

# Wilsonville's History of Urban Renewal

## Year 2000 Plan

The Year 2000 Urban Renewal Plan was created in 1992 with a mission statement of curing blight, attracting job producing investment, buoying property values, and protecting residential livability and environmental values. To accomplish this mission, the Year 2000 Plan (sometimes referred to as the East Side Plan) outlines a variety of specific goals including: installing the appropriate infrastructure; creating positive transportation linkages; undergrounding utilities; providing avenues for meaningful citizen involvement; and installing streetscape improvements.

When the Year 2000 Urban Renewal Area was established in 1992, it had an assessed value (frozen tax base) of \$44 million. The assessed value in this area has since grown nearly nine-fold to more than \$425 million and many of the planned projects have been completed. Substantial portions of land have been removed from the area to allow the taxes from those properties to be returned to all taxing jurisdictions. The original maximum indebtedness was \$53,851,923, which a later amendment increased to \$92,687,432. It presently contains 454 acres.

Approximately a decade ago, the success of this urban renewal area led the City Council to cap the annual collection of tax increment at \$4 million and return all additional tax revenue to the overlapping taxing districts.

In 2014, the Urban Renewal Task Force was convened to develop the Wilsonville Urban Renewal Strategic Plan. At that time, a closure plan for the Year 2000 Plan was adopted.



An important financial consideration for planning the Year 2000 Plan closure was the potential impact on the West Linn–Wilsonville School District local option levy. The school district currently loses significant tax revenue each year due to property tax compression. The division of tax rates that occurs as a result of urban renewal and TIF results in the school district experiencing less compression than would otherwise occur. Therefore, while 2020-21 has been targeted for the Year 2000 Plan closure, such an action will be coordinated with the school district to avoid dramatic compression losses.

The remaining construction projects in this urban renewal area are the Old Town Streets, minor park improvements and the Old Town Escape (an east-west connector between Boones Ferry Road in Old Town and Kinsman Road). The Plan's remaining livability project funding has been allocated to the Town Center Redevelopment Plan.

# West Side Plan

The West Side Plan was created in 2003 after an advisory vote of the public showed 80 percent of the voters were in favor. The goal of the area was to promote development and fund infrastructure improvements on and around the former Dammasch Hospital site. This resulting development, known as the Villebois Village, offers quality housing options for a variety of income levels. The original goals of the West Side Plan were to develop a transportation network within the area, provide transportation infrastructure to connect Villebois to the remainder of the city, support the development of diverse housing types, provide public services and facilities, support the development of multi-purpose public parks and green spaces, and to make public investments that directly support high-quality private development. The present area is 415 acres as adjusted by a February 2016 substantial amendment.

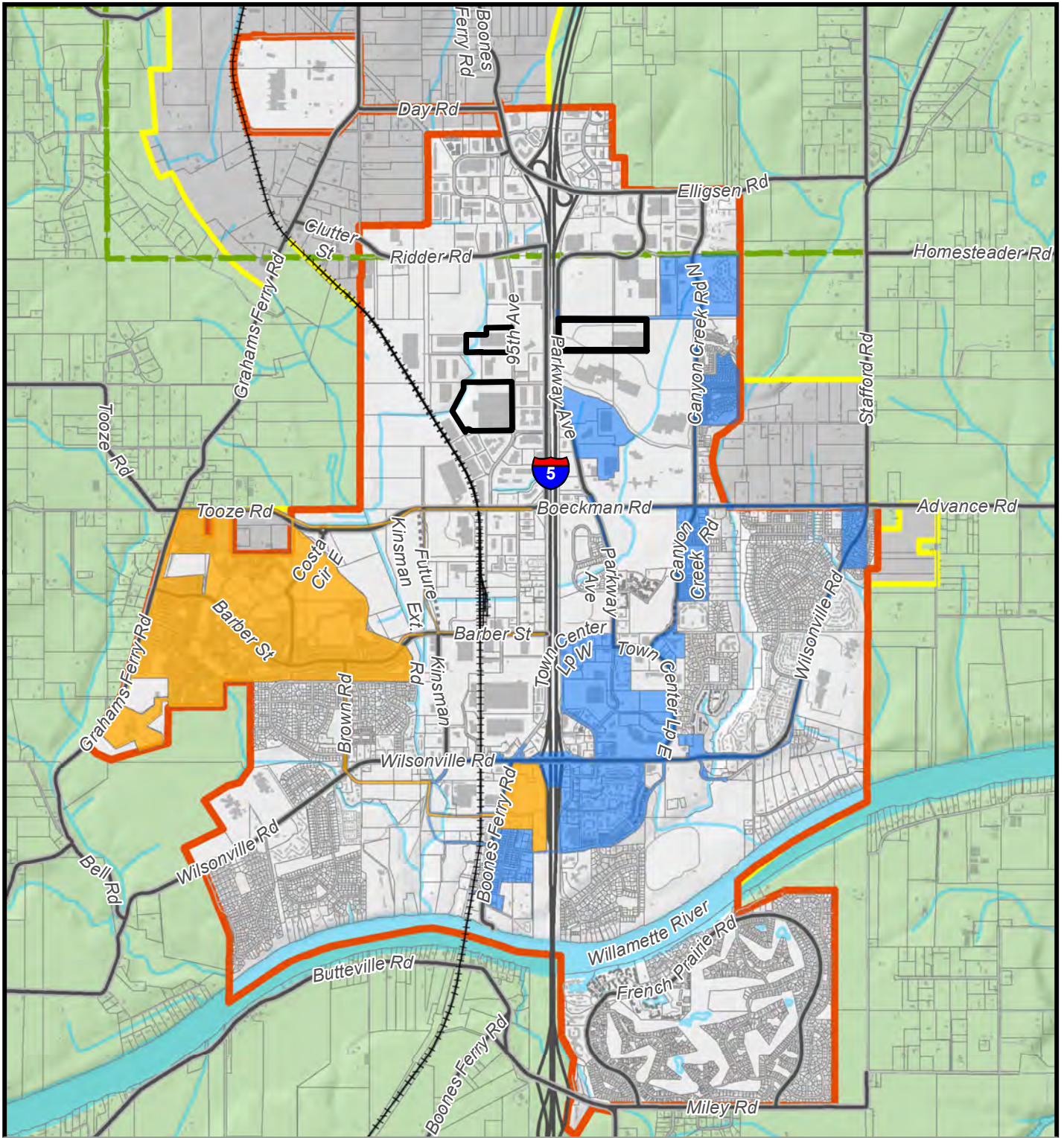
The amendment implemented recommendations from the 2014 Wilsonville Urban Renewal Strategic Plan. The remaining projects in this urban renewal area are the completion of Tooze Road and Brown Road improvements, fire sprinklers for certain developments, and parks projects. All of these projects were kept in the plan because they are specified in binding legal agreements.

The original area had an assessed value of \$16.5 million. Adjustments to the boundary has reduced that to \$14.9 million. Thirteen years later, the assessed value of the area has increased 22-fold and is now over \$376 million. A recent amendment as part of the Wilsonville Urban Renewal Task Force recommendations increased the maximum indebtedness to \$49.4 million and reduced acreage. The recent substantial amendment becomes effective, March 2, 2015. Another result of this amendment is that it triggers revenue sharing with the impacted taxing districts. It is anticipated that the West Side Urban Renewal Area will close in FY 2023/24.



## TIF Zones

The city of Wilsonville also created six individual property Tax Increment Financing (TIF) zones. Three of those have been terminated. The other three are dormant, waiting for the right developer to use the TIF Zones benefits. These TIF zones comprise 60.81 acres. These TIF Zones were also created after an advisory vote of the public, showing that they were in favor of their creation.



**The City of Wilsonville, Oregon**

Clackamas and Washington Counties

**Urban Renewal Areas & Tax Increment Finance Zones**

- TIF Taxlots
- County Boundary
- Year 2000 URA
- City Limits
- West Side URA
- UGB



9/21/2015

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