6233	\$ 2,523,465	\$ (93,860)	\$ 2,429,614
2039	\$ 446,902,585	\$ 225,716,174	\$ 221,186,411	\$ 12.6233	\$ 2,792,102	\$ (103,646)	\$ 2,688,466
2040	\$ 469,247,715	\$ 225,716,174	\$ 243,531,541	\$ 12.6233	\$ 3,074,172	\$ (113,922)	\$ 2,960,261
2041	\$ 492,710,101	\$ 225,716,174	\$ 266,993,927	\$ 12.6233	\$ 3,370,344	\$ (124,711)	\$ 3,245,645
2042	\$ 517,345,606	\$ 225,716,174	\$ 291,629,432	\$ 12.6233	\$ 3,681,326	\$ (136,039)	\$ 3,545,299
2043	\$ 543,212,885	\$ 225,716,174	\$ 317,496,711	\$ 12.6233	\$ 4,007,856	\$ (147,934)	\$ 3,859,936
2044	\$ 570,373,529	\$ 225,716,174	\$ 344,657,355	\$ 12.6233	\$ 4,350,713	\$ (160,424)	\$ 4,190,304
2045	\$ 598,892,206	\$ 225,716,174	\$ 373,176,032	\$ 12.6233	\$ 4,710,713	\$ (173,539)	\$ 4,537,191
2046	\$ 628,836,818	\$ 225,716,174	\$ 403,120,644	\$ 12.6233	\$ 5,088,713	\$ (187,309)	\$ 4,901,422
2047	\$ 660,278,659	\$ 225,716,174	\$ 434,562,485	\$ 12.6233	\$ 5,485,613	\$ (201,767)	\$ 5,283,864
2048	\$ 693,292,592	\$ 225,716,174	\$ 467,576,418	\$ 12.6233	\$ 5,902,357	\$ (216,949)	\$ 5,685,429
2049	\$ 727,957,221	\$ 225,716,174	\$ 502,241,047	\$ 12.6233	\$ 6,339,939	\$ (232,889)	\$ 6,107,072
2050	\$ 764,355,082	\$ 225,716,174	\$ 538,638,908	\$ 12.6233	\$ 6,799,401	\$ (249,627)	\$ 6,549,797
2051	\$ 802,572,836	\$ 225,716,174	\$ 576,856,662	\$ 12.6233	\$ 7,281,835	\$ (267,201)	\$ 7,014,658
2052	\$ 842,701,479	\$ 225,716,174	\$ 616,985,305	\$ 12.6233	\$ 7,788,391	\$ (285,654)	\$ 7,502,763
2053	\$ 884,836,552	\$ 225,716,174	\$ 659,120,378	\$ 12.6233	\$ 8,320,274	\$ (305,030)	\$ 8,015,273
2054	\$ 929,078,380	\$ 225,716,174	\$ 703,362,206	\$ 12.6233	\$ 8,878,752	\$ (325,375)	\$ 8,553,408
2055	\$ 975,532,298	\$ 225,716,174	\$ 749,816,124	\$ 12.6233	\$ 9,465,154	\$ (346,737)	\$ 9,118,450
Total					\$ 113,147,278	\$ (4,179,908)	\$ 108,967,756

Source: Tiberius Solutions Notes: Adjustments include losses from delinquent taxes, discounts from early payment, compression, and truncation, plus prior year tax collections.

Attachment C: How Tax Increment Financing Works

Urban renewal/Tax Increment Financing (TIF) is an economic and redevelopment financing tool permitted by Oregon Revised Statute (ORS) chapter 457. Urban Renewal allows municipalities (cities and counties) across Oregon to collect the incremental property tax revenues in an Urban Renewal Area (URA) and spend that revenue on infrastructure and economic development projects and programs within the URA.

Overview

Urban Renewal Plans

To establish a URA, a municipality must adopt an Urban Renewal Plan. ORS 457 defines the specific requirements of Urban Renewal Plans. Key elements of Urban Renewal Plans include:

- Boundary of the URA, including a map and legal description
- Goals and objectives for the URA
- Eligible projects to be funded in the URA
- Findings of “Blight” within the URA as defined in ORS 457.010
- The dollar limit on the cumulative amount of indebtedness that the URA may incur, known as “Maximum Indebtedness”

Tax Increment Financing

Urban renewal allows municipalities to use TIF revenue to fund projects and programs within a URA. When a URA is established, the existing assessed value in the URA is certified as the “Frozen Base” value. As assessed value in the URA increases over time, the difference between the total assessed value and the frozen base is considered “Increment” assessed value. Each year, property tax revenue generated by the frozen base of the URA is distributed normally to all overlapping taxing districts, and the URA receives all the property tax revenue generated from the increment, called TIF revenue.

Maximum Indebtedness

Once a URA has incurred the full amount of maximum indebtedness, it cannot incur additional debt, and once a URA has collected sufficient TIF revenue to fully repay the maximum indebtedness, the URA loses its ability to collect TIF revenue, effectively resulting in the termination of the URA.

Consolidated Tax Rate

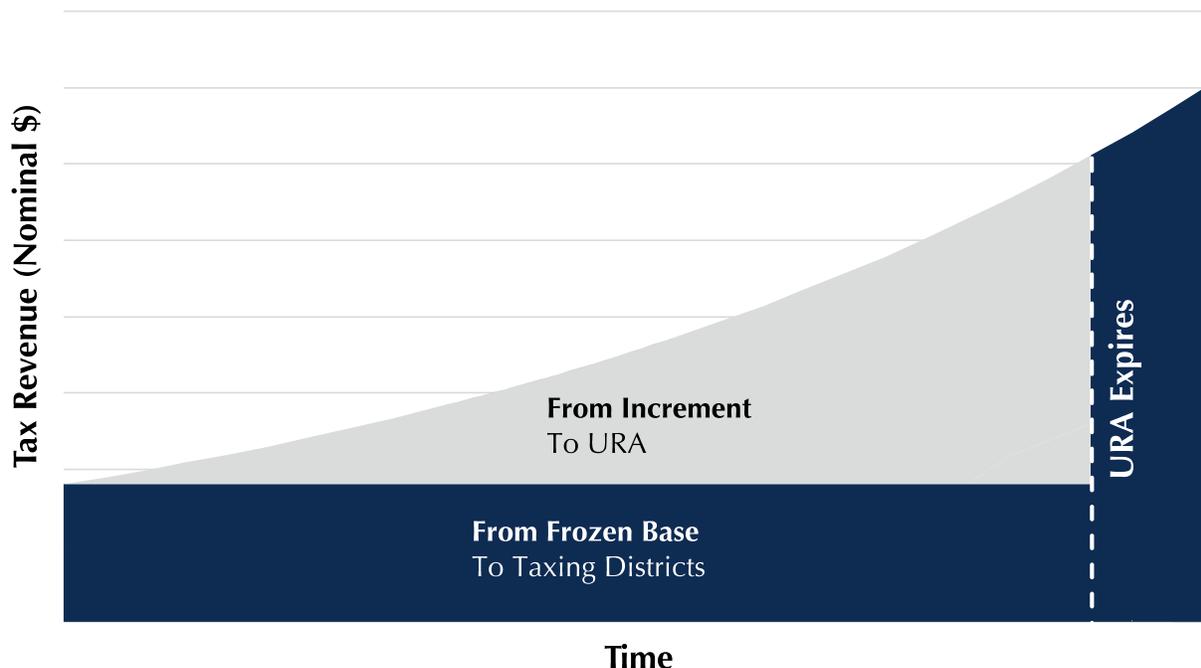
Oregon statutes governing TIF have been amended over time, resulting in different types of Urban Renewal Plans. A key difference is the determination of which tax rates are included in the calculation of TIF revenue. All new Urban Renewal Plans are “permanent rate” plans. The consolidated tax rate is equal to the sum of all permanent tax rates. Local option levies and general obligation bond levies are not impacted by new Urban Renewal Plans.

Tax Increment Financing

When a URA is established, the assessed value of all property within the URA boundary establishes the frozen base value. When assessed value in the URA grows over time, the difference between the total assessed value and the frozen base is considered increment assessed value. Each year, property tax revenue from the frozen base in the URA is distributed normally to all overlapping taxing districts, and the URA receives all the property tax revenue generated from the increment, called TIF revenue.

TIF revenue can only be spent to repay indebtedness incurred on behalf of the URA, and the proceeds from that indebtedness can only be spent on capital projects located within the URA that are identified in the corresponding Urban Renewal Plan. Once all indebtedness for a URA has been repaid, the Urban Renewal Plan may be terminated, which results in all future tax revenue being returned to the overlapping taxing districts. Exhibit 19 illustrates the general tax revenue distribution within a URA boundary over the life of the URA.

Exhibit 19. Example Tax Revenue Distribution in a URA



Source: Tiberius Solutions

The local county assessor calculates total TIF Revenue to be generated by a URA by multiplying the increment assessed value of a URA by the applicable consolidated tax rate. Although the amount of tax revenue to be raised is calculated based on the assessed value of properties within a URA, that tax is actually imposed upon all properties citywide. The local county assessor divides the total tax revenue to be raised for a URA by the aggregate assessed value of all property citywide, which results in an URA tax rate. This rate is then extended to all properties citywide. All other component property tax rates that were included in the consolidated tax rate are reduced proportionally, so that the imposition of the URA tax rate does not result in any net increase to the total tax rate. In short, URA tax revenues are calculated based on property values within the URA, but are paid by all properties citywide.

Maximum Indebtedness

Urban Renewal Plans are required to include a maximum indebtedness limit. As stated earlier, URAs are only allowed to spend TIF revenue to repay debt. Thus, the maximum indebtedness functions as a limit on the cumulative amount of TIF revenue that can be spent on projects in a URA. Note that maximum indebtedness does not function as a revolving credit limit. In other words, paying off previous debt for a URA does not free up maximum indebtedness capacity to be used on future indebtedness. Once a URA incurs the full amount of maximum indebtedness, it cannot incur additional debt to fund additional projects. In a URA, debt can be formal borrowings (e.g. bonds, loans, or lines of credit), or “contract debt,” which is any other expenditure of TIF revenue that is backed by written documentation that the expense will be paid from TIF.

Consolidated Tax Rate

Oregon statutes governing TIF have been amended over time, resulting in different types of Urban Renewal Plans that are subject to different provisions. Oregon statutes establish three major classifications of Urban Renewal Plans: permanent rate plans, reduced rate plans, and standard rate plans. The determination of each of these plan types is primarily dependent upon the effective date of the plan, or the effective dates of certain subsequent substantial amendments to a plan. A fundamental difference among these types of Urban Renewal Plans is the method for determining the consolidated tax rate as described below.

- “Permanent Rate Plans” have a consolidated tax rate equal to the total of all permanent property tax rates for overlapping taxing districts.
- “Reduced Rate Plans” have a consolidated tax rate equal to the total of all tax rates for overlapping taxing districts except for the following:
 - URA special levies
 - Local option levies approved by voters on or after October 6, 2001
 - General obligation bond levies approved by voters on or after October 6, 2001
- “Standard Rate Plans” have a consolidated tax rate equal to the total of all tax rates for overlapping taxing districts except for the following:
 - URA special levies
 - Local option levies approved by voters on or after January 1, 2013

Revenue Sharing

Plans initially approved or substantially amended to increase maximum indebtedness on or after January 1, 2010 are subject to additional provisions in ORS regarding revenue sharing. For such plans, revenue sharing occurs when a plan achieves certain thresholds of annual TIF revenue, relative to the maximum indebtedness of the plan.²

Overview of Oregon’s Property Tax System

Property Tax Ballot Measures

Oregon’s property tax system is largely defined by two property-tax-related ballot measures that were approved by voters in the 1990s: Measure 5 passed in 1990 and Measure 50 passed in 1997.

Prior to the passage of Measures 5 and 50, Oregon had a levy-based property tax system. This meant that each taxing district would decide the dollar amount to levy each year based on budget requirements, and that levy amount would be converted into a levy by dividing the total levy amount by the total value of property district-wide. This system resulted in annual variations in the effective tax rates for individual properties each year.

Measure 5 limited the property taxes paid by individual property owners to \$10 per \$1,000 of real market value for general government taxes and \$5 per \$1,000 of real market value for education taxes. Levies passed by voters to repay general obligation bonds were excluded from these limits.

²Formulas for calculating required Revenue Sharing are defined in ORS 457.470. For most Urban Renewal Plans in Oregon, the formulas refer to the initial Maximum Indebtedness of a Plan.

Measure 50, passed in 1997, was a further overhaul of Oregon's property tax system, including the following key elements:

- Switching from a levy-based system to a rate-based system, including the establishment of permanent tax rates for each taxing district instead of variable levies. Note that in addition to permanent tax rates, taxing districts may also impose local option levies and levies for general obligation bonds, both of which are temporary in nature and are subject to voter approval.
- Reducing assessed value. Assessed value is no longer equal to real market value. In fiscal year 1997-98, a maximum assessed value for each property was established, which was equal to 90% of its assessed value from two years prior (fiscal year 1995-96).
- Limiting assessed value growth. Growth in maximum assessed value was limited to three percent annually. The actual assessed value used to calculate a property's tax bill is equal to the lesser of the property's maximum assessed value and real market value.

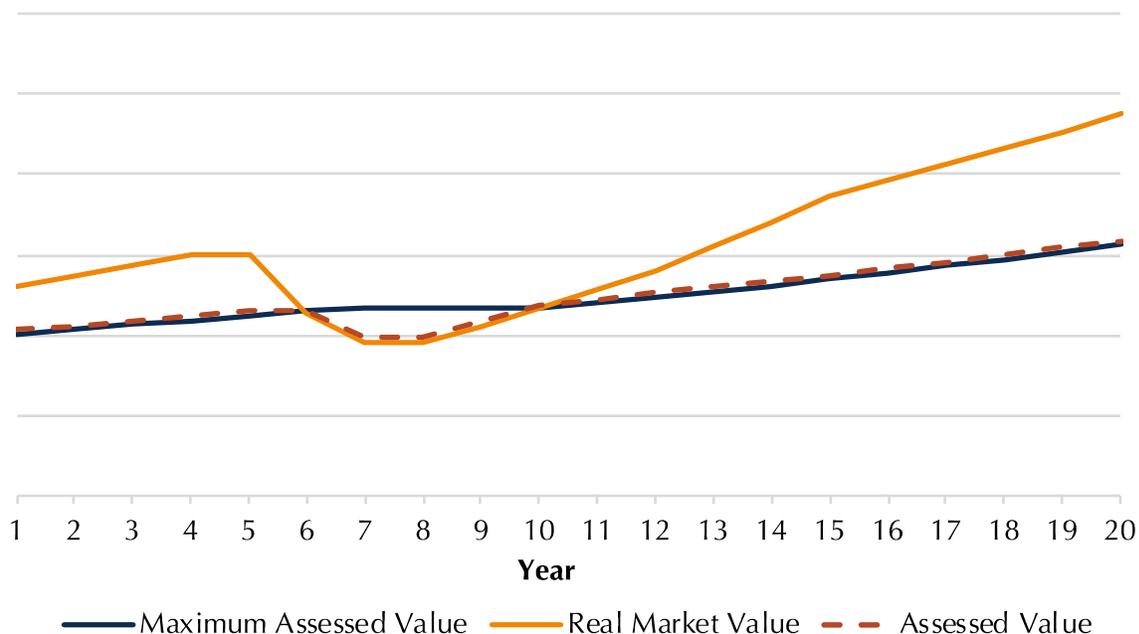
There are some exceptions to the three percent limit in maximum assessed value growth. The most common exceptions are new construction and significant improvements that did not exist in 1995-96 when the maximum assessed value was established. To determine the exception value in these situations a changed property ratio is used to establish the initial maximum assessed value. The changed property ratio is calculated annually as the ratio between aggregate assessed value and aggregate real market value for each property class (residential, multifamily, commercial/industrial, etc.) in each county. The changed property ratio is applied to the real market value of all new development to determine initial maximum assessed value, after which time, it grows at three percent per year like all other existing property.³

Illustration of Assessed Value Calculation

Exhibit 20 shows the relationship between maximum assessed value, real market value, and assessed value for a hypothetical property. Real market value fluctuates based on market conditions. For all years where real market value is greater than maximum assessed value, maximum assessed value grows at three percent. From year one through year six, the property's real market value is greater than the property's maximum assessed value. The property's assessed value must be the lower of the two, and is therefore equal to the maximum assessed value. In years six through ten, the property's real market value dips below the property's maximum assessed value. In these years, the assessed value is equal to the real market value and maximum assessed value remains constant. When real market value grows past maximum assessed value beginning in year ten, assessed value is once again equal to maximum assessed value, and the maximum assessed value resumes annual growth of three percent per year.

³ Other exceptions include: partitioning or subdividing a property, rezoning a property and change of use consistent with that zone, and the disqualification or termination of property tax exemptions (e.g., property transferring from public to private ownership).

Exhibit 20. Maximum Assessed Value, Real Market Value, and Assessed Value for a Hypothetical Property

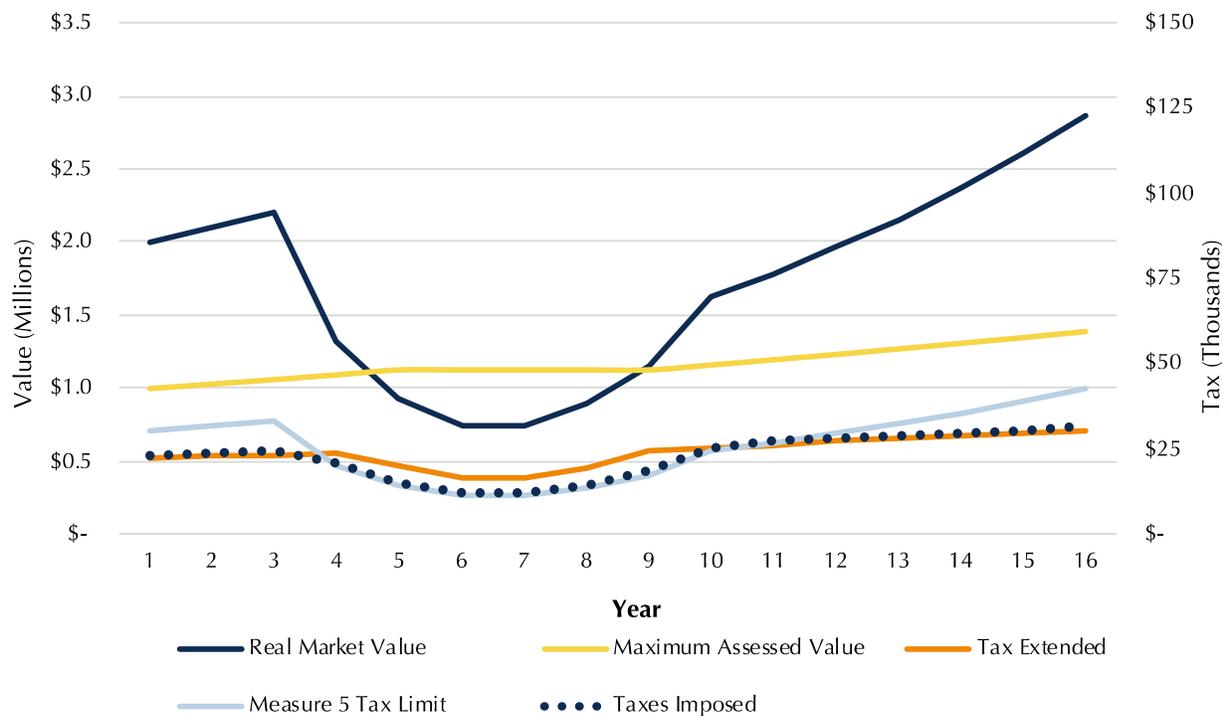


Measure 5 Compression

As stated earlier, Measure 5 limits the property taxes paid by individual property owners to \$10 per \$1,000 of real market value for general government taxes and \$5 per \$1,000 of real market value for education taxes. If either of these limits are exceeded by the taxes extended on an individual property, the taxes imposed are reduced proportionally until the Measure 5 limits are met. Local option levies are reduced first. If local option levies are reduced to zero and a property is still exceeding its Measure 5 limits, then permanent rate levies are reduced proportionally until the limits are no longer exceeded. General obligation bonds are never reduced, as they are not subject to Measure 5 limits.

Exhibit 21 shows the effect of Measure 5 compression on a hypothetical property. In years one through three, the Measure 5 tax limits for the property are higher than the taxes extended to the property. Therefore, the property pays the total tax extended. Beginning in year four, declining real market value results in a corresponding decrease in the maximum allowable tax bill, and the property finds itself in “compression” due to Measure 5. Therefore, the taxes extended are proportionally reduced until they conform to Measure 5 limits. The compression loss is the difference between tax extended and tax imposed. By year 12, real market value has grown enough so that the taxes extended are once again below the Measure 5 limits, and the property no longer experiences compression.

Exhibit 21. Compression of Hypothetical Property



Property Types

The State of Oregon classifies all taxable property into one of four types: real, personal, manufactured, and utility. Below, we describe these property types and highlight considerations for forecasting future changes in assessed value.

- Real** property includes land, buildings, structures, and improvements. Real property typically makes up the majority of property value in an area. Real property is typically the most reliable property type to forecast. Changes in real market value of real property are tied to broader market trends. At this time, most real property accounts in Oregon have a significant gap between real market value and maximum assessed value, which means that the assessed value is equal to maximum assessed value, which experiences three percent growth each year from appreciation. Factors that can cause a real property account to experience a change in maximum assessed value other than three percent appreciation include: construction of new property, demolition of an existing structure, establishment or expiration of tax exemptions (such as a transfer of ownership from public to private use, or vice versa), and rezoning with a corresponding change in use.
- Personal** property includes all property that “enhances or promotes” a business.⁴ This includes machinery, equipment, and décor/office furniture. Personal property for personal use (e.g., home furniture and appliances) are exempt. The Department of Revenue maintains multiple schedules for depreciation of value, based on the specific type of personal property. Personal property tends to depreciate relatively rapidly, but these losses in value are generally offset by further reinvestment in new personal property accounts.

⁴ Oregon Department of Revenue, Methods for Valuing Personal Property, 2020

- **Manufactured** property includes all manufactured structures (i.e., mobile homes). Unlike other types of housing, the real market value of mobile homes depreciate over time. In the early years after construction, a manufactured property account may experience modest growth in assessed value based on the maximum allowed three percent growth in maximum assessed value. However, over time the real market value of the property will likely drop below the maximum assessed value, leading to a sustained decrease in assessed value from manufactured property in future years.
- **Utility** property include the value of any privately-owned utility provider, including: communication, electric, gas, water, pipelines, air transportation, private railcars, railroads, heating, toll bridges, and small electrics.⁵ The Oregon Department of Revenue assesses the value of these properties annually, based on reports submitted by the owners. The value is not explicitly based on geography, but the State apportions assessed value to each tax code area each year based on factors, including the physical location of utility assets. Because utility value is calculated by the State each year, based on reports of value provided by the utilities themselves, the assessed value of utility accounts can be volatile, and difficult to forecast.

⁵ Oregon Department of Revenue, Centrally Assessed Companies



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Chris Bailey, Public Works Director *CB*
Jeff Babbitt, Public Works Business Manager *JB*

DATE: July 16, 2024, for the July 24, 2024, City Council Meeting

SUBJECT: Personnel Change Request for Utility Billing
Relates to Strategic Plan theme: Effective Government

Action Requested:

Staff requests that the City Council by motion approve the following personnel change requests for Utility Billing effective August 1, 2024:

- Salary grade adjustment of the Field Representative II classification from A126 to A128.
- Add 1.0 full-time (equivalent FTE) Field Representative I/Meter Reader position.

Discussion:

The contract with our current meter reading vendor is set to expire on September 30, 2024. The contract has an option for an additional two-year term, but staff has been informed by the vendor that the per-read fee will be increasing by approximately 50 percent due to various increased costs the vendor has incurred over the past year. When staff was notified of the increased costs, a comprehensive salary survey of comparable jurisdictions was conducted by Human Resources to determine the cost of adding a meter reader position to the Utility Billing work group. Human Resources recommends that the Field Representative I/Meter Reader position be placed at A123 on the AFSCME salary schedule. The savings of hiring an in-house meter reading position is significant enough to justify the change. For the remainder of the biennium, the savings would be roughly \$40,000, including wages, benefits, and purchasing the needed equipment for the new position.

The need to recruit competitively for a Field Representative I/Meter Reader position prompted the Human Resources department to perform an updated salary survey on the existing Field Representative II position. The comprehensive survey of comparable jurisdictions found that the Field Representative II position is behind market. Human Resources recommends that the Field Representative II position be moved from A126 to A128 on the AFSCME salary schedule to bring its classification to market.

The Human Resources Director has reviewed and approved this request as outlined.

Budget Impact:

If approved, the budget impacts of the reclassification and additional position for the remainder of this biennium will provide a savings of approximately \$36,000. There are adequate funds available to support this position within the Utility Billing budget.

JB:kc

c: Holly Roten, Human Resources Director (via email)

