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Clackamas County Official Records
Sherry Hall, County Clerk

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TRANSACTION: **Ordinance No. 639**, "An Ordinance of the City of Wilsonville Approving the 2007 Substantial Amendment to the Year 2000 Urban Renewal Plan and Directing that Notice of Approval be Published."

Enacted by the City Council August 20, 2007.
Dated and signed by the Council President August 21, 2007.

NAMES OF PARTIES: City of Wilsonville, Clackamas County, Oregon

AFFECTED PROPERTY: The urban renewal area within the boundaries of the City of Wilsonville which is commonly known as Wilsonville's East Side Urban Renewal District.

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Not Applicable

RETURN DOCUMENT TO: City Recorder
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

ORDINANCE NO. 639

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING THE 2007 SUBSTANTIAL AMENDMENT TO THE YEAR 2000 URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

WHEREAS, the Urban Renewal Agency of the City of Wilsonville (the "Agency") has prepared and has proposed to the City Council for its approval the 2007 Substantial Amendment to The Year 2000 Urban Renewal Plan (the "Plan") for an urban renewal area within the boundaries of the City of Wilsonville which is commonly known as Wilsonville's East Side Urban Renewal District; and

WHEREAS, such 2007 Substantial Amendment and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the 2007 Substantial Amendment; and

WHEREAS, additional notice of the City Council hearing on the 2007 Substantial Amendment has been prepared and sent in accordance with ORS 457.120; and

WHEREAS, the 2007 Substantial Amendment and Report were forwarded to the Wilsonville Planning Commission on July 11, 2007, for recommendations and the Planning Commission has reviewed the 2007 Substantial Amendment and Report and adopted PC Resolution No. LP07-0004 recommending the City Council adopt an ordinance approving The Year 2000 Plan proposed 2007 Substantial Amendment; and

WHEREAS, the 2007 Substantial Amendment was forwarded to the governing body of each affected taxing district, and the Agency has consulted and conferred with such taxing districts; and

WHEREAS, the City Council has received and considered the correspondence from the West Linn-Wilsonville School District (Exhibit I) and the Tualatin Valley Fire & Rescue (Exhibit J); and

WHEREAS, pursuant to ORS 457.095, Wilsonville City Council has reviewed the 2007 Substantial Amendment to The Year 2000 Urban Renewal Plan; and

The City Council finds the 2007 Substantial Amendment to The Year 2000 Urban Renewal Plan should be adopted and approved, based on the findings listed below.

NOW THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1: Findings. In support of its approval of the 2007 Substantial Amendment to The Year 2000 Urban Renewal Plan, the following findings of fact and conclusions are adopted:

FINDINGS

1. The above recitals are hereby incorporated as findings as if fully set forth herein.
2. That the area described in the 2007 Substantial Amendment in The Year 2000 Urban Renewal Plan is blighted as defined in Plan Sections 204.B), E), F) and H).
3. The rehabilitation and redevelopment is necessary to protect the public health, safety, or welfare of the City of Wilsonville pursuant to Plan Sections 402.A), B), F), J), L), M) and N).
4. That the 2007 Substantial Amendment to The Year 2000 Urban Renewal Plan conforms to the City's Comprehensive Plan as a whole.
5. The provisions have been made to house displaced persons within their financial means and in accordance with ORS 281.045 – ORS 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing. Any relocation activities shall be accomplished pursuant to Section 605 of the Plan.

6. That the acquisition of real property provided for is necessary and proper for public purposes as identified in Plan 2007 Substantial Amendment Section 609.C).
7. That the approval and carrying out of the 2007 Substantial Amendment to the Plan is economically sound and feasible as identified in Chapter V and Table VI-2007 in the Report on the 2007 Substantial Amendment.
8. That the City shall assume and complete any activities prescribed it by the Urban Renewal Plan.
9. That Wilsonville City Council hereby incorporates by reference the 2007 Substantial Amendment to The Year 2000 Urban Renewal Plan, attached to this Ordinance as Exhibit "A", as support for its above-mentioned findings.
10. That Wilsonville City Council further relies on the Report of the 2007 Substantial Amendment to the Year 2000 Urban Renewal Area, attached to this Ordinance as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing and entire record before the City Council in making its findings in support of this Ordinance.

CONCLUSIONS

1. Wilsonville City Council hereby approves the 2007 Substantial Amendment to The Year 2000 Urban Renewal Plan, pursuant to the provisions of ORS 457, and directs the City Recorder to publish notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.
2. Wilsonville City Council directs the City Recorder to record a copy of the Ordinance approving the 2007 Substantial Amendment to The Year 2000 Urban Renewal Plan with the Recording Officer of Clackamas County, Oregon, pursuant to ORS 457.125, and

The Year 2000 Plan

An Urban Renewal Plan and Program for the City of Wilsonville, Oregon

Proposed 2007 Substantial Amendment

Section 601

- A) 7) Wilsonville Road ... Work includes: Widening and improving Wilsonville Road, including landscaping and traffic separations from I-5 east to where it is proposed to be realigned; ~~except where already completed~~ from I-5 west to the City limit; and adjusting and revising local access to Wilsonville Road. Work also includes improvements to the intersections of Wilsonville Road at cross streets; and access ~~closures control~~ and ~~adjustments~~ improvements along Boones Ferry Road north and south of Wilsonville Road to facilitate efficient traffic movement on, along and through Wilsonville Road. Reference Exhibit 4-2007 in the Report on the Year 2000 Plan. Work will also include improvements to and including storm drains, water and sewers in and along Wilsonville Road and Boones Ferry Road. Necessary activities required to carry out the plan may occur immediately outside of the urban renewal area.
- 11) All "Old Town" Streets ... ~~Including a new loop street in the large lot area between the north terminal dead end of Magnolia Avenue and Wilsonville Road.~~ Work on any and all existing "Old Town" streets, can include curbs, gutters, sidewalks, street lighting, storm drains, water and sewer systems. Boones Ferry Road south of Wilsonville Road is an Old Town Street. Necessary activities required to carry out the plan may occur immediately outside of the Urban Renewal area.
- 13) Wilsonville Road Interchange ... Reconstruct the existing interchange at I-5 and Wilsonville Road. This activity will allow the renewal agency to participate in the Interchange improvements. Improvements may include any Interchange enhancements that result in increased vehicular capacity and multi-modal connectivity. Landscaping improvements may be included in the Wilsonville Road Interchange project. Necessary activities required to carry out the Plan may occur immediately outside of the urban renewal area.
- F) Livability Projects: Improvements on public or private property may be undertaken to enhance community livability and insure a more attractive and functional city, and may include a broad range of bicycle, pedestrian, park, recreation, streetscape and landscape improvements. The Agency may undertake projects and/or make grant or loan assistance available, as it deems necessary, to achieve Plan objectives or assist property owners within the area to achieve these objectives. Projects may include capital improvements identified in City adopted Bicycle and Pedestrian, and Parks and Recreation Master Plans.

H) Affordable Housing: Participate in development of affordable housing within the District to increase the diversity of housing options to meet the needs and preferences of seniors, families and employees; including, but not limited to, establishing loan fund and/or incentive programs, acquiring land and constructing housing.

I) Housing / Open Space / Public Facilities Site Acquisition: Pursuant to Section 602.D.2.b. of this Plan, property commonly known as the Wesleyan Church at 29775 SW Town Center Loop East and 29790 SW Town Center Loop East and more specifically identified as tax lots 3S-1W-13CD-2900, -3000, -2707, -2708, -2700, -2706, -2709, -2600 and -3100 adjacent to the Community / Senior Center and Old City Hall, has been identified for purchase to provide a site for affordable housing development, add property to the City campus, and contribute to public open space in and around the Boeckman Creek corridor.

Section 609

C) Project Area Benefit from Acquisition of Property for Housing, Open Space and Public Facilities: The urban renewal area is served and benefited by the addition of the property identified in Plan Section 601.I, (1) by providing a site for development of affordable housing for seniors and area workforce; in order to assist in curing the lack of workforce housing in the urban renewal area that has negatively affected local businesses' ability to recruit and retain employees, (2) by increasing public access to Open Space in the Boeckman Creek corridor, one of Wilsonville's largest tributaries to the Willamette River and its greenway, (3) by enhancing the opportunity for civic property co-location with both new and old City Hall buildings, the Community/Senior Center, Library, Murase Plaza and Memorial Park in an efficient and cost-effective manner, and (4) by creating positive linkages to and support of adjacent public, commercial and residential sectors of the renewal area.

Section 705 Maximum Amount of Indebtedness: The maximum amount of indebtedness that may be issued or incurred under the Plan is increased from \$53,851,923.00 by \$38,835,500.00 to a new total of \$92,687,423.00. This is based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion as completion dates were anticipated as of ~~March 1, 2007~~ December 5, 1996. The estimates included, but were not limited to, increases in costs due to reasonably anticipated inflation. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

Note to Reader: Underlined text is being added to the existing Plan. Text with a line through it is being deleted from the existing Plan.

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TABLE 1-2007: MAXIMUM INDEBTEDNESS

PROJECT	ESTIMATED COST	YEAR OF ESTIMATE	YEAR OF SCHEDULE CONSTRUCTION	COST OF YEAR EXPENDITURE
A. Roads				
Canyon Creek South	\$1,000,000	2007	2012-13	\$1,600,000
Wilsonville Road ❶	\$10,000,000	2007	2009-13	\$12,100,000
Old Town Streets	\$1,450,000	2007	2012	\$2,050,000
Wilsonville Road Interchange ❷	\$7,000,000	2007	2009-13	\$8,470,000
F. Livability Projects	\$1,450,000	2007	2008-17	\$2,050,000
H. Affordable Housing	\$3,000,000	2007	2009/2014	\$3,300,000
I. Land Acquisition	\$4,200,000	2007	2007	\$4,200,000
Subtotal: Capital Costs				\$33,770,000
Admin @ 15%				\$5,065,500
Subtotal				\$38,835,500
1998 Adopted Maximum Indebtedness				\$53,851,923
GRAND TOTAL				\$92,687,423

❶ Widen and enhance Wilsonville Road to six (6) lanes from Town Center Loop West through, and including, the intersection with Boones Ferry Road. Improvements to Boones Ferry Road may extend as far south of Wilsonville Road as funding permits.

❷ Interchange capacity and bicycle/pedestrian improvements. Local share of improvement costs with ODOT to pay an additional \$8,000,000 to complete project funding.

EXHIBIT 1

**LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON**

Revisions: U.R.A. Resolution No. 32, No. 59, No. 99, No. 102, No. 115, No. 118 and No. 155 And City of Wilsonville Resolution No. 1847, No. 1903, No. 2055 & Ordinance No. 639

06/07/07

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Numerical

Lots and maps are taken from Assessor's tax maps from May 2007 and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at a point which bears South 88°47' 08" East, 989.69 feet from the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, said point being the point of intersection of the North line of the Northwest quarter of said Section 12 with the Northerly projection of the West line Partition Plat No. 1991-159, records of said county;

1. Thence East along the North line of said Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, 1671.76 feet, to the North ¼ corner of said Section 12, Assessor's Plat 3 1W 12;
2. Thence South along the North-South centerline of said Section 12 1,255 feet, more or less, to the North right of way line of Wiedemann Road, Assessor's Plat 3 1W 12BD;
3. Thence West along said North right of way line 835 feet, more or less, to the point of intersection of said North right of way line with the East right of way line of Canyon Creek Road North;
4. Thence Southerly along said East right of way line 1,100 feet, more or less, to the point of intersection of the South line of Tax Lot 5100 of said Plat No. 3 1W 12BD and said east right of way line;
5. Thence East along said south line and the easterly extension thereof 145 feet, more or less, to the west line of Tax Lot 5200;
6. Thence counterclockwise along the west and south lines of said Tax Lot 5200, Tax Lot 5300, Tax Lot 5400, and Tax Lot 5500 and the easterly projection of the south line of said Tax Lot 5500, to the point of intersection of said south line and the East right of way line of McLeod Street;

7. Thence North along said East right of way line 390 feet, more or less, to the Northwest Corner of Tax Lot 6400;
8. Thence Northeasterly and Southeasterly along the North lines of said Tax Lot 6400 and Tax Lot 8000 to the point of intersection of said north line and the southwesterly projection of the easterly right of way line of Colvin Lane;
9. Thence Northeasterly along said southwesterly projection and the easterly right of way line of Colvin Lane to the south line Tax Lot 3300;
10. Thence East along said south line a distance of 38 feet, more or less, to said north-south centerline of Section 12;
11. Thence South along said north-south centerline to a point 649 feet, more or less, South of the center of section corner thereof, said point being the Northerly Southeast corner of Canyon Creek Meadows Plat No. 3314, Assessor's Plat 2 1W 12CA;
12. Thence Southwesterly 196 feet, more or less, to the Southerly Southeast corner of said Plat, said point being at the Western terminus of Frogpond Lane and the Northeast corner of Tax Lot No. 604, Assessor's Plat 3 1W 12D;
13. Thence continuing Southwesterly 38 feet, more or less, to the Southeast corner of said Tax Lot No. 604, said point being 25 feet from when measured perpendicular to the South line of said Plat No. 3314;
14. Thence West parallel with and 25 feet from said South line, 740 feet, more or less to the point of intersection of the South line of said Tax Lot No. 604 with the East right of way line of Canyon Creek Road North;
15. Thence South along said East right of way line 1,800 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road (County Road No. 80 or Roberts), Assessor's Plat 3 1W 12D;
16. Thence East along said North right of way line to the point of intersection of said North right of way line with the East right of way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
17. Thence Southwesterly to the Northeast corner of Section 13, T3S, R1W, WM, Assessor's Plat 3 1W 13AA;
18. Thence South along the East line of the Northeast $\frac{1}{4}$ of said Section 13, 1,300 feet, more or less, to the Northerly Southeast corner of the plat of Landover, Plat No. 3246;
19. Thence West across said Plat No. 3246 to the West line thereof;
20. Thence North along said West line to the point of intersection of said West line with the East right of way line of Wilsonville Road (Market Road No. 12);
21. Thence Southwesterly along said East right of way line to the point of intersection of said East right of way line with the North line of the Daniel Minkler D.L.C. No. 44, Assessor's Plat 3 1W 13;
22. Thence East along the North line of said D.L.C. to the Northeast corner thereof, said point being on the East line of said Section 13;
23. Thence South along said East line to a point 450 feet, more or less, North of the Southeast corner of said Section 13, said point being the Southeast corner of Tax Lot 100, said Assessor's Plat;
24. Thence Northwesterly along the South line of said tax lot 100, 1,519, more or less, to the point of intersection of said South line with the East right of way line of said Wilsonville Road;
25. Thence South and West along said right of way line to the Northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
26. Thence counter clockwise around said tax lot 3600 to the North corner of tax lot 3700 (Recording No. 86-6963), said Assessor's Plat;

27. Thence Southerly along the West line of said tax lot 3700 to the point of intersection with the North right of way line of Kolbe Lane;
28. Thence East along said North right of way line to the point of intersection of said North right of way line with a line measured perpendicular from said North right of way line to the West corner of Tax Lot 3800 (Recording No. 72-32388), said Assessor's Plat;
29. Thence Southerly along said perpendicular line to the West corner of said Tax Lot 3800, said point being on the South right of way line of said Kolbe Lane (Schroeder Way);
30. Thence West along said South right of way line to the point of intersection of said South right of way line with the East line of Tax Lot No. 600 (recording No. 93-68993), Assessor's Plat No. 3 1W 24;
31. Thence clockwise around said Tax Lot No. 600 to the Southwest corner thereof;
32. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected line with the Easterly right of way line of Memorial Drive;
33. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of the South right of way line of said Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
34. Thence along said East right of way line, Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;
35. Thence Westerly across I-5 to an angle point on the West right of way line of said Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
36. Thence South along said West right of way line 1,265 feet, more or less, to an angle point in said West right of way line, Assessor's Plat 3 1W 23AC;
37. Thence Westerly continuing along said right of way line, 272 feet, more or less, to an angle point in said right of way line at the Eastern terminus of 5th Street in the plat of Wilsonville, said Assessor's Plat;
38. Thence continuing Southerly along said West right of way line to the North bank of the Willamette River, Assessor's Plat 3 1W 23DB;
39. Thence Westerly along the North bank of the Willamette River to the East right of way line of the Oregon Electric Railroad, Assessor's Plat 3 1W 23CA;
40. Thence Northerly along said East right of way to the point of intersection of said East right of way line with the North right of way line of 2nd Street of said Wilsonville Plat;
41. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Boones Ferry Road (Market Road No. 27 or Main Street);
42. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Wilsonville Road (Market Rd. No. 6), Assessor's Plat 3 1W 23AB;
43. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Brown Road (County Road No. 355), Assessor's Plat 3 1W 22A;
44. Thence Northerly across Wilsonville Road to the point of intersection of the North right of way line of said Wilsonville Road with the East right of way line of said Brown Road;

45. Thence North along said East right of way line, 408 feet, more or less, to the Northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;
46. Thence East along the North line of said Tax Lot 801, 204 feet, more or less, to the Northeast corner thereof;
47. Thence South along the East line of said Tax Lot 801 and its Southerly projection to the point of intersection of said projected line with the North right of way line of said Wilsonville Road;
48. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 1301, Assessor's Plat 3 1W 14D;
49. Thence clockwise around said tax lot 1301 to the Northwest corner of tax lot 1300 (Recording No. 212-470), said Assessor's Plat;
50. Thence clockwise around said tax lot 1300 to the Southeast corner thereof, said point being on the North right of way line of said Wilsonville Road;
51. Thence East along said North right of way line to the West right of way line of Boone's Ferry Road;
52. Thence North along said West right of way line to an angle point on the East line of Parcel 2 of P.P. 2003-82, said Assessor's Plat;
53. Thence perpendicular from said West right of way line, Southeasterly 60 feet to a point in said Boone's Ferry Road;
54. Thence Northeasterly parallel with and 60 feet from said West right of way line 250 feet, more or less, to an angle point in the East right of way line of said Boone's Ferry Road;
55. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
56. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 2100, said Assessor's Plat, (recorded in Book 454, Page 152);
57. Thence Northeast, 250 feet, more or less to an angle point in said Tax Lot 2100;
58. Thence along the North line of said Tax Lot 2100, East 28 feet, more or less, to the point of intersection of said North line with the West right of way line (access control line) of the I-5 (Interstate Five) Freeway;
59. Thence Northerly along said West right of way line 70 feet, more or less, to a point being 240 feet from when measured perpendicular to the centerline of said Wilsonville Road;
60. Thence East, parallel with and 240 feet from said centerline, 577 feet, more or less, to the East right of way line of Frontage Road, said Assessor's Plat;
61. Thence Southerly along said East right of way line, 536 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
62. Thence East along the North right of way line of said Wilsonville Road to the point of intersection of said North right of way line with the West right of way line of Town Center Loop West;
63. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South line of Parcel 3 of PP 1991-202;
64. Thence West along said South line and its West projection across Frontage Road to the point of intersection of said projected line with the East right of way line of said Interstate Five (I-5) Freeway;
65. Thence North along said East right of way line to the Southwest corner of Parcel 1 of PP 2002-6, Assessor's Plat 3 1W 14A;

66. Thence East along the South line of said Parcel 1, 1,084 feet, more or less, to the point of intersection of said South line with the West right of way line of Parkway Avenue (Market Road No. 27);
67. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Boeckman Road;
68. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Interstate Five (I-5) Freeway;
69. Thence South along said East right of way line to the point of intersection of said East right of way line with the East projection of the North line of Lot 5 of the Plat of Boberg, said Assessor's Plat;
70. Thence West along said East projected line, across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the Northeast corner of said Lot 5, said point being on the West right of way line of said Boones Ferry Road;
71. Thence Northerly along said West right of way line, 244 feet, more or less, to an angle point on the East line of Tax Lot 300, said Assessor's Plat;
72. Thence Northwesterly along the Northeasterly line of said Tax Lot 300, 388 feet, more or less, to the North corner thereof, said point being on the South right of way line of Boeckman Road, said Assessor's Plat;
73. Thence Northerly to an angle point in the South line of Parcel 7 of PP 2003-64, said point being the point of intersection of the West right of way line of Boone's Ferry Road with the North Right of way line of Boeckman Road, Assessor's Plat 3 1W 11D;
74. Thence Northeasterly along the West right of way line of said Boone's Ferry Road, 398 feet, more or less, to an angle point in the East line of said Parcel 7, said Assessor's Plat;
75. Thence East across Boone's Ferry Road and Interstate Five (I-5) Freeway to the Northwest corner of tax lot 702, Assessor's Plat 3 1W 11, said point being on the East right of way line of said Interstate Five (I-5) Freeway, 362 feet, more or less, North of the point of intersection of said East right of way line with the South line of the Southeast $\frac{1}{4}$ of Section 11, T3S, R1W, WM, Assessor's Plat 3 1W 11;
76. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
77. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Parkway Avenue;
78. Thence North along said West right of way line, 380 feet, more or less, to the point of intersection of said West right of way line with the West projection of the South line of Tax Lot 500, said Assessor's Plat;
79. Thence East along said West projection across Parkway Avenue to the Southwest corner of said tax lot 500, said point being on the East right of way line of said Parkway Avenue;
80. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
81. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Canyon Creek Road;
82. Thence North along said West right of way line 1,136 feet, more or less, to the Southeast corner of Tax Lot 500, said Assessor's Plat;
83. Thence continuing along a portion of said West right of way line and along the East line of said Tax Lot 500 to the Northeast corner thereof, said point being a point on the South right of way line of Wiedmann County Road and 1,689 feet,

- more or less, East of the point of intersection of said South right of way line with the West line of the Northwest ¼ of Section 12, T3S, R1W, WM;
84. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;
 85. Thence South along said East right of way line to the Northwest corner of Parcel 3 of P.P. 2002-47, Assessor's Plat 3 1W 11D;
 86. Thence Southeasterly along the North line of said P.P. 2002-47 to the East corner thereof, said point being an angle point on the North line Parcel 2 of PP 2000-89, Assessor's Plat 3 1W 12;
 87. Thence Southwesterly along said North line to a Northwest corner thereof;
 88. Thence South and West along the West line of said P.P. 2000-89 to the Southerly Southwest corner of Tax Lot 507 (9.93 acre parcel adjacent to said Parcel 2), said Assessor's Plat;
 89. Thence North and West along the West line of said Tax Lot 507 to the Northerly Southwest corner thereof, said point being on the East right of way line of Parkway Avenue (County Road No. 1233);
 90. Thence West along the projection of the South line of said Tax Lot 507 to the point of intersection of said projected line with the West right of way line of said Parkway Avenue;
 91. Thence Northerly along said West right of way line to a point 150 feet North of the South right of way line of Wiedmann County Road, Assessor's Plat 3 1W 11;
 92. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the East right of way line of said Parkway Avenue;
 93. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wiedmann County Road;
 94. Thence East along said North right of way line to the Southwest corner of Parcel 1 of Partition Plat No. 1993-133;
 95. Thence North along the West line of said Parcel 1 and along the West line of Parcel 1 of Partition Plat No. 1991-159 to the **Point of Commencement**.

Excepting:

Commencing at a point of intersection of the South right of way line of Boeckman Road (County Road No. 80 or Robert Road) with the East right of way line of Canyon Creek Road (Jensen Road), Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence East along the South right of way line of Boeckman Road to the Northwest corner of Lot 86 of the plat of Landover No. 2, Plat No. 3248, Assessor's Plat 3 1W 13AA;
2. Thence South along the West line of said plat, 27.85 feet to an angle point in said West line, said point being on the West right of way line of the old alignment of Wilsonville Road;
3. Thence continuing South along a portion of the West line of said plat and along the West line of the old Wilsonville Road right of way alignment to the point of intersection of said old West right of way line with the current West right of way line of Wilsonville Road;
4. **DELETED**

- 4A. Thence South and West along said current West right of way line to the point of intersection of said right of way line with the centerline of Boeckman Creek;
- 4B. Thence Northeasterly along the centerline of Boeckman Creek to the Northeast corner of Tax Lot 2600, Assessor's Plat 3 1W 13CD;
- 4C. Thence West along the north line of said Tax Lot 2600 to the Northwest corner thereof;
- 4D. Thence counter-clockwise around the westerly lines of said Tax Lot 2600 and Tax Lot 2700 to the Northeast corner of Tax Lot 2707;
- 4E. Thence West along the North lines of said Tax Lot 2707 and Tax Lot 3000 to the most easterly Southwest corner of Lot 2, Block 1, Courtside Estates;
- 4F. Thence Northwesterly along the South line of said Lot 2 144 feet, more or less to the East right of way line of Town Center Loop East;
5. Thence Northerly along said East right of way line to the Southwest corner of Parcel 3 P.P. 1991-166, Assessor's Plat 3 1W 13;
6. Thence counter-clockwise around said P.P. 1991-166 to the Southwest corner of Parcel 2 of P. P. 1990-114, of said Assessor's Plat;
7. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right of way line of Vlahos Drive;
8. Thence North and perpendicular to said South right of way line of Vlahos Drive to the North right of way line of Vlahos Drive;
9. Thence West and Southwesterly along said North right of way to the Northerly right of way line of Town Center Loop East;
10. Thence Westerly along said Northerly right of way line to the East right of way line of Parkway Avenue (Market Road No. 27);
11. Thence North along said East right of way line to the Northwest corner of the plat of Ash Meadows, Plat No. 2583, Assessor's Plat 3 1W 13BC;
12. Thence Easterly along the North line of said Plat No. 2583 to the most Easterly corner thereof, said point being on the West line of Tax Lot 2601, Assessor's Plat 3 1W 13B;
13. Thence clockwise around said Tax Lot 2601 to the Southwest corner of the Plat of Bridle Trail Ranchetts;
14. Thence East along the South line of said Plat, 657 feet, more or less, to the Southeast corner of Canyon Creek Road South at the terminus of said road;
15. Thence North along the East right of way line of said Canyon Creek Road South to the point of intersection of said East right of way line with the South right of way line of Boeckman Road, said point being the **Point of Commencement**.

Excepting:

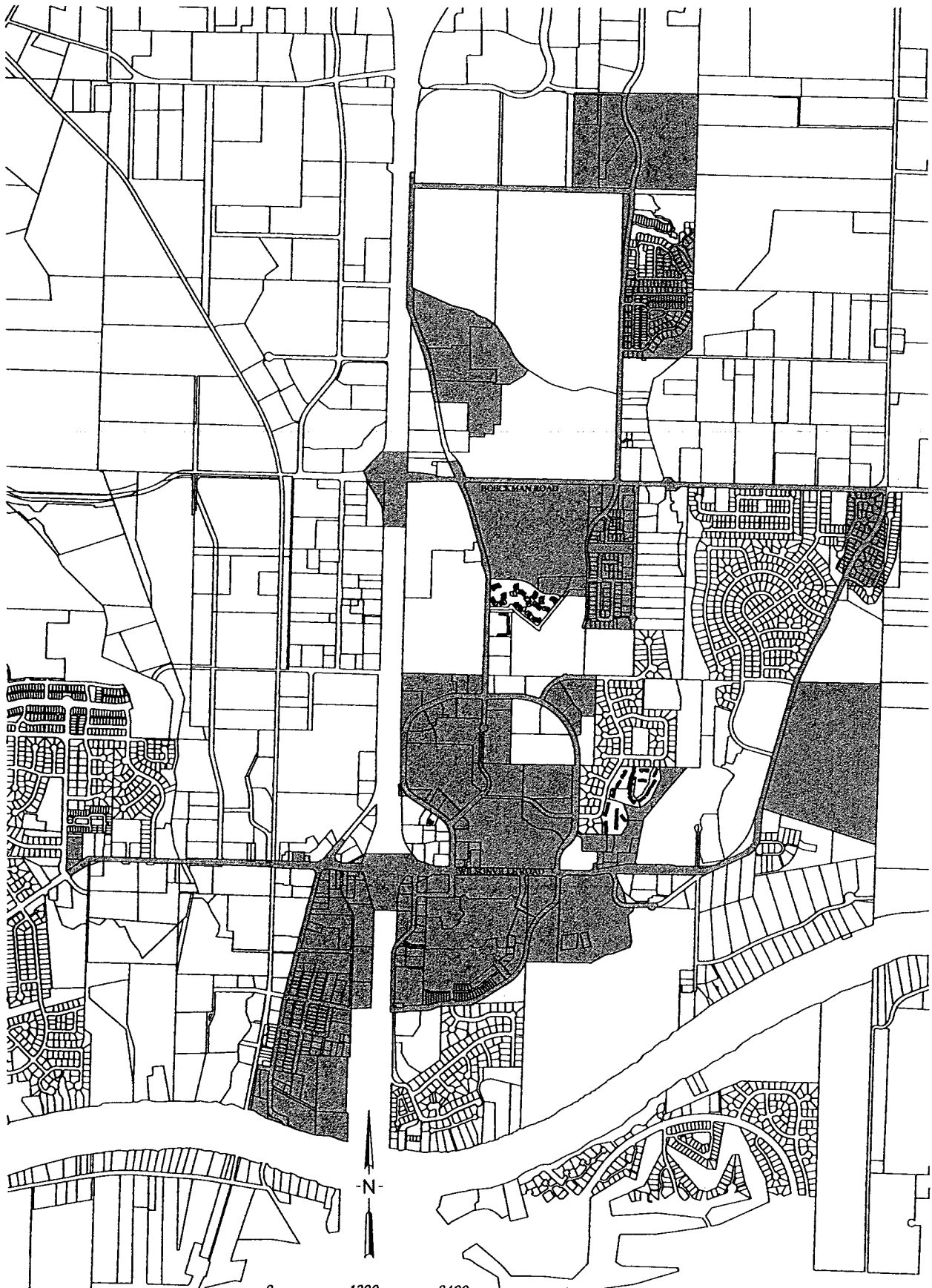
Commencing at a point of intersection of the West right of way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872), Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence North along the West line of Tax Lot No. 406 to the point of intersection of said West line with the South right of way line of said Town Center Loop East;
3. Thence along said right of way line Easterly and Southerly to the **Point of Commencement**.

Excepting:

Tax Lot 2702 per Assessor's Plat 3 1W 13CD, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **six-hundred sixty (660)** acres, more or less.



Urban Renewal Area
Urban Renewal Boundary



SCALE: 1" = 1200'

East Side Urban Renewal Boundary

Revised Per: U.R.A. Resolution No. 32, No. 59, No. 99, No. 102, No. 115, No. 118, & No. 155 And City of Wilsonville Resolution No. 1847, No. 1903, No. 2055 and Ordinance No. 639.

REPORT ON SUBSTANTIAL AMENDMENT TO THE YEAR 2000 PLAN

CHAPTER I

A Description Of Physical, Social And Economic Conditions In The Urban Renewal Areas Of The Plan And The Expected Impact

This Substantial Amendment makes the following revision to Chapter I.

This Substantial Amendment adds 12.0 acres to the existing Plan area of 648 acres, bringing the total acreage of the plan to 660 acres. The addition of this acreage is more than 1% of the total area of the plan, thus requiring a substantial amendment to the plan. The addition of this acreage does not exceed the 20% limit on area that can be added to the Plan by amendment.

Wilsonville's West Side Renewal area contains 394 acres. The total acreage within Wilsonville's two Plan areas is 1,177. There are 4,740 acres in the City of Wilsonville. The acreage in plan areas represents 21.98% of the total acres in the City, and is within the 25% limit imposed by ORS 457.

The land added to the boundary in this amendment increases the total frozen base of assessed value by \$365,392. The total frozen base value of the plan is thereby increased to \$46,998,785. The frozen base value of the West Side Renewal area is \$3,605,856. The total frozen base of assessed value within Wilsonville's two Plan areas is \$50,604,641. The ~~frozen base of~~ assessed values in the two plan areas is ~~2.76%~~ **17.3%** of the total ~~\$1,834,741,502~~ **\$2,054,032,171** assessed value in the City, well within the 25% limit imposed by ORS 457.

CHAPTER II

Fiscal Impact of the Urban Renewal Plan In Light of Added Services or Increased Population

This Substantial Amendment makes the following addition to Chapter II.

This substantial amendment to the Year 2000 Plan is undertaken in 2007. In 1998, Oregon voters approved Ballot Measure 50, which made sweeping revisions to Oregon's property tax system. The changes included a shift in the way urban renewal programs impacted property taxes. Prior to Ballot Measure 50, raising tax increment revenue for an urban renewal program resulted in an increase in property taxes for the property owner. Under Measure 50, raising the tax increment revenue does not result in increased property taxes unless an "existing plan" agency chooses to use its authority to make a special levy for urban renewal. Wilsonville does not exercise the special levy authority for The Year 2000 Renewal Area. In the Measure 50 environment, tax increment revenue is raised by re-directing the tax revenues derived from growth in renewal area assessed values from the taxing bodies to the renewal agency. This re-direction of property tax revenues results in tax revenue foregone by these taxing bodies.

Table II – 2007 (Appendix) shows the estimated taxes foregone by various taxing bodies as a result of carrying out this amended plan. The City of Wilsonville has chosen to limit its annual tax increment revenue to \$4 million. The City will do so by steadily removing land and values from the renewal area to keep tax increment revenue constant at \$4 million. This will reduce the revenue foregone impact of carrying out the plan.

CHAPTER III

Reasons For Selection Of Each Urban Renewal Area In The Plan

This Substantial Amendment does not modify this section of the Report.

CHAPTER IV

The Relationship Between Each Project To Be Undertaken Under The Plan And The Existing Conditions In The Urban Renewal Area

This Substantial Amendment adds the following wording to Chapter IV.

The modifications to project activities in this amendment will treat deficiencies in streets, circulation and access to the project area. Activities intended to increase the housing supply within the project area will make the project area a more attractive place to work and live

CHAPTER V

The Estimated Total Cost Of Each Project And The Sources Of Moneys To Pay Such Costs - The Anticipated Completion Date For Each Project

This Substantial Amendment inserts the following text and table into Chapter V.

In the table below, capital letters A., F., etc. refer to Section 601 of the Amended Urban Renewal Plan. Full description of the projects is given in Section 601 of the Plan.

**WILSONVILLE YEAR 2000 URBAN RENEWAL PLAN
SUBSTANTIAL AMENDMENT – 2007
ESTIMATED COST AND SCHEDULING OF PROJECT ACTIVITIES**

PROJECT	ESTIMATED COST	YEAR OF ESTIMATE	YEAR OF SCHEDULE CONSTRUCTION	COST OF YEAR EXPENDITURE
A. Roads				
Canyon Creek South	\$1,000,000	2007	2012-13	\$1,600,000
Wilsonville Road	\$10,000,000	2007	2009-13	\$12,100,000
Old Town Streets	\$1,450,000	2007	2012	\$2,050,000
Wilsonville Road Interchange	\$7,000,000	2007	2009-13	\$8,470,000
F. Livability Projects	\$1,450,000	2007	2008-17	\$2,050,000
H. Affordable Housing	\$3,000,000	2007	2009 / 2014	\$3,300,000
I. Land Acquisition	\$4,200,000	2007	2007	\$4,200,000
Subtotal: Capital Costs				\$33,770,000
Administration @ 15%				\$5,065,500
Total cost of Projects				\$38,835,500

The table above shows the costs of projects added to the Urban Renewal Plan in this substantial amendment. The \$38,835,500 shown above will bring the total maximum indebtedness of the Year 2000 plan to \$92,687,423. The new total maximum indebtedness will allow completion of all projects shown in the amended Urban Renewal Plan.

CHAPTER VI

The Estimated Amount Of Tax Increment Money Required In Each Urban Renewal Area Under ORS 457.420 To 457.460 And The Anticipated Year In Which Indebtedness Will Be Retired Or Otherwise Provided For Under ORS 457.420 to 457.460

This Substantial Amendment replaces the existing Chapter VI paragraph with the following:

The estimated amount of urban renewal taxes required to carry out the plan will be the amount sufficient to retire indebtedness of \$92,687,423. The capital capacity analysis is shown in Table VI – 2007 (Appendix).

CHAPTER VII

A Financial Analysis Of The Plan With Sufficient Information To Determine Feasibility

This Substantial Amendment adds the following wording to Chapter VII.

This substantial amendment does not affect the financial feasibility of the Plan. Plan activities can be carried out within the maximum indebtedness established for the Plan. The anticipated urban renewal tax revenues are sufficient to support the maximum indebtedness, and to carry out project activities.

CHAPTER VIII

A Relocation Report

This Substantial Amendment revises Chapter VIII by inserting the following language.

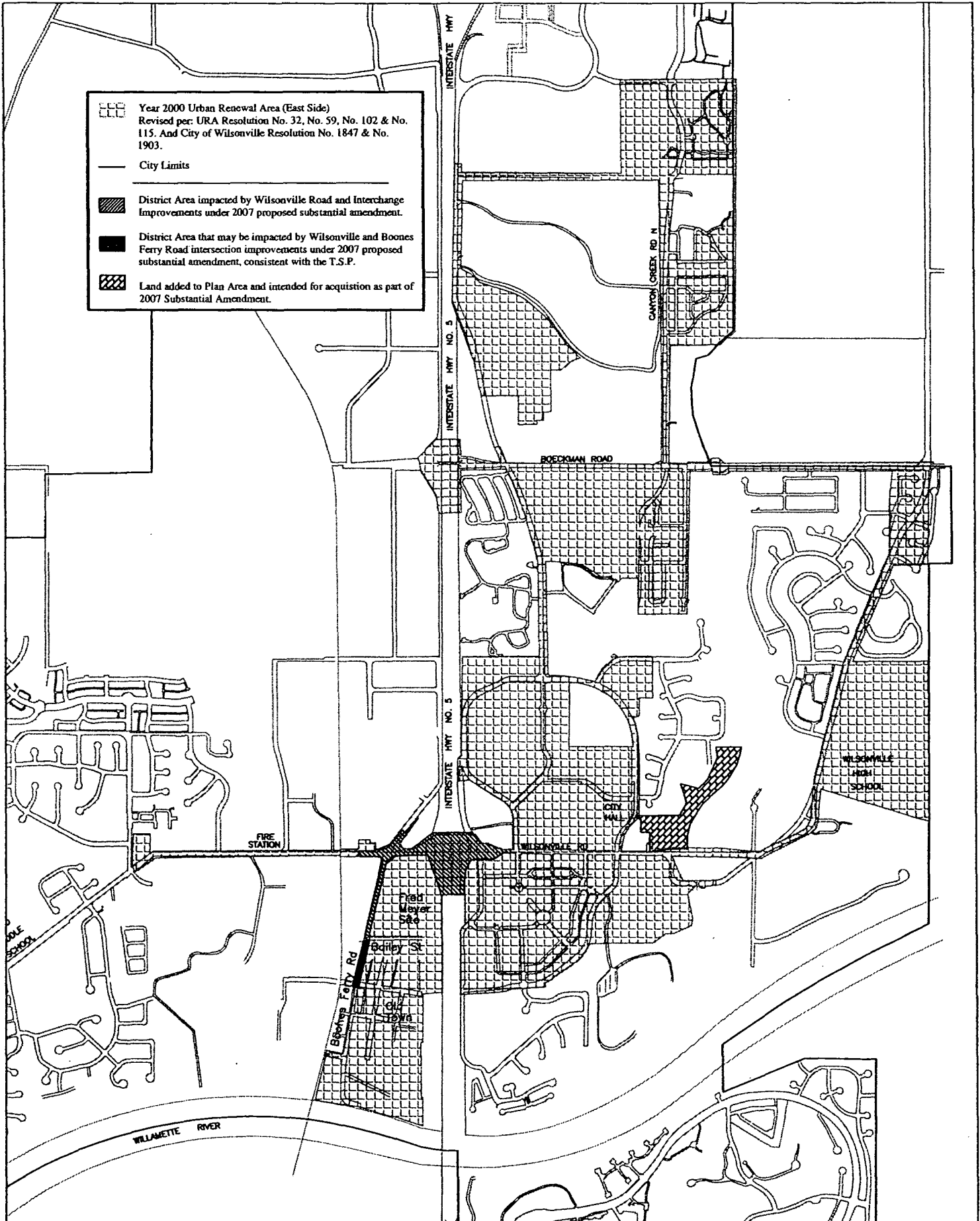
A. Relocation





This Amendment will not result in any residential or commercial relocation.

B. Housing Unit Enumeration

This Amendment will not result in the loss of any existing housing units. Activities in the amendment are expected to result in an increase in housing units. The number and price range of these units is not yet determined.

Exhibit 4-2007



 Year 2000 Urban Renewal Area (East Side)
 Revised per: URA Resolution No. 32, No. 59, No. 102 & No. 115. And City of Wilsonville Resolution No. 1847 & No. 1903.
 — City Limits
 District Area impacted by Wilsonville Road and Interchange Improvements under 2007 proposed substantial amendment.
 District Area that may be impacted by Wilsonville and Boones Ferry Road intersection improvements under 2007 proposed substantial amendment, consistent with the T.S.P.
 Land added to Plan Area and intended for acquisition as part of 2007 Substantial Amendment.

**Table II - 2007
Year 2000 Plan District Impact on Overlapping Jurisdictions**

FY Ending	Cumulative New Incremental Values in Area	Tualatin								
		City Tax Rate	Clackamas Co	Valley Fire & Rescue	Port of Portland	Metro - Zoo	Vector Control	Clack Comm Coll	ESD Clackamas	WLWV School
		\$2.5206	\$2.4042	\$1.5252	\$0.0701	\$0.0966	\$0.0065	\$0.5582	\$0.3687	\$4.8684
2006-07	\$ 262,229,735	\$ 660,976	\$ 630,453	\$ 399,953	\$ 18,382	\$ 25,331	\$ 1,704	\$ 146,377	\$ 96,684	\$ 1,276,639
2007-08	\$ 263,896,627	\$ 665,178	\$ 634,460	\$ 402,495	\$ 18,499	\$ 25,492	\$ 1,715	\$ 147,307	\$ 97,299	\$ 1,284,754
2008-09	\$ 267,813,526	\$ 675,051	\$ 643,877	\$ 408,469	\$ 18,774	\$ 25,871	\$ 1,741	\$ 149,494	\$ 98,743	\$ 1,303,823
2009-10	\$ 269,847,932	\$ 680,179	\$ 648,768	\$ 411,572	\$ 18,916	\$ 26,067	\$ 1,754	\$ 150,629	\$ 99,493	\$ 1,313,728
2010-11	\$ 269,943,370	\$ 680,419	\$ 648,998	\$ 411,718	\$ 18,923	\$ 26,077	\$ 1,755	\$ 150,682	\$ 99,528	\$ 1,314,192
2011-12	\$ 269,341,671	\$ 678,903	\$ 647,551	\$ 410,800	\$ 18,881	\$ 26,018	\$ 1,751	\$ 150,347	\$ 99,306	\$ 1,311,263
2012-13	\$ 280,421,921	\$ 706,831	\$ 674,190	\$ 427,700	\$ 19,658	\$ 27,089	\$ 1,823	\$ 156,532	\$ 103,392	\$ 1,365,206
2013-14	\$ 291,834,579	\$ 735,598	\$ 701,629	\$ 445,106	\$ 20,458	\$ 28,191	\$ 1,897	\$ 162,902	\$ 107,599	\$ 1,420,767
2014-15	\$ 290,589,616	\$ 732,460	\$ 698,636	\$ 443,207	\$ 20,370	\$ 28,071	\$ 1,889	\$ 162,207	\$ 107,140	\$ 1,414,706
2015-16	\$ 295,307,304	\$ 744,352	\$ 709,978	\$ 450,403	\$ 20,701	\$ 28,527	\$ 1,919	\$ 164,841	\$ 108,880	\$ 1,437,674
2016-17	\$ 305,166,523	\$ 769,203	\$ 733,681	\$ 465,440	\$ 21,392	\$ 29,479	\$ 1,984	\$ 170,344	\$ 112,515	\$ 1,485,673
2017-18	\$ 315,321,519	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2018-19	\$ 319,781,165	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2019-20	\$ 324,374,600	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2020-21	\$ 324,105,838	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2021-22	\$ 323,829,013	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2022-23	\$ 323,543,883	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2023-24	\$ 323,250,199	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2024-25	\$ 323,947,705	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2025-26	\$ 324,666,136	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2026-27	\$ 324,406,120	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
2027-28	\$ 324,138,304	\$ 794,799	\$ 758,096	\$ 480,928	\$ 22,104	\$ 30,460	\$ 2,050	\$ 176,012	\$ 116,259	\$ 1,535,111
Total 20 years		\$ 15,810,963	\$ 15,080,824	\$ 9,567,118	\$ 439,716	\$ 605,942	\$ 40,778	\$ 3,501,417	\$ 2,312,744	\$ 30,538,007
PV @ 3.5%		\$ 7,946,051	\$ 7,579,108	\$ 4,808,107	\$ 220,986	\$ 304,526	\$ 20,494	\$ 1,759,693	\$ 1,162,306	\$ 15,347,360

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Note: Impacts on schools are shown for purpose of disclosure. In fact, under Oregon's current system of funding grades K-12, urban renewal will not result in revenue foregone by schools.

Table VI - 2007
Cash Flow - Debt and CIP Funds

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Debt Service Fund									
Resources:									
Beginning balance	\$ 3,592,669	\$ 5,081,376	\$ 2,094,468	\$ 3,569,260	\$ 4,425,557	\$ 5,286,475	\$ 4,337,600	\$ 5,353,417	\$ 3,776,111
Investment income	\$ 275,927								
Tax increment proceeds	\$ 3,974,474	\$ 4,000,000	\$ 3,957,775	\$ 3,982,443	\$ 3,983,851	\$ 3,973,625	\$ 4,136,392	\$ 4,045,119	\$ 4,024,666
Total Resources	\$ 7,567,143	\$ 9,081,376	\$ 6,052,243	\$ 7,551,703	\$ 8,409,408	\$ 9,260,100	\$ 8,473,992	\$ 9,398,536	\$ 7,800,777
Requirements:									
Debt service									
2005 bond	\$ (1,205,417)	\$ (1,203,958)	\$ (1,204,133)	\$ (1,202,883)	\$ (1,202,170)	\$ (1,200,937)	\$ (1,200,125)	\$ -	\$ -
2006 bond	\$ (1,280,350)	\$ (1,282,950)	\$ (1,278,850)	\$ (1,283,263)	\$ (1,280,763)	\$ (1,281,563)	\$ (1,280,450)	\$ (1,282,425)	\$ (1,282,425)
Jul 2009 bond, \$8M, 20 yrs w/ bullet				\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)
Jun 2013 bond, \$15M, 20yrs w/ bullet							\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)
Jun 2015 bond, \$5M, 10 yrs w/bullet									
Long term amortization	\$ (2,485,767)	\$ (2,486,908)	\$ (2,482,983)	\$ (3,126,146)	\$ (3,122,933)	\$ (3,122,500)	\$ (3,120,575)	\$ (3,122,425)	\$ (3,122,425)
Short term principal		\$ (4,500,000)				\$ (1,800,000)	\$ -	\$ (2,500,000)	\$ (835,500)
Total Requirements	\$ (2,485,767)	\$ (6,986,908)	\$ (2,482,983)	\$ (3,126,146)	\$ (3,122,933)	\$ (4,922,500)	\$ (3,120,575)	\$ (5,622,425)	\$ (3,957,925)
Ending Balance	\$ 5,081,376	\$ 2,094,468	\$ 3,569,260	\$ 4,425,557	\$ 5,286,475	\$ 4,337,600	\$ 5,353,417	\$ 3,776,111	\$ 3,842,852
Bond reserve balance (End Bal = or greater than)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,800,000	\$ 2,800,000	\$ 4,400,000	\$ 4,400,000	\$ 3,400,000	\$ 3,400,000
Debt Svc Coverage @ 125% (\$)	\$ 3,107,209	\$ 3,108,635	\$ 3,103,729	\$ 3,907,683	\$ 3,903,666	\$ 3,903,125	\$ 3,900,719	\$ 3,903,031	\$ 3,903,031

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Table VI - 2007
Cash Flow - Debt and CIP Funds

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Debt Service Fund													
Resources:													
Beginning balance	\$ 3,842,852	\$ 4,398,178	\$ 6,030,520	\$ 7,484,719	\$ 8,991,504	\$ 10,552,456	\$ 12,087,364	\$ 13,618,835	\$ 15,146,765	\$ 16,671,048	\$ 18,203,993	\$ 20,395,859	\$ 22,584,496
Investment income													
Tax increment proceeds	\$ 4,045,326	\$ 4,122,342	\$ 3,944,199	\$ 3,996,785	\$ 4,050,952	\$ 4,024,908	\$ 4,021,471	\$ 4,017,930	\$ 4,014,283	\$ 4,022,945	\$ 4,031,866	\$ 4,028,637	\$ 4,025,312
Total Resources	\$ 7,888,178	\$ 8,520,520	\$ 9,974,719	\$ 11,481,504	\$ 13,042,456	\$ 14,577,364	\$ 16,108,835	\$ 17,636,765	\$ 19,161,048	\$ 20,693,993	\$ 22,235,859	\$ 24,424,496	\$ 26,609,808
Requirements:													
Debt service													
2005 bond	\$ -	\$ -											
2006 bond	\$ -	\$ -											
Jul 2009 bond, \$8M, 20 yrs w/ bullet	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)	\$ (640,000)
Jun 2013 bond, \$15M, 20yrs w/ bullet	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)	\$ (1,200,000)
Jun 2015 bond, \$5M, 10 yrs w/bullet	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)	\$ (650,000)
Long term amortization	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (1,840,000)	\$ (1,840,000)	\$ (1,840,000)
Short term principal	\$ (1,000,000)												
Total Requirements	\$ (3,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (2,490,000)	\$ (1,840,000)	\$ (1,840,000)	\$ (1,840,000)
Ending Balance	\$ 4,398,178	\$ 6,030,520	\$ 7,484,719	\$ 8,991,504	\$ 10,552,456	\$ 12,087,364	\$ 13,618,835	\$ 15,146,765	\$ 16,671,048	\$ 18,203,993	\$ 20,395,859	\$ 22,584,496	\$ 24,769,808
Bond callable year. Resources available will exceed principal outstanding.													
Bond reserve balance (End Bal = or greater than)	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000
Debt Svc Coverage @ 125% (\$)	\$ 3,112,500	\$ 3,112,500	\$ 3,112,500	\$ 3,112,500	\$ 3,112,500	\$ 3,112,500	\$ 3,112,500	\$ 3,112,500	\$ 3,112,500	\$ 3,112,500	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000

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THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**RESOLUTION NO. 158****A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A SUBSTANTIAL AMENDMENT TO THE WILSONVILLE YEAR 2000 URBAN RENEWAL PLAN.**

WHEREAS, the Urban Renewal Agency (the "Agency") has prepared a substantial amendment to The Wilsonville Year 2000 Urban Renewal Plan, a copy of which and its accompanying Report are marked Exhibit "A" and "B", respectively, attached hereto and incorporated by reference herein; and

WHEREAS, such amended Plan and its accompanying Report have been prepared in accordance with the requirements of ORS 457.085; and

WHEREAS, the amended Plan and Report have been presented to the Planning Commission for review and comment in accordance with ORS 457.085(4); and

WHEREAS, the amended Plan and Report have been forwarded to the governing body of each taxing district affected by the Plan in accordance with ORS 457.085(5); and

WHEREAS, additional notice of a Council hearing on the amended Plan has been provided in accordance with ORS 457.120; and

WHEREAS, the Agency has reviewed this amended Plan and supporting Report and the Agency finds this amended Plan should be adopted and approved.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The Agency directs that this Resolution be provided forthwith to the City Council, and that the City Council conduct a public hearing to approve this Substantial Amendment to The Year 2000 Urban Renewal Plan.

2. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 20th day of August 2007, and filed with the Wilsonville City Recorder this date.

CHARLOTTE LEHAN, Board Chair

ATTEST:

Sandra C. King, City Recorder, CMC

SUMMARY OF VOTES:

Chair Lehan	_____
Member Knapp	_____
Member Kirk	_____
Member Nũñez	_____
Member Ripple	_____

List of Exhibits

- Exhibit A - 2007 Substantial Amendment
- Exhibit B – Report of the Substantial Amendment

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 157

A RESOLUTION OF THE URBAN RENEWAL AGENCY AUTHORIZING THE URBAN RENEWAL AGENCY DIRECTOR TO PREPARE A SUBSTANTIAL AMENDMENT TO THE YEAR 2000 URBAN RENEWAL PLAN TO INCREASE THE MAXIMUM INDEBTEDNESS BY AN AMOUNT NOT TO EXCEED \$39,000,000 TO PROVIDE BONDING CAPACITY TO FUND ADDITIONAL URBAN RENEWAL PROJECTS NECESSARY TO COMPLETE THE URBAN RENEWAL PLAN FOR THE DISTRICT.

WHEREAS, the Year 2000 Urban Renewal District Plan reached its legal bonded indebtedness limitation of \$53,851,923 in fiscal year 2007-08; and

WHEREAS, the Agency Board has identified future Urban Renewal projects within the District that need to be constructed before implementation of the Year 2000 Plan can be considered complete; and

WHEREAS, over a period of the last year, the Board has worked to balance their desire to limit the use of tax increment financing, with the need for public improvements that cannot reasonably be funded without Agency investment; and

WHEREAS, the Board has determined that increasing the District's debt limit by an amount not to exceed \$39,000,000 serves the public interest while limiting the amount of tax increment revenues on an annual basis; and

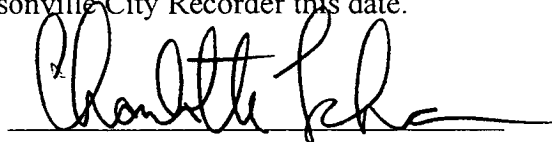
WHEREAS, the increased debt limit will allow the District to invest approximately \$17,000,000 in needed Wilsonville road improvements to protect the City's livability while providing additional capacity; and

WHEREAS, the balance of the projects complete the intended Plan improvements or further enhance the livability of the community.

NOW, THEREFORE THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

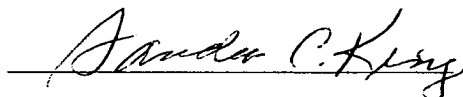
1. The Urban Renewal Agency Director is hereby instructed to prepare a substantial amendment for the Year 2000 District Plan to add the identified projects and impose an additional debt limit not to exceed \$39,000,000.
2. The Urban Renewal Agency director is hereby instructed to properly notify other tax districts of the Agency's intent as required by State law.
3. The Urban Renewal Agency Director is instructed to inform the public of scheduled public hearings before the Planning Commission, the Agency board and finally the City Council to consider approval of the Agency's recommendations.
4. Exhibit 1 to the Resolution is a list of planned projects with approximate debt limitations identified.
5. Exhibit 2 to the Resolution is a map identifying property that has been removed from the District and property to be added to the District (Wesleyan Church property) when the substantial amendment is approved.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 18th day of June 2007 and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, CHAIR

ATTEST:



Sandra C. King, City Recorder

SUMMARY OF VOTES:

Chair Lehan	Yes
Board member Kirk	Yes
Board member Knapp	Yes
Board member Ripple	Yes
Board member Núñez	Excused

EXHIBIT 1

**YEAR 2000 PLAN (EASTSIDE) URBAN RENEWAL DISTRICT
MAXIMUM INDEBTEDNESS***

PROJECT	ESTIMATED COST	YEAR OF ESTIMATE	YEAR OF SCHEDULE CONSTRUCTION	COST OF YEAR EXPENDITURE
Roads				
Canyon Creek South ³	\$1,000,000	2007	2012	\$1,600,000
Wilsonville Road ¹	\$10,000,000	2007	2009-11	\$12,100,000
Old Town Streets ³	\$1,450,000	2007	2012	\$2,050,000
Wilsonville Road Interchange ²	\$7,000,000	2007	2009-11	\$8,470,000
Livability Projects⁴	\$1,450,000	2007	2012	\$2,050,000
Affordable Housing⁵	\$3,000,000	2007	2008	\$3,300,000
Property Purchase⁶	\$4,200,000	2007		\$4,200,000
Subtotal: Capital Costs				\$33,770,000
Admin @ 15%				\$5,065,500
Subtotal Additional Maximum Indebtedness				\$38,835,500
1998 Adopted Maximum Indebtedness				\$53,851,923
GRAND TOTAL				\$92,687,423

*INDIVIDUAL PROJECTS MAY COST MORE OR LESS THAN ESTIMATED, BUT THE TOTAL COST OF ALL PROJECTS COMBINED CANNOT EXCEED THE MAXIMUM DEBT LIMITATION.

1. Widen and enhance Wilsonville Road to six (6) lanes from Town Center Loop West through, and including, the intersection with Boones Ferry Road. Improvements to Boones Ferry Road may extend as far south of Wilsonville Road as funding permits.

2. Interchange capacity and bicycle/pedestrian improvements. City's share of improvement costs with ODOT to pay an additional \$8,000,000 to fund the project.







3. Unfunded projects that were included in the original Year 2000 Plan, that the board believes should be constructed.

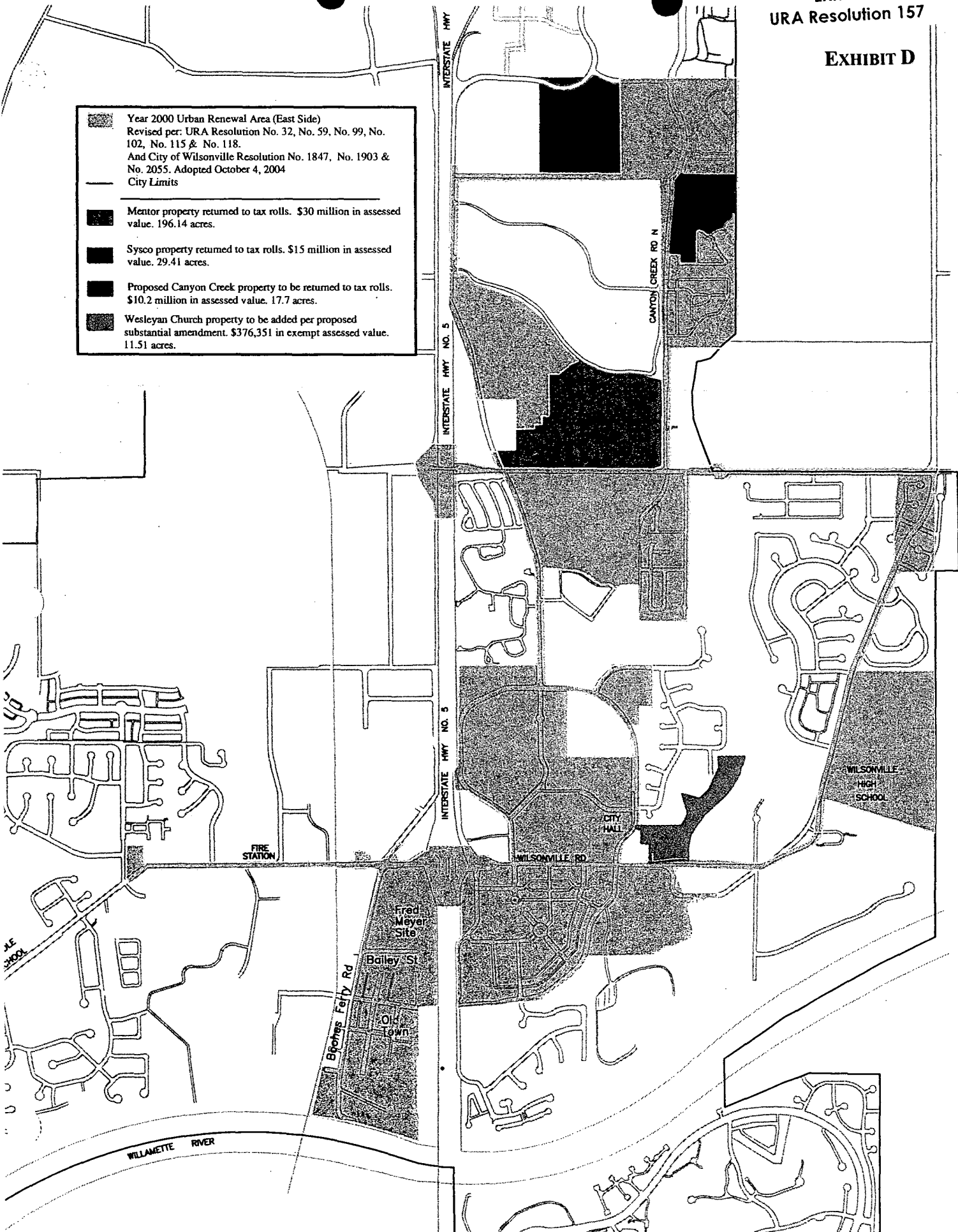
4. Funding for bike, pedestrian and other projects that improve livability of the U. R. District. (Prior livability projects include lighted cross-walks. Median improvements, fence lines along public rights-of-way.)

5. To provide a funding source to aid in the construction of affordable housing, particularly Senior housing for those on fixed and limited incomes.

6. Purchase Of Wesleyan Church Property Adjacent To City Hall And Community Center To Add Property To The City Campus And Provide An Affordable Housing Site.

EXHIBIT D

-  Year 2000 Urban Renewal Area (East Side)
Revised per: URA Resolution No. 32, No. 59, No. 99, No. 102, No. 115 & No. 118.
And City of Wilsonville Resolution No. 1847, No. 1903 & No. 2055. Adopted October 4, 2004
-  City Limits
-  Mentor property returned to tax rolls. \$30 million in assessed value. 196.14 acres.
-  Sysco property returned to tax rolls. \$15 million in assessed value. 29.41 acres.
-  Proposed Canyon Creek property to be returned to tax rolls. \$10.2 million in assessed value. 17.7 acres.
-  Wesleyan Church property to be added per proposed substantial amendment. \$376,351 in exempt assessed value. 11.51 acres.



AFFIDAVIT OF MAILING & POSTING
NOTICE OF PUBLIC HEARING
IN THE CITY OF WILSONVILLE

STATE OF OREGON)

COUNTIES OF CLACKAMAS)
AND WASHINGTON)

CITY OF WILSONVILLE)

I, Brenda Howe, do hereby certify that I am Project Coordinator for the City of Wilsonville, Counties of Clackamas and Washington, State of Oregon, that the attached copy of Notice of Public Hearing is a true copy of the original notice; that on July 31, 2007, I did cause to be mailed and posted copies of such notice in the exact form hereto attached to the following property owners and parties of interest: WC Sec 4.012(.02)(A.)

SEE LISTING ATTACHED

And posted at the following locations:

- Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville OR 97070
- Wilsonville Public Library, 8200 SW Wilsonville Road, Wilsonville OR 97070
- Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville OR 97070

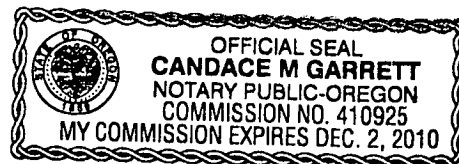
Witness my hand this 7th day August, 2007.

Brenda J. Howe
Brenda Howe, Project Coordinator

Subscribed and sworn to before me this 7 day of August, 2007.

Candace M. Garrett
NOTARY PUBLIC STATE OF OREGON

My commission expires: 12-2-2010



**CITY OF WILSONVILLE CITY COUNCIL
PUBLIC HEARING NOTICE**

**CONSIDERATION OF SUBSTANTIAL AMENDMENT TO WILSONVILLE'S
THE YEAR 2000 URBAN RENEWAL PLAN**

PUBLIC NOTICE is hereby given that the **Wilsonville City Council** will hold a public hearing on **August 20, 2007**, beginning at the hour of 7:00 p.m. at Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon for the purpose of hearing and considering public testimony on an ordinance adopting a substantial amendment to The Year 2000 Urban Renewal Plan. The amendment will allow Wilsonville to receive sufficient urban renewal funds primarily to complete its work on Wilsonville Road, the Wilsonville Road / I-5 interchange, and "Old Town" streets; assist in creating affordable housing; and to purchase a site that will serve for affordable housing development, add property to the City campus, and contribute to public open space in and around the Boeckman Creek corridor.

ORS 457.120 requires this notice to state that the adoption of this ordinance may impact property tax rates. The proposed maximum amount of indebtedness incurred under the amendment will increase from \$53,851,923 to \$92,687,423. The ordinance, if approved, is subject to referendum.

A copy of the ordinance can be inspected or obtained seven (7) day prior to the public hearing by contacting Sandra C. King, CMC, City Recorder, 29799 SW Town Center Loop East, Wilsonville, OR 97070, (503) 570-1506. The Year 2000 Plan and Report can be viewed on the City of Wilsonville website at www.ci.wilsonville.or.us or at the Wilsonville Library. Public testimony, both oral and written will be accepted at the public hearing. Written statements are encouraged and may be submitted to the City Recorder.

Specific questions or suggestions concerning the substantial amendment should be directed to C. J. Sylvester, Redevelopment Director, (503) 570-1560.

Assistive listening devices are available for persons with impaired hearing and can be scheduled for this meeting. The City will endeavor to provide qualified sign language interpreters without cost if requested at least 48 hours prior to the meeting. To obtain such services call the office of the City Recorder at (503) 570-1506.

August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Tualatin Valley Fire & Rescue
Chief Jeff Johnson
20665 SW Blanton Street
Aloha, Oregon 97007

Certified Mail

Dear Chief Johnson:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Tualatin Valley Fire & Rescue and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

To date, this urban renewal district has returned some \$50 million in assessed value to the general tax rolls. This released about \$800,000 per year in new taxes shared by all the taxing authorities. The City Council has recently released an additional \$10 million in assessed value and \$160,000 per year in new taxes effective next tax year.

Very truly yours,

Arlene Loble
City Manager

Enclosures
BJH2323G-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Wilsonville / West Linn School
Roger Woehl, Superintendent
P. O. Box 35
West Linn, Oregon 97068

Certified Mail

Dear Mr. Woehl:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.


Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Wilsonville / West Linn School District and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

To date, this urban renewal district has returned some \$50 million in assessed value to the general tax rolls. This released about \$800,000 per year in new taxes shared by all the taxing authorities. The City Council has recently released an additional \$10 million in assessed value and \$160,000 per year in new taxes effective next tax year.

Very truly yours,


Arlene Loble
City Manager

Enclosures
BJH23231-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Clackamas County Development Agency
Barb Cartmill
9101 SE Sunnybrook Boulevard
Clackamas, Oregon 97015

Certified Mail

Dear Ms. Cartmill:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from the Clackamas County Development Agency and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

To date, this urban renewal district has returned some \$50 million in assessed value to the general tax rolls. This released about \$800,000 per year in new taxes shared by all the taxing authorities. The City Council has recently released an additional \$10 million in assessed value and \$160,000 per year in new taxes effective next tax year.

Very truly yours,

Arlene Loble
City Manager

Enclosures
BJH2323N-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Metro
Michael Jordan, Chief Operating Officer
600 NE Grand Avenue
Portland, Oregon 97232-2736

Certified Mail

Dear Mr. Jordan:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Metro and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,

Arlene Loble
City Manager

Enclosures
BJH2323L-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Port of Portland
Steve Schreiber, Chief Financial Officer
P. O. Box 3529
Portland, Oregon 97208-3529

Certified Mail

Dear Mr. Schreiber:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Port of Portland and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,

Arlene Loble
City Manager

Enclosures
BJH2323H-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

ESD Clackamas County
Don Staehely
P. O. Box 216
Marylhurst, Oregon 97036

Certified Mail

Dear Mr. Staehely:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

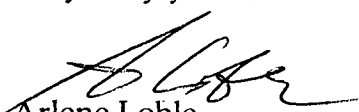
Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from ESD Clackamas County and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,


Arlene Loble
City Manager

Enclosures
BJH2323E-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Mr. Chris Robuck
Clackamas Community College
19600 South Molalla Avenue
Oregon City Oregon 97045

Certified Mail

Dear Mr. Robuck:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Clackamas Community College and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,

Arlene Loble
City Manager

Enclosures
BJH2323B-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Clackamas County
Jonathan Mantay, County Administrator
2051 Kaen Road
Oregon City, Oregon 97045

Certified Mail

Dear Mr. Mantay:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.


Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Clackamas County and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,


Arlene Loble
City Manager

Enclosures
BJH2323C-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Clackamas County Law Enforcement
Sheriff Craig Roberts
2051 Kaen Road
Oregon City, Oregon 97045

Certified Mail

Dear Sheriff Roberts:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

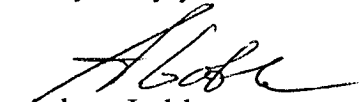
Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Clackamas County Law Enforcement and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,


Arlene Loble
City Manager

Enclosures
BJH2323D-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Clackamas County Vector Control
Elizabeth Knight
1102 Abernathy Road
Oregon City, Oregon 97045

Certified Mail

Dear Ms. Knight:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

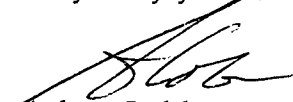
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The City of Wilsonville invites comments from Clackamas County Vector Control and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,



Arlene Loble
City Manager

Enclosures
BJH23230-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Sherwood School District
Bonita Maplethorpe
23295 SW Main Street
Sherwood, Oregon 97140

Certified Mail

Dear Ms. Maplethorpe:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

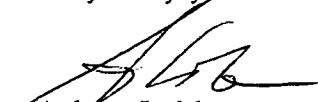
Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Sherwood School District and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,



Arlene Loble
City Manager

Enclosures
BJH2323K-04

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August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

ESD Northwest Regional
Tim Collier
5825 NE Ray Circle
Hillsboro, Oregon 97124

Certified Mail

Dear Mr. Collier:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from ESD Northwest Regional and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

To date, this urban renewal district has returned some \$50 million in assessed value to the general tax rolls. This released about \$800,000 per year in new taxes shared by all the taxing authorities. The City Council has recently released an additional \$10 million in assessed value and \$160,000 per year in new taxes effective next tax year.

Very truly yours,

Arlene Loble
City Manager

Enclosures
BJH2323F-04

46



August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Mr. Roger Stinson
Clackamas Soil & Water Conservation
421 High Street, Suite 105
Oregon City, Oregon 97045

Certified Mail

Dear Mr. Stinson:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Clackamas Soil & Water Conservation and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,

Arlene Loble
City Manager

Enclosures
BJH2323A-04

47



August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Canby School
David Moore
1130 Ivy Street
Canby, Oregon 97013-4298

Certified Mail

Dear Mr. Moore:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

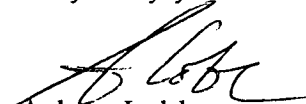
Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Canby School District and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,


Arlene Loble
City Manager

Enclosures
BJH2323J-04

48



August 7, 2007



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Tri-Met
David Auxier, Executive Director Finance
4012 SE 17th Avenue
Portland, Oregon 97202

Certified Mail

Dear Mr. Auxier:

The City of Wilsonville has completed work on a 2007 Substantial Amendment to Wilsonville's Year 2000 Urban Renewal Plan. Dominating this amendment is funding for capacity improvements at the Wilsonville Road and Interstate 5 interchange. These funds are necessary to supplement state funding to ensure adequate transportation infrastructure to support development of currently undeveloped properties.

Wilsonville City Council will hold a Public Hearing on the Plan Amendment on August 20, 2007. As required by statute, I have enclosed a copy of the Amendment to the Plan and Report. This Amendment proposes an increase of maximum indebtedness from \$53,851,923 to \$92,687,423.

The City of Wilsonville invites comments from Tri-Met and the City's Redevelopment Director, Ms. C. J. Sylvester, is available should you wish to meet to be briefed on the Plan Amendment.

If you have any comments or questions, please direct them to the attention of Redevelopment Director C. J. Sylvester no later than August 20, 2007, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1560 or by email at sylvester@ci.wilsonville.or.us.

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Very truly yours,

Arlene Loble
City Manager

Enclosures
BJH2323M-04

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Important Information on the 2007 Substantial Amendment to the Eastside Urban Renewal District



A special publication by the City of Wilsonville to keep you informed on important city issues
 29799 SW Town Center Loop E. Wilsonville, OR 97070 www.wilsonville.or.us (503) 682-1011

Wilsonville is a growing city, thanks to its location, amenities, strong economy and vibrant community life. One way that Wilsonville has managed to retain its special character is by insisting that growth not get ahead of the necessary street, water, parks and other public infrastructure improvements. These improvements have been funded through a variety of resources including development fees, tax increment financing, special assessments, property taxes, bond measures and grants.

Of these, tax increment financing, better known as urban renewal, has been the primary funding mechanism used to pay for a variety of projects from roads to parks to city hall by tapping into new growth to fund the needed infrastructure to accommodate development. These funds, coupled with other sources have helped build our city.

The first urban renewal district was formed in the early 1990s on the east side with Mentor Graphics as the catalyst development that generated the property taxes to pay for projects that allowed the new growth to occur.

Why does the city need a Substantial Amendment to the Eastside Urban Renewal Plan?
 Now the city is embarking on its last set of projects to be funded through the Eastside UR District for a total of \$39 million. These funds will be paired with other sources such as state grants and development fees to pay for the projects. In order to add these projects to the Eastside UR District, the city must make a substantial amendment to the original plan. Once these projects are completed and the bonds are paid off, the Eastside District will be retired.

What projects are included?
 The largest project is actually a combination of several projects, all intended to greatly improve traffic flow and bike

and pedestrian safety near the Wilsonville Road/I-5 Interchange. A related project is improvements to the Wilsonville Road/Boones Ferry Road intersection. Other projects include improvements to streets in Old Town (south of Wilsonville Road and west of I-5); bike, pedestrian and park improvements; affordable housing support; and acquisition of open space.

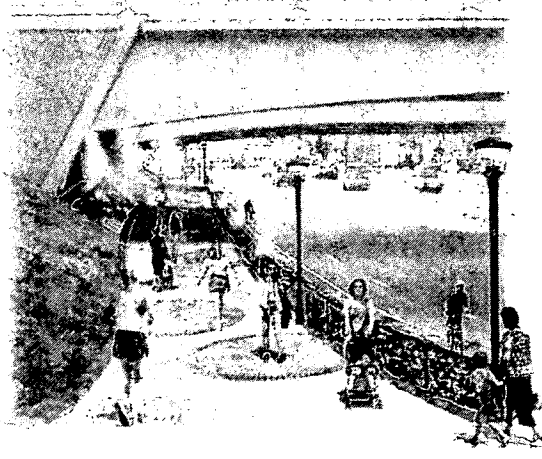
What exactly is Urban Renewal?
 Urban renewal is funded through tax increment financing. Tax increment revenues are the total taxes generated by the *increase* in total assessed value inside an urban renewal area from the time it is first established. The original assessed value is called the "frozen base." Growth above the frozen base is called the "increment." The annual tax increment revenues are used to pay back bonds that finance improvements.

The basic idea behind urban renewal is simple: public investments are made within a district to enhance livability and attract private investment. It is a financing tool created to assist local governments to eliminate blight and to ensure new development pays its way. Targeted investments in public infrastructure improvements result in an increase in property values. When the urban renewal district expires, a much higher value property tax base is returned to the tax rolls.

How has Urban Renewal benefited Wilsonville?
 In Wilsonville, urban renewal has worked exactly as it was intended. It has helped the city build critical public infrastructure that has stimulated a healthy business climate while maintaining its family-oriented personality. The city also took a unique approach to its urban renewal investment practices—it set aside a portion of the funds and invested them in projects to benefit our schools and fire district.

What's the City's track record on using Urban Renewal funds?
 True to one of the basic tenets of urban renewal, the city has consistently returned valuable acreage back to the tax rolls, thereby greatly increasing support to schools, the fire district and other entities supported by property taxes.

Since 1991, assessed value in the District has increased by nearly \$300 million! In the past four years, the city has returned about \$55 million to the tax rolls. And, to ensure that taxpayers were not unduly burdened, the council eliminated the special levy in 2002, saving taxpayers 70 cents per \$1,000 in assessed value on property tax bills. They also limited the amount of tax increment collections to \$4 million annually and now return any amount above that to the tax rolls.



After [Proposed Concept]
 One project in the substantial amendment is a new raised pathway along Wilsonville Road under I-5.

Does our school and fire district support the Amendment?

Our school district and TVF&R have been very supportive of Wilsonville's urban renewal districts. One reason is because the City of Wilsonville invests some of the funds collected directly into projects that benefit our schools and our fire district they otherwise may have been unable to pay for. Some of the projects paid for by urban renewal funds include the community rooms at the high school; the new astro turf ballfields there as well as the girl's baseball facility.

These funds were also used to build the necessary road improvements by Boones Ferry Primary and Wood Middle School. Urban renewal made it possible for all of the homes built at Villebois to include fire protection sprinkler systems that reduce the demand on the fire district to protect that area .

Will this affect my pocketbook?

An urban renewal district does not result in new taxes or an increase in existing taxes. In fact, an urban renewal agency cannot impose taxes at all. Bonds finance urban renewal activities. These bonds are repaid from the property taxes generated by the increase in value, over time, of properties within the district boundary. A property taxpayer pays the same amount in taxes with or without urban renewal, with the exception of the special levy previously mentioned.

If Urban Renewal went away, would I pay less in taxes?

No. Since urban renewal is derived from dividing taxes already collected, the amount paid would not change. What would change are the amounts other taxing entities would receive. It's like having a pie cut five ways instead of six. It's still the same size pie, just bigger slices.

What projects are included in the Substantial Amendment?

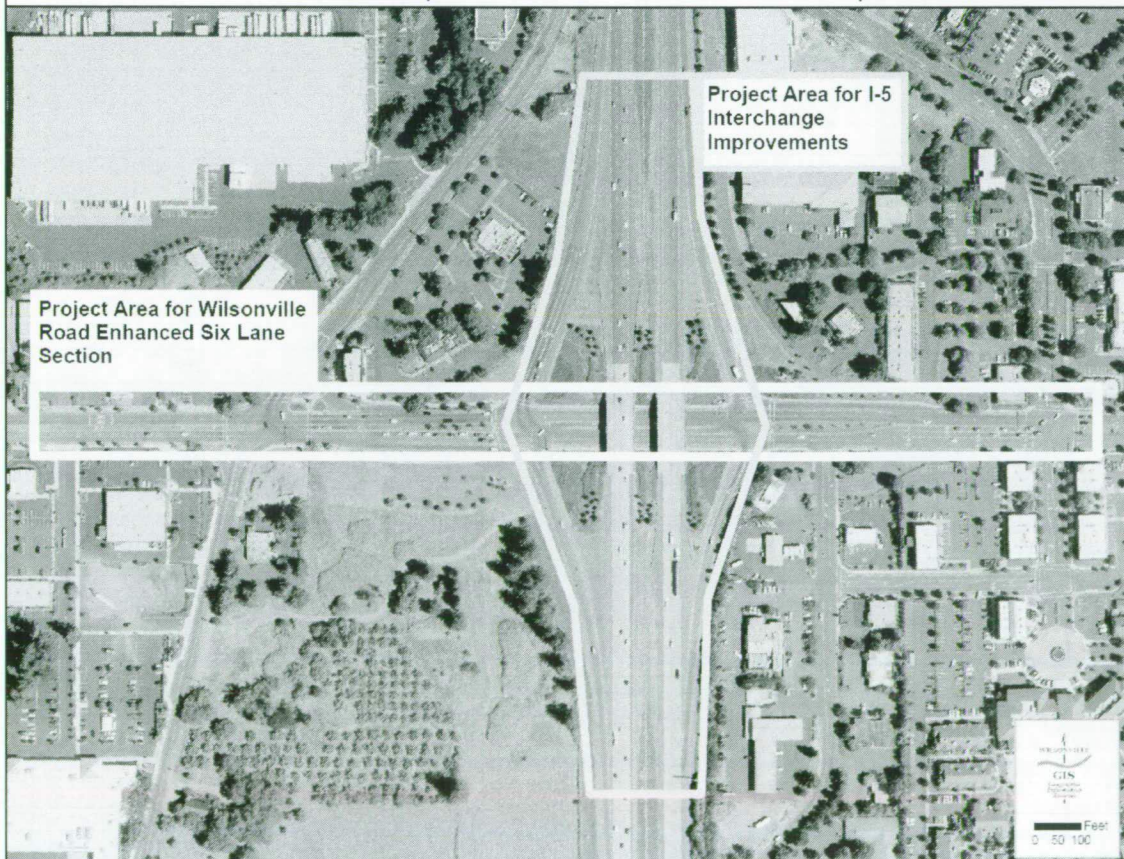
The largest project with probably the most impact is improvements to the Wilsonville Road/I-5 Interchange. Of major concern to the city council was maintaining the mainstreet character of Wilsonville Road while accommodating the increased traffic through the area. After lengthy negotiations with the Department of Transportation and others, the council was able to retain a six-lane roadway under I-5 instead of the proposed eight lane section, and received approval for a greatly enhanced bike and pedestrian path through the interchange area.

How do I get more information on the Substantial Amendment?

For more details, contact:

C.J. Sylvester
Redevelopment Director
City of Wilsonville
(503) 570-1560

sylvester@ci.wilsonville.or.us



This diagram shows the major improvement areas contemplated in the 2007 Substantial Amendment to the Wilsonville Road Interchange area. The improvements include a 6-lane roadway, enhanced bike and pedestrian pathways, widening and lengthening and widening the off and on ramps to I-5, as well as improving the Boones Ferry Road intersection and landscaping.

**Wilsonville's Urban Renewal Plan and Program
Proposed 2007 Substantial Amendment to the Year 2000 Plan**

Wilsonville Road Interchange: Reconstruct the existing interchange at I-5 and Wilsonville Road. Improvements may include any Interchange enhancements that result in increased vehicular capacity and multi-modal connectivity. Landscaping improvements may be included in the Wilsonville Road Interchange project. Necessary activities required to carry out the Plan may occur immediately outside of the urban renewal area.

Wilsonville Road: Widening and improving Wilsonville Road, including landscaping and traffic separations from I-5 east to where it is proposed to be realigned from I-5 west and adjusting and revising local access. Work includes improvements to the intersections of Wilsonville Road at cross streets; and access control and improvements along Boones Ferry Road north and south of Wilsonville Road to facilitate efficient traffic movement. Also includes improvements to storm drains, water and sewers in and along Wilsonville Road and Boones Ferry Road. Necessary activities required to carry out the plan may occur immediately outside of the urban renewal area.

Canyon Creek Road South: Partner in improvements to complete Canyon Creek Road South including intersection improvements at Vlahos Drive and Town Center Loop East.

All "Old Town" Streets: Work on any and all existing "Old Town" streets, and may include curbs, gutters, sidewalks, street lighting, storm drains, water and sewer systems. Necessary activities required to carry out the plan may occur immediately outside of the Urban Renewal area.

Livability Projects: Improvements on public or private property may be undertaken to enhance community livability and ensure a more attractive and functional city, and may include a broad range of bicycle, pedestrian, park, recreation, streetscape and landscape improvements. The Agency may undertake projects and/or make grant or loan assistance available, as it deems necessary, to achieve Plan objectives or assist property owners within the area to achieve these objectives. Projects may include capital improvements identified in City adopted Bicycle and Pedestrian, and Parks and Recreation Master Plans.

Housing/Open Space/Public Facilities Site Acquisition: Pursuant to Section 602.D.2.b. of this Plan, property commonly known as the Wesleyan Church at 29775 SW Town Center Loop East and 29790 SW Town Center Loop East, identified as tax lots 3S-1W-13CD-2900, -3000, -2707, -2708, -2700, -2706, -2709 and -2600 adjacent to the Community/Senior Center has been identified for purchase to provide a site for affordable housing development, add property to the City campus, and contribute to public open space in and around the Boeckman Creek corridor.

Affordable Housing: Participate in development of affordable housing within the District to increase the diversity of housing options to meet the needs and preferences of seniors, families and employees; including, but not limited to, establishing loan fund and/or incentive programs, acquiring land and constructing housing.

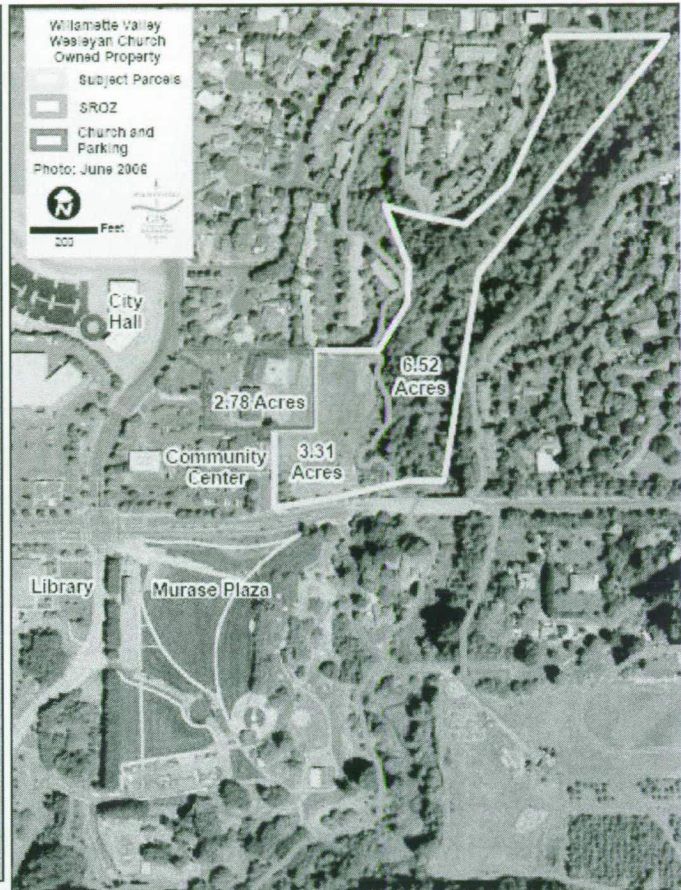
Maximum Amount of Indebtedness: The maximum amount of indebtedness that may be issued or incurred under the Plan is increased from \$53.8 million by \$38.8 million to a new total of \$92.7 million. This is based on good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion as completion dates were anticipated as of March 1, 2007. The estimates included, but were not limited to, increases in costs due to reasonably anticipated inflation.



This landscaped median is one example of an urban renewal project that enhances community livability.

Proposed projects and estimated costs contained in the 2007 Substantial Amendment to the Year 2000 Eastside Urban Renewal District include:

<u>Project</u>	<u>Estimated cost</u>
ROAD PROJECTS	
• Canyon Creek South	\$1.6 million
• Wilsonville Road/ Boones Ferry Road	\$12 million
• Old Town Streets	\$2.0 million
• Wilsonville Rd Interchange	\$8.5 million
NON ROAD PROJECTS	
• Livability projects (bike/ped, parks, etc)	\$2.0 million
• Affordable Housing	\$3.3 million
• Land Acquisition	\$4.2 million
• District Admin costs (15%)	\$5.0 million
Total:	\$39 million



The 2007 Substantial Amendment includes the purchase of the former Wesleyan Church property and buildings next to the Wilsonville Community Center. The intention is to use a portion of the site for affordable senior housing in order to help address the lack of affordable housing options for them in Wilsonville. In addition, by acquiring about 6.5 acres of public open space in the Boeckman Creek corridor as part of the purchase, one of Wilsonville's largest tributaries to the Willamette River and its greenway can be preserved. Also, because the property is located next to the community/senior center and the old city hall and nearby to the new City Hall, library, Murase Plaza and Memorial Park it will serve as another positive link in Wilsonville's civic core.

Don't miss this important Public Hearing on the proposed 2007 Substantial Amendment:

**Monday
August 20th
7:00 p.m.**

**Wilsonville City Hall
29799 SW Town Center Lp E**

City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

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LP07-0004
Substantial Amendment to Year 2000 Urban Renewal Plan
Record Index

Planning Commission actions at the July 11, 2007 public hearing:

- **Notice of Decision**
- **Resolution No. LP07-0004**
- **Motion**
- **Draft Minutes**

Distributed at the July 11, 2007 Planning Commission Meeting:

- Exhibit 11: Paper copies of PowerPoint shown at meeting
- Exhibit 10: A letter dated April 28, 2005, to David Bragdon and Jack Hoffman of Metro.
- Exhibit 9: A memo dated January 25, 2006, to City Council, regarding Affordable Housing Need.
- Exhibit 8: A table, "Wilsonville Estimated Current Housing Need"
- Exhibit 7: A Staff Report dated 10/10/06, to the City Council, regarding Affordable Housing Program.
- Exhibit 6: A table, "Rental Housing Inventory," dated 10/30/06.
- Exhibit 5: A memorandum dated November 14, 2006, to City Council, regarding Affordable Housing, Next Steps.
- Exhibit 4: "A Few Numbers Related to Population and Housing," updated 7/9/07.

July 11, 2007 Planning Commission Staff Report including:

- Exhibit 3: Conclusionary Findings:
- Exhibit 2: URA Resolution No. 156
- Exhibit 1: (1) Proposed changes to the text of The Year 2000 Plan regarding projects and Maximum Amount of Indebtedness
- (2) Table 1-2007: Maximum Indebtedness
- (3) Exhibit 4-2007
- (4) Revised Legal Description of the Wilsonville Year 2000 Plan Area incorporating the Wesleyan Church property
- (5) Amended Year 2000 Plan Area Boundary Map incorporating the Wesleyan Church property.

LP07-0004

Substantial Amendment to Year 2000 Urban Renewal Plan
Record Index

Planning Commission actions at the July 11, 2007 public hearing:

- **Notice of Decision**
- **Resolution No. LP07-0004**
- **Motion**
- **Draft Minutes**



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

NOTICE OF DECISION
PLANNING COMMISSION
RECOMMENDATION TO CITY COUNCIL

FILE NO.: LP07-0004
APPLICANT: City of Wilsonville
REQUEST: Substantial Amendment to *"The Year 2000 ("East Side")
Urban Renewal Plan"*

After conducting a public hearing on July 11, 2007, the Planning Commission voted to recommend this action to the City Council by passing Resolution No. LP07-0004.

The City Council is scheduled to conduct a Public Hearing on this matter on August 6, 2007, at 7:00 p.m., at the Wilsonville City Hall, 29799 SW Town Center Loop East.

For further information, please contact the Wilsonville Planning Division, 29799 SW Town Center Loop East, or telephone (503) 682-4960.

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PLANNING COMMISSION

WEDNESDAY, JULY 11, 2007

6:00 P.M.

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

MOTION

II. PUBLIC HEARING

APPLICATION NO.: LP07-0004

APPLICANT: City of Wilsonville Urban Renewal Agency

REQUEST: Substantial Amendment to "*The Year 2000 ("East Side") Urban Renewal Plan*"

Commissioner Hurst moved to adopt Resolution No. LP07-0004. Commissioner Peck seconded the motion, which passed 3 to 0 to 1 with Commissioner Meyer abstaining.

Respectfully submitted,



Paula Pinyerd, ABC Transcription for
Linda Straessle, Planning Administrative Assistant

PLANNING COMMISSION
RESOLUTION NO. LP07-0004

A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING
THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING
THE YEAR 2000 PLAN PROPOSED 2007 SUBSTANTIAL AMENDMENT

WHEREAS, the Wilsonville Planning Director submitted a proposed 2007 Substantial Amendment to The Year 2000 Plan ("East Side" Urban Renewal District) to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after providing the required notice, held a Public Hearing on July 11, 2007, to review The Year 2000 Plan Proposed 2007 Substantial Amendment and to gather additional testimony and evidence regarding the proposed amendment; and

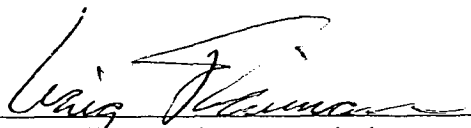
WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties; and

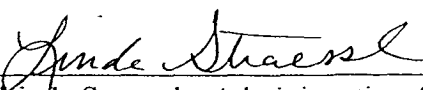
NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt all Planning Staff Reports along with the findings and recommendations contained therein and, further, recommends that the Wilsonville City Council approve and adopt The Year 2000 Plan Proposed 2007 Substantial Amendment, as reviewed and amended by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 11th day of July 2007, and filed with the Planning Administrative Assistant on July 12, 2007.


Wilsonville Planning Commission

Attest:


Linda Straessle, Administrative Assistant I

SUMMARY of Votes:

Chair Goddard:	<u>Absent</u>
Commissioner Guyton:	<u>Absent</u>
Commissioner Faiman:	<u>Aye</u>
Commissioner Hurst:	<u>Aye</u>
Commissioner Meyer:	<u>Abstain</u>
Commissioner Peck:	<u>Aye</u>
Commissioner Phelps:	<u>Absent</u>

PLANNING COMMISSION

**WEDNESDAY, JULY 11, 2007
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

Approved
August 8, 2007

Minutes

I. CALL TO ORDER - ROLL CALL

Acting Chair Craig Faiman called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Craig Faiman, Steve Hurst, Yvonne Peck, Robert Meyer and City Council Liaison Alan Kirk. Richard Goddard, Sue Guyton and Ray Phelps were absent.

City Staff: Sandi Young, Paul Lee, Chris Neamtzu and CJ Sylvester.

~~~~~  
**II. PUBLIC HEARING**

Chair Faiman opened the Public Hearing for LP07-0004 at 6:03 p.m.

**APPLICATION NO.: LP07-0004**

**APPLICANT:** City of Wilsonville Urban Renewal Agency

**REQUEST:** Substantial Amendment to *"The Year 2000 ("East Side") Urban Renewal Plan"*

The following exhibits were distributed at the beginning of the meeting:

- Exhibit 11: Paper copies of PowerPoint shown at meeting
- Exhibit 10: A letter dated April 28, 2005, to David Bragdon and Jack Hoffman of Metro.
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- Exhibit 4: "A Few Numbers Related to Population and Housing," updated 7/9/07.

Chair Faiman read the Legislative Hearing Procedure for the record and called for the Staff Report.

Chris Neamtzu, Long-Range Planning Manager:

- Noted Exhibit 3 included findings supporting the Staff Report and cited ORS Chapter 457, the chapter on Urban Renewal and discussed the process involved for the Planning Commission to provide a venue for public hearing.

- The City should collect comments from the community and forward those comments if any, onto City Council as part of a public hearing adoption process with the City Council Urban Renewal Agency.
- The public hearing was conducted at this meeting on the substantial amendment so the City could formulate a recommendation, collect the input from the community and then forward that recommendation onto the City Council as part of the proceedings on that matter.
- Measure 56 Notices would be sent to all property owners in the City of Wilsonville regarding the City Council Public Hearing. Staff had received no calls or concerns from any citizens on this matter.
- Introduced Wilsonville Redevelopment Director CJ Sylvester, who would specifically discuss how the proposed amendment would relate to “*The Year 2000 (“East Side”) Urban Renewal Plan*” and overview projects being contemplated to be funded by revenue generated by that plan.

CJ Sylvester, Redevelopment Director for the City of Wilsonville and its Urban Renewal Agency, made the following comments:

- On June 18, 2007, the Urban Renewal Board adopted a resolution to authorize the preparation of a substantial amendment to “*The Year 2000 Urban Renewal Plan*”. The Year 2000 Plan area is also referred to the East Side District.
  - Portions of the district also extend into the west side, most notably in Old Town.
- The substantial amendment would provide bonding capacity to fund additional Urban Renewal Projects necessary to complete the Urban Renewal Plan for the district.
  - Materials in the packet described projects completed to date in the district and projects proposed to be accomplished with the adoption of the substantial amendment.
- The amendment is dominated by improvements to Wilsonville Road and the I-5 interchange.
  - Wilsonville Road would be widened and improved from Town Center Loop West through the Boones Ferry Road intersection to six (6) lanes.
  - Capacity improvements would be made to the interchange ramps.
  - Boones Ferry Road would be widened and improved from Wilsonville Road south to Bailey Street and further south to 5<sup>th</sup> Street, if funds permit.
- In addition to the Urban Renewal funding proposed for the interchange, project funds would also be provided by ODOT, SDC and developers in order to complete the total project, estimated at \$35 million.
- In addition to transportation improvements, the other significant component to the amendment is the agency’s intent to participate in the development of affordable housing.
  - The City has suffered a serious loss of affordable senior housing with the closing of Thunderbird Mobile Home Park. City Council is dedicated to taking the lead and replacing some of that lost housing, which involved two (2) components:
    - The acquisition of the 1½ acre Wesleyan Church site that includes approximately 3½ acres of developable property adjacent to the City’s Senior Center.
    - An additional \$2 million to help fund the housing project development in partnership with another agency, non-profit or developer.

Ms. Sylvester reviewed several PowerPoint slides (Exhibit 11) with the following additional comments:

- The existing Urban Renewal District boundary was shown and properties previously removed from the district and returned to the tax rolls were also clearly identified (Slide 1).
- The Mentor Graphics and Sysco developments, which were removed, represented \$800,000 in annual taxes that have been returned to other taxing entities.
- The Canyon Creek residential area highlighted in purple was removed by Council action last month and would return another \$160,000 annually in taxes to other taxing authorities in the next tax year.
- The proposed Wesleyan Church property acquisition was indicated in gold on the map.
- Road projects included in the proposed amendment were identified on Slide 2.
- Livability Projects in the amendment are intended to enhance and make safe pedestrian experiences in the City.

- Slide 4 illustrated the purchase of the Wesleyan Church property intended to provide developable land for the senior affordable housing project, critical open space in the Boeckman Creek corridor for a future Boeckman Creek Trail and buildings contiguous to the old City Hall and senior center to provide more comprehensive City services in the future.
- The final slide detailed each project and their estimated costs and the total change of \$38.8 million to the existing debt limit for the City's Eastside Urban Renewal District.
- Staff recommended the Planning Commission adopt the resolution, recommending City Council adopt an ordinance approving the Year 2000 Plan Proposed 2007 Substantial Amendment.

Ms. Sylvester responded to the following questions from the Commission.

Commissioner Meyer:

- Wanted to clarify that revenue generated from the property owners in an Urban Renewal District (URD) that returned to the tax rolls when a URD expired or when a property was removed did not result in an actual tax break or benefit, the tax amount stayed the same.
  - Ms. Sylvester agreed. She clarified that the URD basically earmarked a portion of those property taxes for Urban Renewal. When URD boundaries are initially established, the assessed valuation of those parcels within the boundary at the time are frozen, called the frozen base of that URD.
    - All the changes in assessed value from that frozen base, all taxes tied to that increase in value are taxes that go to the URD.
    - The intent is the money is used for projects which allow the property inside the district to be developed enabling the property value to increase and then is ultimately returned to the tax rolls that benefits all the tax amenities.
  - She confirmed that once projects are completed and the bonded indebtedness is repaid, the URD expired.
- Asked how many years the proposed \$38 million would extend the life of the district.
  - Ms. Sylvester explained that as currently structured, based on instruction from City Council and the Urban Renewal Agency Board, 20-year bonds would be issued.
    - The Staff Report discussed that the Agency Board and Council have intentionally limited the maximum annual income of the district to \$4 million in order to allow the balance of the income to fall back to the other tax amenities.
- The maximum indebtedness of the total district is about \$92 million; is the intent to actually have that level of indebtedness? How would \$4 million service \$2 million of debt? (Slide 5)
  - Ms. Sylvester explained the line above that showed the 1998 adopted maximum amount of indebtedness of \$53.8 million, which had already been dispensed on projects today.
  - The \$4 million capacity of a 20-year bond provides the additional \$38.8 million capacity the City needed. The \$4 million would service the new \$38 million and the outstanding debt balance of the \$53.8 million, two bonds were still out.
- Had the City performed either a Statewide Planning Goal 10 and/or a Metro Title 7 analysis and adopted a formal Goal 10 or Title 7 Plan?
  - Mr. Neamtzu responded that a Goal 10 study was completed a couple of years ago, but was not officially adopted by the Planning Commission, so an unadopted Goal 10 plan of implementation was on the shelf.
    - He noted the several emailed exhibits following the meeting packet were intended to provide some background regarding the affordable housing component.
    - City Council and Staff have been discussing affordable housing in a variety of venues, most notably as it related to the Thunderbird Mobile Home Park, but the City does not have a formal affordable housing program or plan at this point, though many pieces were leading that direction.
    - He deferred specific questions regarding the affordable housing piece to Sandi Young.
  - Sandi Young, Planning Director, explained that Goal 10 requires that communities plan for affordability income housing levels to serve the projected population for a 20-year period.

- A planning agency studied Wilsonville's housing supply, the projected population and land development and made recommendations for fixes that must be made within a 20 year period.
  - Wilsonville has plenty of land available. While land supply and the ability to meet basic height and income levels are not concerns, the City needs for affordable housing.
- The affordability piece is very hard because in the Portland/Metro area land costs are extremely high and financing is the most difficult piece.
  - Staff has been working with City Council to sort out what the affordable housing piece of the affordable housing policy would look like. The City was not quite ready to adopt a complete Goal 10 housing program yet.
- Adopting the substantial amendment now was more beneficial than returning to the Commission later based on what was been being worked on at the Council level.
- Mr. Neamtzu added the need for work force housing to serve the people working in Wilsonville businesses was also well documented and was the other side of the affordability equation.
- Ms. Young said affordable housing could be addressed in many ways that did not involve subsidies, which the City was researching, as well as working with City Council to see what might be acceptable before incorporating them into some overall Goal 10 Housing Plan.
  - Staff would return to the Planning Commission with the Comprehensive Housing Program in a work session at some point.
- Noted many of the allocations, such as the roads, property purchase and livability projects had pretty clear estimates regarding the expected expenses. He was unsure how money for the affordable housing plan would be expended and what the intention was for that money. \$3.3 million would not build much, even if the City owned the land.
  - Ms. Sylvester explained that the \$3 million would be used to bring the City into partnership with a local or regional affordable housing non-profit organization and was intended, along with the property acquisition, to be the City's partnership position with another non-profit organization or government agency, or with a developer who could accomplish what the City wanted in terms of affordable housing.
- Commented that it appeared the clear intent was to do something quickly to help the displaced Thunderbird residents.
  - Ms. Sylvester answered in a perfect world, the City would be able to help the people who were being displaced. Many had to make decisions now and were currently relocating out of town or even out of state to be with other family members.
    - The housing stock would be replaced, but probably not in time to help those currently being displaced.
- Asked if the \$3.3 million would be the maximum of the City's share of whatever project Staff proposed for affordable senior housing.
  - Ms. Sylvester answered that would certainly be the maximum, in addition to the property value the Urban Renewal Agency (URA) would contribute.

Commissioner Peck:

- Asked if part of the affordable housing in Wesleyan Church area was actually senior housing.
  - Ms. Sylvester was certain Council's first priority was for affordable senior housing. The majority of tenants displaced from Thunderbird Mobile Home Park were in fact, seniors, which seemed to be [inaudible] in the community.
  - The Wesleyan Church developable property is immediately adjacent to the senior center which adds certain energy to getting that accomplished.
- Asked if ODOT had already committed funding to the City.
  - Ms. Sylvester answered yes; a certain level of commitment was received. The final commitment would come at the September or October Oregon Transportation Commission Hearing.
  - The City has an initial memorandum of understanding with ODOT that was recently executed; the City anticipated a final intergovernmental agreement for the entire project by the end of the calendar year.

Chair Faiman closed the public hearing at 6:24 p.m.

Planning Commission discussion

Commissioner Hurst:

- Stated the Plan was very good, addressing vitally important uses, which were well researched, and though \$2 million for livability projects might end up being a bit short by 2012, at least this was a budgeted start to move forward.
- Believed affordable housing was already dire for seniors, workforce, and students in Wilsonville, even prior to the Thunderbird situation.
  - The whole affordable housing scene in Wilsonville has been in dire straights since he moved here in 2000, and Thunderbird only complicated the situation.
- Commended the City for including immediately-planned measures, such as the 2007 property purchase and beginning development on some portion of expanded affordable housing in 2008.
- Supported the substantial amendment in its present form.

Commissioner Peck:

- Agreed. Wilsonville does not have enough affordable housing, especially senior housing.

Chair Faiman:

- Has always favored the Urban Renewal Agency in Wilsonville and was prepared to support the amendment.

Commissioner Meyer:

- Still felt ill-prepared and uneducated about Goal 9, since affordable housing and urban renewal had not come before the Planning Commission in work session since he became a Commissioner.
  - Some of the amendments and exhibits had only been received within the last 48 hours.
- Believed in making himself accountable to the citizens as a member of the Planning Commission and so based on his level of knowledge did not feel he could support a vote either way on the amendment and would likely abstain.

**Commissioner Hurst moved to adopt Resolution No. LP07-0004. Commissioner Peck seconded the motion, which passed 3 to 0 to 1 with Commissioner Meyer abstaining.**





LP07-0004  
Substantial Amendment to Year 2000 Urban Renewal Plan  
Record Index

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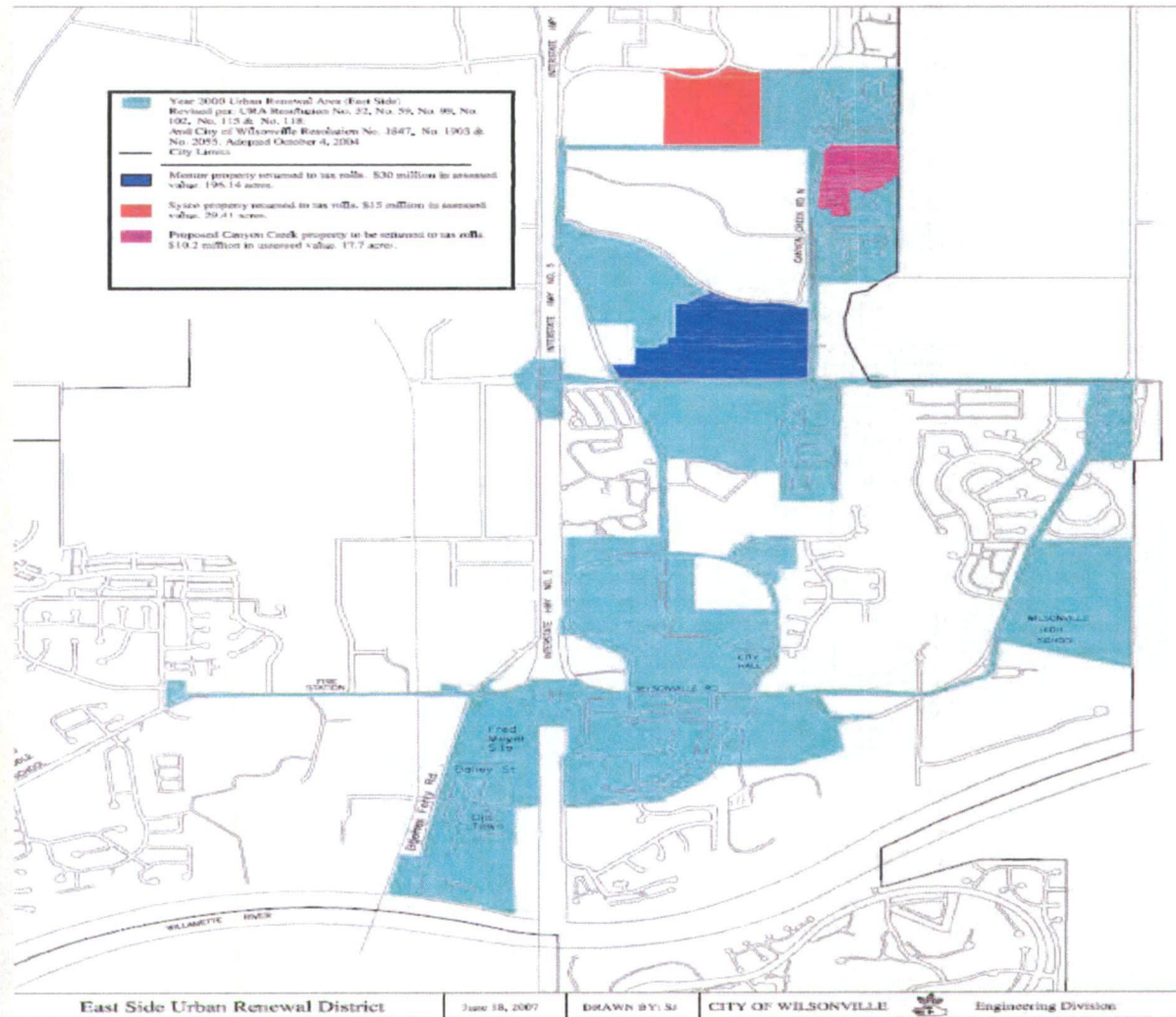
**Distributed at the July 11, 2007 Planning Commission Meeting:**

- Exhibit 11: Paper copies of PowerPoint shown at meeting
- Exhibit 10: A letter dated April 28, 2005, to David Bragdon and Jack Hoffman of Metro.
- Exhibit 9: A memo dated January 25, 2006, to City Council, regarding Affordable Housing Need.
- Exhibit 8: A table, "Wilsonville Estimated Current Housing Need"
- Exhibit 7: A Staff Report dated 10/10/06, to the City Council, regarding Affordable Housing Program.
- Exhibit 6: A table, "Rental Housing Inventory," dated 10/30/06.
- Exhibit 5: A memorandum dated November 14, 2006, to City Council, regarding Affordable Housing, Next Steps.
- Exhibit 4: "A Few Numbers Related to Population and Housing," updated 7/9/07.

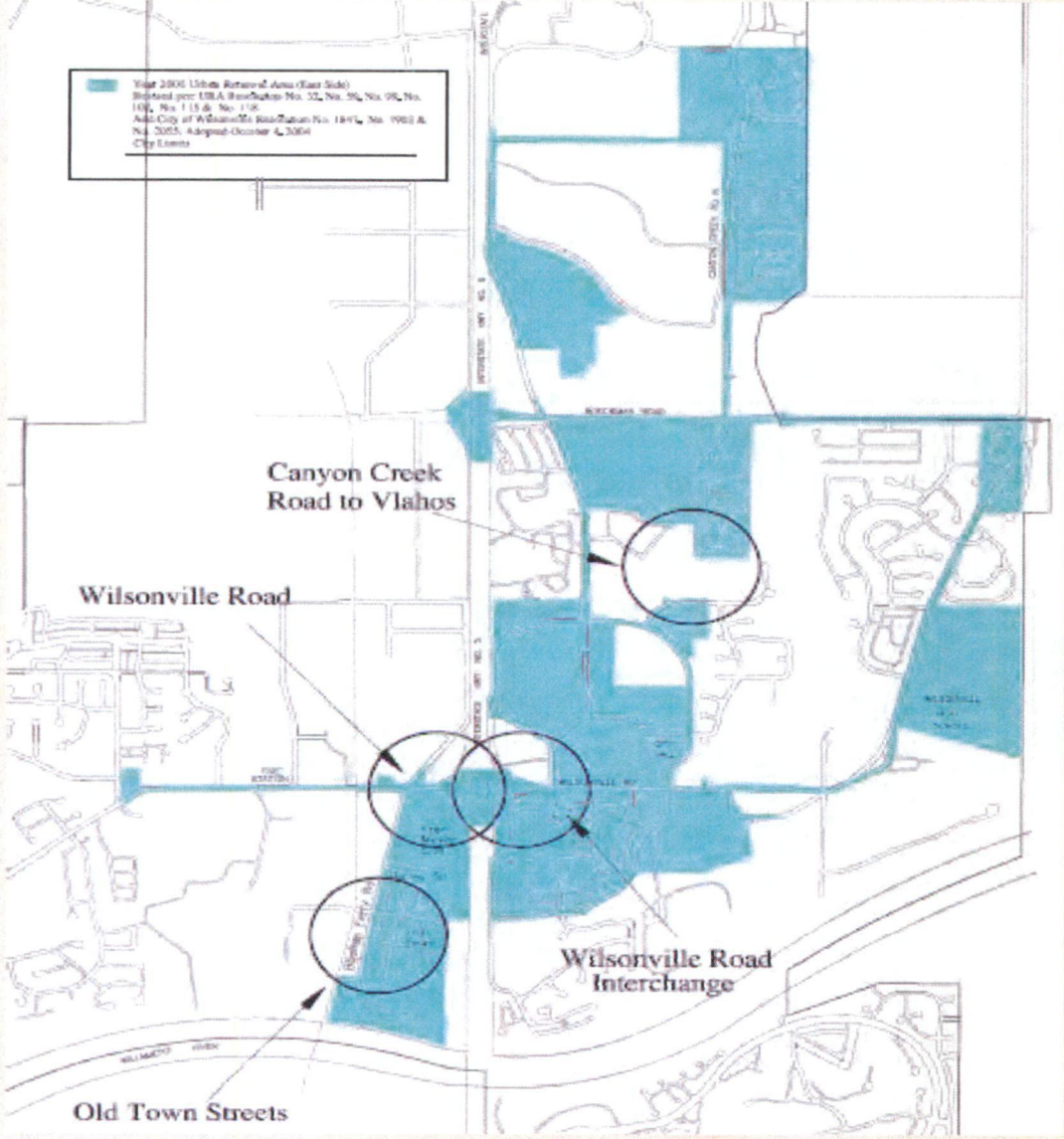
Exhibit 11 (consisting of 7 pages of paper copies of “Power Point” presentation shown at meeting) has been removed for recording purposes and will be reincorporated into the original ordinance on file with the Wilsonville City Recorder.

# Area Removed From District & Proposed Addition of Area

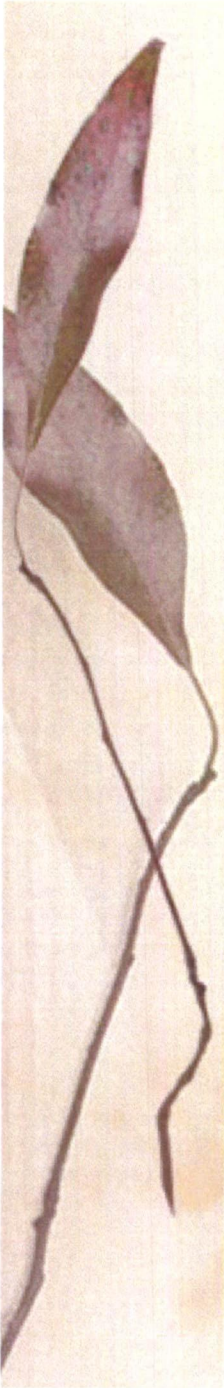
69



# Road Projects



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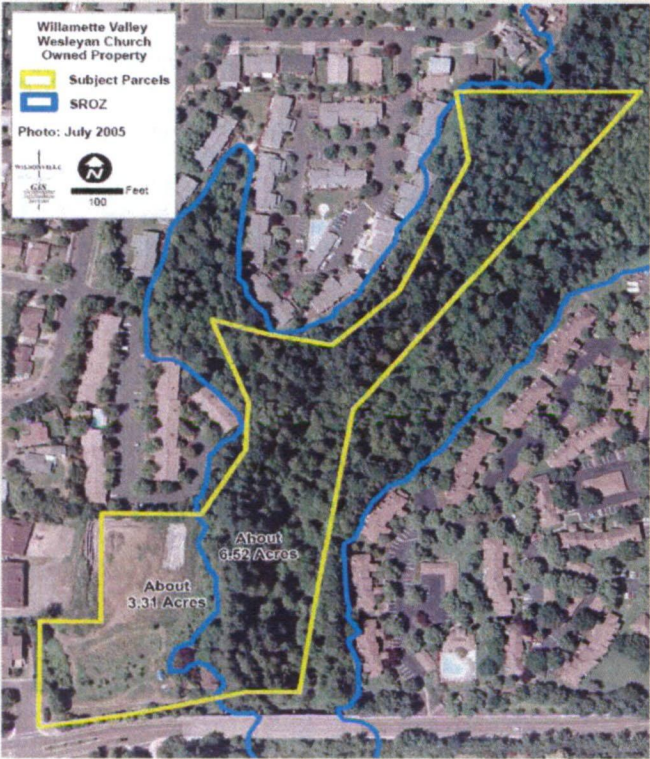


# Livability Projects



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# Property Purchase



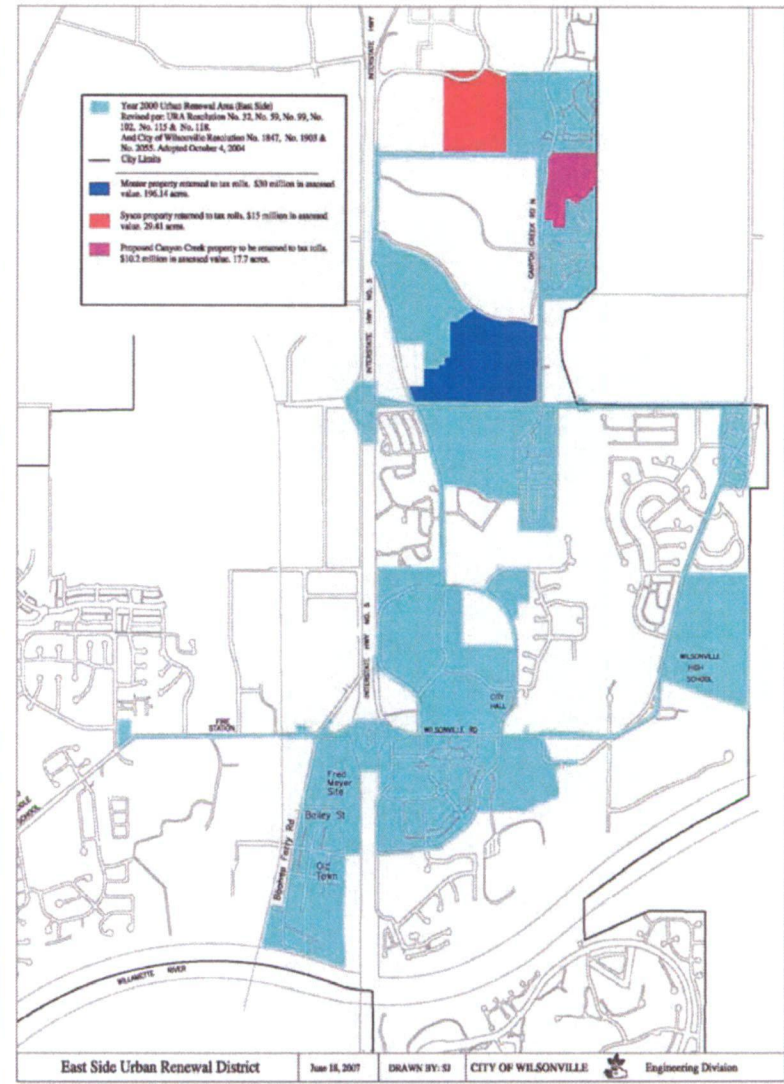
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# Eastside Urban Renewal Proposed Substantial Amendment

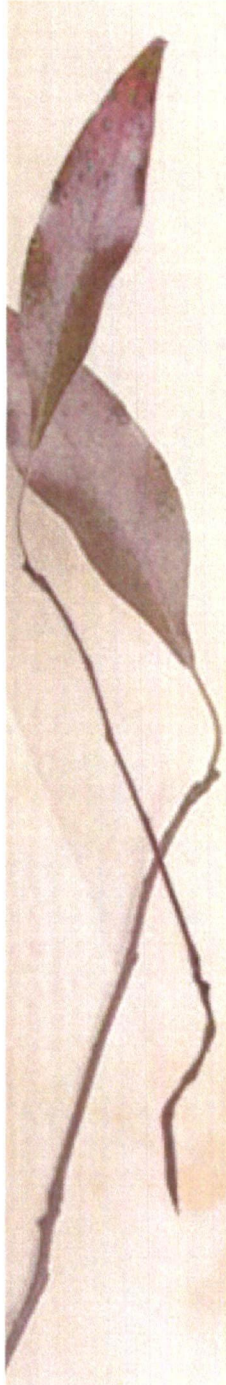
| Project                           | Estimated Cost | Year of Estimate | Year of Scheduled Construction | Cost of Year Expenditure |
|-----------------------------------|----------------|------------------|--------------------------------|--------------------------|
| <u>Roads</u>                      |                |                  |                                |                          |
| Canyon Creek South                | \$1,000,000    | 2007             | 2012                           | \$1,600,000              |
| Wilsonville Road                  | \$10,000,000   | 2007             | 2009-11                        | \$12,100,000             |
| Old Town Streets                  | \$1,450,000    | 2007             | 2012                           | \$2,050,000              |
| Wilsonville Road Interchange      | \$7,000,000    | 2007             | 2009-11                        | \$8,470,000              |
| <u>Livability Projects</u>        | \$1,450,000    | 2007             | 2012                           | \$2,050,000              |
| <u>Affordable Housing</u>         | \$3,000,000    | 2007             | 2008                           | \$3,300,000              |
| <u>Property Purchase</u>          | \$4,200,000    | 2007             | 2007                           | \$4,200,000              |
| Subtotal: Capital Costs           |                |                  |                                | \$33,770,000             |
| Admin @ 15%                       |                |                  |                                | \$5,065,500              |
| Subtotal                          |                |                  |                                | \$38,835,500             |
| 1998 Adopted Maximum Indebtedness |                |                  |                                | \$53,851,923             |
| <b>GRAND TOTAL</b>                |                |                  |                                | <b>\$92,687,423</b>      |

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# Area Removed From District & Proposed Addition of Area



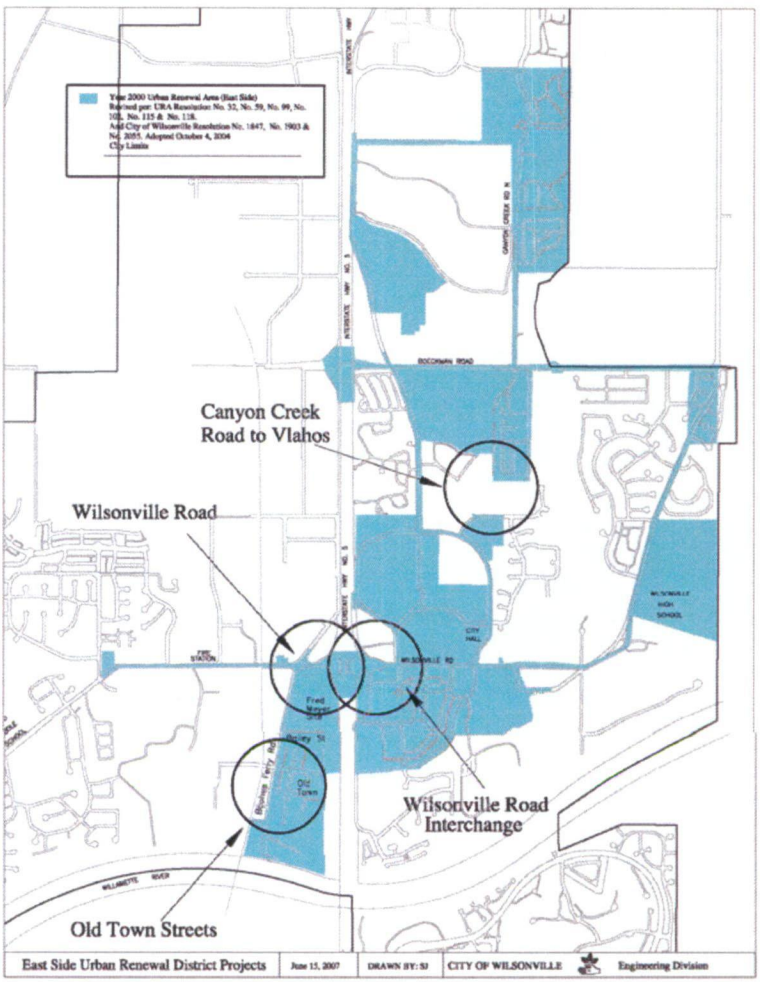
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# Road Projects

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April 28, 2005

David Bragdon, Council President  
Jack Hoffman, MPAC Chair  
METRO  
600 NE Grand Ave.,  
Portland, OR 97232-2736

Dear Sirs,

The City of Wilsonville is pleased to provide you and the Metro Council with the information you requested in your February 15, 2005 letter concerning affordable housing opportunities in Wilsonville. Our responses are as follows:

1. *Approximately how many single family housing units have been built in Wilsonville since 2002, and of those, how many sold for \$120,000 or less?*

During this period, 222 homes, both new and old, were sold. Of these, 12 houses sold for \$120,000 or less. See attached for number and type of dwelling units constructed.

2. *Approximately how many apartment units have been built or rehabilitated since 2000 in Wilsonville? What are the rental rates for these units?*

Since January 2002, 513 apartment units have been constructed in Wilsonville. The following table shows rental units built since 2000 and rental rates:

| Name of Unit                                                                                               | # of Units/Rental Rates |             |                                |                  |                    |
|------------------------------------------------------------------------------------------------------------|-------------------------|-------------|--------------------------------|------------------|--------------------|
|                                                                                                            | 0 bdrm                  | 1 bdrm      | 2 bdrm/1 bath<br>2 bdrm/2 bath | 3 bdrm           | Townhouse          |
| <b>Wiedeman Park (seniors)</b><br>(restricted to <60% of MHI,<br>7 units are restricted to<br><50% of MHI) | 0                       | 34 units    | 24 units                       | 0                |                    |
| <b>Wilsonville Summit</b><br>(326 units)                                                                   | 0                       | \$655/mo    | \$826/mo<br>\$815/mo           | \$997/mo         |                    |
| <b>Village at Main Street</b><br>(129 units during reporting<br>period)                                    | 0                       | \$599-\$669 | \$729 - \$779<br>\$819 - \$904 | \$979 -<br>\$999 | \$1154 -<br>\$1584 |

For comparison purposes, HUD Fair Market rental rates for the Portland Metro Area, effective October 2004, are as follows:

| <u># of Bdrms</u> | <u>FMR</u> |
|-------------------|------------|
| 0                 | \$535      |
| 1                 | 620        |
| 2                 | 717        |
| 3                 | 1044       |
| 4                 | 1255       |

3. *What has Wilsonville done since 2000 to meet the Metro voluntary regional affordable housing goals?*

The Metro 5-year (2001 – 2006) voluntary affordable housing production goals for Wilsonville are **100** units for households earning less than 30% of median household income, and **80** units for households earning 30% - 50% of median household income.

Wiedeman Park Apartments, constructed in 2001, provides 58 units of senior housing restricted to 60% or less of median family income. Seven units are restricted to less than 50% of median household income.

The City has over 700 units of affordable housing, of which over 400 are manufactured/mobile homes in parks. Since January 2002, there have been 13 placements of upgraded units within these parks. The number of units has not increased, but the quality and safety of the units has improved. Average market price for the double-wide models being sited is approximately \$40,000 for a 3 bedroom, 2 bath unit.

Villebois, the planned community at the former Dammasch site, is required to include 8 net acres of community mental health housing distributed seamlessly throughout the general community. The 8 net acres are proposed to provide 234 community health housing units over the buildout period of Villebois. The first two of these units are underway.

The City has approved the preliminary plat, and infrastructure improvements begin in April 2005, for the phase of development within Villebois which includes a congregate facility for 5 residents to be constructed consistent with design guidelines for all large single family units in this phase.

The second facility has been funded by HUD and others, and is in the design stage. It will include 19 units of community mental health housing. The development company is Caritas Community Housing. Construction is expected to begin in late 2005. Information is not available to the City regarding the incomes of prospective residents, other than that they will be low and moderate income households.

In November 2000, Wilsonville amended its Land Development Code to allow accessory units in all residential zones. According to building permit records, 3 units have been constructed in new housing to date.

In addition, the City expects to complete its Goal 10 Housing Needs Analysis by June 30, 2005 and will be adopting affordable housing policies and goals based on the needs identified in that study. The study is being prepared by Winterbrook Planning.

3. *Is Wilsonville interested in exploring the possibility of implementing a plan developed by local and regional housing experts to meet the city's share of the regional affordable housing need?*

The City of Wilsonville would be interested in working with its neighboring cities and Clackamas County to prepare a sub-regional affordable housing strategy meeting Metro Title 7 goals as a model for other sub-regions within Metro.

Please let me know if you need additional information.

Sincerely,

Sandra M. Young, AICP  
Planning Director

Attachments:

Development Summary: March 2002 and December 2004  
City of Wilsonville 2002/2003 Report to Metro, Regional Affordable Housing  
Strategy Implementation

January 25, 2006

**MEMO:**

**To: City Council**  
**From: Sandi Young, Planning Director**

**Re: Affordable Housing Need**

The data from the State Housing Model concludes the following:

Note: AHI = Annual Household Income

**Rentals:**

Need: 144 units renting for \$0 - \$199 (< \$10,000 AHI)  
280 units renting for \$200 - \$429 (\$10,000 - \$20,000 AHI)  
86 units renting for \$910 - \$1149 (\$40,000 - \$50,000 AHI)

Surplus: 486 units renting for \$430 - \$664 (\$20,000 - \$30,000 AHI)  
627 units renting for \$655 - \$909 (\$30,000 - \$40,000 AHI)

**Ownership:**

Need: 94 units at less than \$56,700 sale price (\$10,000 - \$20,000 AHI)  
253 units with sale price between \$56,700 and \$85,000 (\$20,000 - \$30,000 AHI)  
224 units with sale price between \$85,000 and \$113,300 (\$30,000 - \$40,000 AHI)  
274 units with sale price between \$113,300 and \$141,700 (\$40,000 - \$50,000 AHI)  
114 units with sale price between \$141,700 and \$212,500 (\$50,000 - \$75,000 AHI)

**Conclusions:**

1. The data reflects current need.
2. The numbers do not include any analysis of employees commuting into Wilsonville.
3. The surplus rental units are likely being utilized by households who cannot find affordable ownership options.
4. **The greatest absolute need is the 424 unit deficit for households at less than 30% MFI (\$0 - \$20,000 AHI). These households have very few options in the housing market, and are the most prone to becoming homeless.** This need will almost always be rental units. The need cannot be met without deep subsidies.

5. The 2000 Census shows that over 1000 Wilsonville households were paying more than 30% of household income for gross rent.
6. The ownership need identified in the \$30,000 to \$75,000 AHI levels:
  - Includes much of the working class such as medical workers, teachers, low and mid-level management and technical professionals, truck drivers, high tech employees, etc.
  - Is greater if we attempt to provide housing for a portion of similar income employees commuting into Wilsonville.
  - Cannot likely be met with the traditional detached single family unit on its own lot. Rather the town home, rowhouse or condo will become the entry level or downsizing ownership option.
  - Rental units are providing a housing alternative for the \$20,000 to \$40,000 AHI need.
  - There is a deficit in both rental and ownership units in the \$40,000 to \$50,000 need range.

#### Questions/policy decisions

1. There is a definite need in the \$0 - \$20,000 AHI sector. A portion of this need is associated with senior citizens. 2000 Census shows 1433 households with Social Security income. Mean Social Security income was \$12,918. 115 households received SSI. The mean SSI income was \$9161.  
Should the Council direct Metro to include a senior housing project, perhaps on the Post Office site or another site close to transit and services, in their Pilot Project list for further investigation? The size of the project will be determined by site limitations and the availability of funding sources.
2. The Metro Pilot Project work session in February will include examples of existing projects meeting housing needs of households earning \$20,000 to \$60,000. Following that work session, Council will be in a better position to begin to establish priorities for projects meeting local affordable housing need.
3. Does the Council wish staff to request that the housing model be run again with consideration of meeting housing needs of households of employees commuting into Wilsonville and earning less than \$75,000?

**Wilsonville Estimated Current Housing Need**

| Income levels       | Rental Units (Monthly rent) | Estimated housing stock | Estimated Housing need | Estimated surplus/ (need) | Ownership units, price | Estimated housing stock | Estimated housing need | Estimated surplus/ (need) |
|---------------------|-----------------------------|-------------------------|------------------------|---------------------------|------------------------|-------------------------|------------------------|---------------------------|
| < 30% MFI           |                             |                         |                        |                           |                        |                         |                        |                           |
| < \$10,000          | \$0 - \$199                 | 57                      | 201                    | (144)                     | < \$28,300             | 29 (mobile homes)       | 123                    | (94)                      |
| \$10,000 - \$20,000 | \$200 - \$429               | 88                      | 368                    | (280)                     | \$28,300 - \$56,700    |                         |                        |                           |
| 30% - 60% MFI       |                             |                         |                        |                           |                        |                         |                        |                           |
| \$20,000 - \$30,000 | \$430 - \$664               | 941                     | 456                    | 486                       | \$56,700 - \$85,000    | 53                      | 306                    | (253)                     |
| \$30,000 - \$40,000 | \$665 - \$909               | 1073                    | 446                    | 627                       | \$85,000 - \$113,300   | 89                      | 313                    | (224)                     |
| 60% - 73% MFI       |                             |                         |                        |                           |                        |                         |                        |                           |
| \$40,000 - \$50,000 | \$910 - \$1149              | 441                     | 526                    | (86)                      | \$113,300 - \$141,700  | 131                     | 404                    | (274)                     |
| > 74% MFI           |                             |                         |                        |                           |                        |                         |                        |                           |
| \$50,000 - \$75,000 | \$1150+                     | 431                     | 310                    | 121                       | \$141,700 - \$212,500  | 942                     | 1056                   | (114)                     |
| > \$75,000          |                             |                         |                        |                           | > \$212,500            | 2049                    | 1642                   | 406                       |
| <b>Totals</b>       |                             | <b>3031</b>             | <b>2307</b>            | <b>724</b>                |                        | <b>3293</b>             | <b>3845</b>            | <b>(552)</b>              |

Source: State Housing Model, based on 2000 Census

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## Planning Division

### Staff Report and Recommendations

**Date:** 10/10/06  
**To:** Honorable Mayor and City Councilors  
**From:** Sandi Young, Planning Director  
**Re:** Affordable Housing Program

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**Summary:** This report and recommendations are the culmination of nearly two years of work investigating affordable housing needs in Wilsonville and the variety of options available to meet those needs.

The report is structured around six general policies (see pages 2/3 of this report). An authorization section provides the authority in State, regional and local laws and policies that allows the Council to move forward with an affordable housing program.

Following the authorization are several sections based on the Policy Overview, with specific recommendations for implementing these policies. While not a complete housing program, the recommendations will provide a strong base upon which to build further housing programs.

Most of the recommended programs are in use in other Oregon communities. The goal was to recommend accepted, authorized programs so that a successful housing program could begin without serious challenges to the programs chosen.



## **Affordable Housing Program Recommendations**

### **Introduction**

This memo provides a menu of specific ordinances and resolutions that could be approved by Council to encourage additional affordable housing opportunities within the City. Each suggestion is accompanied with an example of the specific ordinance or resolution adopted by another city, many of them in Oregon. Inclusionary zoning is not being recommended as it would be contrary to current State law (ORS 197.309) Thus the recommendations have been crafted to provide incentives under existing State laws, to encourage, rather than mandate, the provision of affordable housing.

### **Affordable Housing Policy Overview**

1. Provide for the housing needs of households earning <30% of MFI and between 30% - 50% of MFI.
  - Seniors
  - Small families
  - Singles
2. Maintain the existing supply of affordable housing stock.
  - Multi-family
    - Support public or non-profit ownership
    - Adopt a condo conversion ordinance
    - Maintain safe and healthy living units
    - Provide access to a rehabilitation program
  - Single family
    - Provide access to a rehabilitation program.
    - Adopt a housing retention ordinance
    - Maintain safe and healthy living units
3. Work with developers to obtain workforce housing for households earning between 50% and 120% of MFI.
  - Ownership
  - Rental units
  - Units for larger households (4/5 bedrooms)
4. Create a package of techniques and incentives to leverage other housing funds and actively pursue opportunities in cooperation with the applicable counties, state and federal agencies. Such techniques and incentives may include but are not limited to:

tax exemptions including vertical housing, use of tax credits, reduced/waived SDCs with second mortgage payback, incentives for accessory units, alternative housing types, etc.

5. Identify methods to meet our identified housing needs under Statewide Goal 10, as determined by the June 2005 Winterbrook Housing Analysis. This analysis is viewed as comprehensive and particularly helpful to Wilsonville as a starting point.
6. Staff further recommends that when funds are available, a .5 FTE position be created to implement initial housing program activities. That staff person could be part of the City Manager's staff or assigned to a designated department or the Urban Renewal Agency. A future consideration may be the formation of a Housing Authority to manage the City's housing program.

**Authorization:**

Statewide Land Use Goal 10 requires that cities and counties provide "for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density. **Needed Housing Units** -- means housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. On and after the beginning of the first periodic review of a local government's acknowledged comprehensive plan, "needed housing units" also includes government-assisted housing. For cities having populations larger than 2,500 people and counties having populations larger than 15,000 people, "needed housing units" also includes (but is not limited to) attached and detached single-family housing, multiple-family housing, and manufactured homes, whether occupied by owners or renters."

The Metro Urban Growth Management Functional Plan provides a further framework of authority regarding provision of affordable housing. Title 1 of the Functional Plan requires cities to consider actions to increase its capacity to accommodate housing and employment, and to take action is necessary to accommodate its share of regional growth as determined in Section 3.07.170 – Design Type Density Recommendations, and Table 3.07-1, Dwelling Unit and Job Capacity Targets. Title 7, Affordable Housing, requires cities to change their zoning to accommodate development at higher densities in locations supportive of the transportation system. Cities are required to adopt the 2001 – 2006 Affordable Housing Production Goal. Wilsonville's "2001 – 2006 Affordable Hosuing Production Goal is 180 units for households earning < 50% MFI).

The City's Comprehensive Plan provides a further framework of authority through policies and implementing measures for the city council to proceed in this area. Policy 4.1.4 directs that, "The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, at densities at prices and rent levels to accommodate persons who are employed in Wilsonville". Implementation Measure (IM) 4.1.4c requires that "targets are to be set in order to meet the City's goals for housing and assure compliance with State and regional standards". IM 4.1.4f directs that the City accommodate the housing needs of the existing residents of the City of Wilsonville". And finally

IM 4.1.4k directs that, "The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville".

**Affordable Housing Incentives That Staff  
Recommends the Council Implement in the  
next 12 Months.**

**Vertical Housing Zone:** State program since 2001. Vertical Housing Development Zones subsidize "mixed use" projects, to encourage denser urban-style development or redevelopment, which also will tend to induce greater utilization of alternative transportation modes.

An eligible project consists of at least a single building, for which the ground level serves commercial purposes, and one or more upper floors are residential housing that has been newly re/constructed or rehabilitated.

The subsidy exempts from property taxes the new structure or incremental change in the property value of the building or buildings that comprise the project. The exemption lasts for 10 years from the time of the initial re/occupancy.

Specifically, VHZ provides for a 20% reduction in property taxes for each residential floor located above commercial development up to 80% of property taxes for a 10 year period for properties within the VHZ. Council has authorized staff to proceed with the formation of the Vertical Housing Zone in Villebois Central SAP, land currently occupied by the Thunderbird Mobile Home Club and the entire area of the Eastside Urban Renewal District. Staff has been instructed to hold on the formation of the VHZ until the budget is completed, and the decisions about the future of the Urban Renewal Districts have been made.

**Recommendation:** Authorize staff to move forward to implement the Vertical Housing Zone in locations approved by Council. (Attachment 1)

**Tax Exemption (Abatement):**

1. **Annual:** Under ORS 307.540 - .548, upon receipt of application, the Council may vote annually to exempt low-income housing owned by a nonprofit corporation from the portion of property taxes accruable to the City, provided that the City has adopted a policy of exemption under the provisions of ORS 307.540 - .548. The City may request other taxing districts to also adopt a policy of exemption under the provisions of ORS 307.540 - .548. The Council has granted Autumn Park tax exemption under this section. The nonprofit has applied directly to the school district for tax exemption of applicable school taxes. The Resolution granting the exemption adopts the provisions of ORS 307.540 - .548.

**Recommendation:** Resolutions do not normally "adopt" portions of regulations. Adopt future tax exemptions by ordinance.

2. **20 years:** Under ORS 307.515 - .523, upon receipt of application, the Council may vote to exempt low-income rental housing meeting certain criteria from the portion of property taxes accruable to the City for a period of 20 years, provided that the City has adopted a policy of exemption under the provisions of ORS 307.515 - .523. The City may request other taxing districts to also adopt a policy of exemption under the provisions of ORS 307.515 - .523. The City has not received any applications under this section.

**Recommendation:** If the Council wishes to utilize this section, then the City should adopt a policy of exemption under the provisions of ORS 307.515 - .523.

3. **Senior housing:** Under ORS 307.242, nonprofit corporation housing for the elderly is exempt, and requires annual filing for the exemption only with the County assessor. No further city action is needed.

**Adopt a fee to provide funding for affordable housing**

1. **Building permit fee:** The City of Bend has adopted an ordinance establishing a fee of 1/3 of 1% of permit valuation for all building permits to be assessed at the time of building permit application. This is similar to the technique used by Metro in adopting their construction excise fee on building permits. Funding from this source is to be deposited in a special revenue account to be spent for affordable housing programs and projects. Administration of such is limited to no more than 10% of total annual proceeds.  
A copy of the Bend ordinance is attached (Attachment 2).
2. **Adopt a fair share housing policy** requiring each developer to provide their fair share of affordable housing need, to be determined bi-annually, or to pay a fee in lieu of providing the housing. Funding from this source to be deposited in a special revenue account to be spent for affordable housing programs and projects. Administration of such is limited to no more than 10% of total annual proceeds. This provision is categorized as "inclusionary housing" and is not currently supported in Oregon law, although legislation may be entered in the next legislative session

**Recommendation:** Adoption of an ordinance establishing a fee on building permits for the purpose of funding affordable housing projects and programs. Include a provision for waiving some or all of fee if a developer includes affordable housing. Fee waivers to be granted on a sliding scale.

**Systems Development Charges:**

**1. Adopt an SDC waiver policy:**

Background: City staff does not think that SDCs supporting bonds can be waived. These are water, sewer and utility. Streets and parks are not bond related, and may be able to be waived. An SDC waiver policy has the potential of offering large incentives to developers of affordable housing.

While the City does not currently forgive SDCs, it does occasionally provide partial waivers based on estimated level of use of a particular element of the SDCs. For example, an assisted living facility received a partial waiver of parks SDCs since their residents would not be using parks very much. This has been done on a case by case basis.

Entities interested in developing affordable housing need to know in advance whether any portion of SDCs may be waived. This is particularly important when they are preparing their funding requests to the state and federal housing agencies, since the process is very competitive. A written waiver policy with enough detail to allow rough estimates of net SDCs would be helpful to prospective affordable housing providers.

Longmont, CO has a Housing Incentive Program/ Fee Reductions Program (Attachment 3) for which developers may apply. The program uses a scoring sheet based on very specific ranking criteria to determine applicable fee reductions.

**2. Amend the SDC ordinances to allow delayed assessment of SDCs.**

The total SDC charges due at the time of building permit can be formidable. City staff recently worked with a potential affordable housing provider to determine SDC costs for a 52 unit affordable housing complex. They are as follows:

|                        |           |
|------------------------|-----------|
| Sewer @ \$1276/du      | \$ 66,352 |
| Parks @ \$1820/du      | \$ 94,640 |
| Water meters (2)       | \$ 2285   |
| (one for landscaping)  | \$ 650    |
| Water (per meter size) | \$ 81,845 |
| Street@ \$2100/du      | \$109,200 |



Supplemental (I-5)  
@ \$3195/du \$166,140

Stormwater@  
0.22/ sq. ft of  
impervious area(est) \$ 14,375  
**\$535,487**

An option would be to allow equal annual payments over a multi-year period (i.e. up to 10 years as allowed under State law) with a low or zero interest percent interest rate. The Housing Fund would be tapped initially to make the SDC funds whole, with annual payments used to reimburse the housing fund.

The option of using second mortgage or other financing option assumes that at some point, there will be income to pay the second mortgage. If the goal is for affordable units to remain affordable in perpetuity, then relying on recovery of a second mortgage on sale of property works counter to that goal.

**Recommendations:**

1. Allow equal annual payments of SDCs over a multi-year period (i.e. 10 years) with a low or zero interest percent interest rate. The Housing Fund would be tapped initially to make the SDC funds whole, with annual payments used to reimburse the housing fund.
2. Direct staff to continue to investigate which SDCs could be waived, and develop an objective rating system for such waivers.

**Urban Renewal Funds:** Urban Renewal is a traditional source of funds for housing programs of all types. In other jurisdictions these include grant programs, loan programs, land acquisition, and partnering with Housing Authorities, Land Trusts, and Community Development Corporations (CDCs) for construction of affordable housing.

The Year 2000 Urban Renewal Plan (East Side) requires a Substantial Amendment in the near term to increase the statement of maximum indebtedness to complete identified projects.

The West Side Urban Renewal Plan will require a Substantial Amendment at some time in the future in order to complete identified projects.

There is an initiative on the November ballot which, if passed, will limit the ability of the city to condemn property for non-profit housing developments. Any use of UR funds would be restricted by this limitation.

**Recommendations:** Staff recommends:

- (1)** The Year 2000 Plan pending substantial amendment include \$3 million for east side housing programs. It is anticipated that housing programs on the east side would primarily consist of land acquisition, development assistance, and partnering with established agencies and non-profits to develop appropriate housing stock.
- (2)** The West Side Plan be amended (minor amendment) to include a 10% annual set-aside for housing programs and subsequently amended at such time as a Substantial Amendment is required to adjust the statement of maximum indebtedness to reflect same. It is anticipated that housing programs on the west side would primarily consist of ensuring existing affordable housing is retained and maintained, and secondarily collaborating to effect additional affordable housing.
- (3)** Staff further recommends that when funds are available, a 0.5 FTE position be created to implement initial housing program activities.

**Annexation Policies:** The City of Ashland, OR has amended the city code regarding annexations and zone changes to incorporate specific affordable housing requirements or incentives into zone changes resulting in increased residential densities, and into approvals of annexations. (Attachment 4)

**Recommendation:** Adoption of Comprehensive Plan and City Code amendments necessary to implement incorporation of specific affordable housing requirements into annexations and/or zone changes, subject to City Attorney review re inclusionary housing restrictions.

Added 2/13/07.

Waiver of building and planning fees (not SDCs) with backfill from the Bldg contingency fund. Martin's suggestion.

**Affordable Housing Retention Programs and Policies  
that Staff Recommends the Council  
Implement in the next 12 Months.**

**Adopt a Condominium Conversion Ordinance:** The City is fortunate to have a good supply of affordable housing units. According to the June 2004 Winterbrook Study, there are 3003 rental units affordable to households earning < \$50,000 per year. Many of these units are privately owned. Owners can likely increase revenues by upgrading units and converting them to condominiums. Such things as notice and relocation costs are often an issue and can be addressed by ordinance. The monthly payments on a condominium are likely higher than rental rates, and maintenance is no longer the responsibility of the original owner. The Council can adopt a program for retention of some or all of the currently affordable rental units.

There are two general types of conversion. The first is when an owner of rental units desires to convert some or all of those units to condominiums. The second is when a public or non-profit purchases the rental units, and then moves forward with the condo conversion, including provisions for affordability of units.

**Recommendation:** Staff recommends that the City:

1. Adopt a condominium conversion ordinance for private conversions. (See draft ordinance, Attachment 5)
2. Partner with, or create a Housing Authority or Community Land Trust to acquire, convert and sell apartment units as condominiums subject to initial sale and resale restrictions that achieve both current and perpetual affordability.

## **Maintain Affordable Housing in a Safe and Healthy Condition.**

1. **Adopt a (Rental) Housing Code:** Rental/property maintenance codes require inspections of (rental) (residential) properties in order to maintain safe and healthy living conditions. Corvallis and Eugene have rental housing codes. (Attachment 6 & 7). Portland and Tigard have a broader code titled, "Property Maintenance Regulations" which regulate all housing. (Attachment 8)

**Recommendation:** Since the goal is to retain the large number of existing affordable rental units, the nexus for adopting a Rental Housing Code is stronger. Staff recommends adoption of a Rental Housing Code.

2. **Housing Rehabilitation Program:** Partner with Clackamas County on a housing rehabilitation program for qualified single and multi-family units. Housing rehab programs usually operate through low interest loans which are paid back at the time the property changes title, or can be set up so that a portion of the loan is forgiven for each year the owner stays in the rehabilitated dwelling unit, or for multi-family units, each year the rents are affordable to those households earning < 50% MFI, or.....Housing rehabilitation can include wiring, plumbing, roof repair, foundations, ADA accessibility, heat, weatherization, doors & windows, bathroom and kitchen repairs, dry rot, and paint.

**Recommendation:** Staff recommends that the City work with Clackamas County to set up a housing rehabilitation program in Wilsonville.

3. **Maintain affordability of affordable rental complexes**  
Partner with the Clackamas County Housing Authority to maintain affordability as affordable rental complexes "turn-over" in the market. For example, Autumn Park was built with tax credits that expired, together with the requirement to maintain affordability. The Housing Authority leases Autumn Park from private owners in order to maintain affordability of units. Management is contracted to a non-profit. There are 6 affordable complexes in the city built with state and/or federal funds. They are Autumn Park (144 units), Montebello (50 units), Montecino Apartments (34), Wiedeman Park (58

units), Wilsonville Heights (24 units) and Windfield Village (84 units).

**Recommendation:** Staff recommends that the City work with Clackamas County to set up a program for maintaining affordability of currently affordable units prior to the time of transition to market rate units.

**Offer new homeowner/new renter classes in the City.**

**Recommendation:**

1. Work with local banks to offer quarterly first time homebuyer classes at the Community Center or other city facility.
2. Work with Clackamas County Community Development and/or non-profits to offer quarterly classes for renters at the Community Center.

**Workforce Housing Programs and Procedures that  
that Staff Recommends the Council  
Implement in the next 12 Months.**

**Annexation Policies:** The City of Ashland, OR has amended the city code regarding annexations and zone changes to incorporate specific affordable housing requirements or incentives into zone changes resulting in increased residential densities, and into approvals of annexations. (Attachment 4)



**Work with Non-Profits**

1. Facilitate formation of a Wilsonville Chapter of Habitat for Humanity.

**Negotiate buydowns on infrastructure using UR funds and SDC credits**

Since workforce housing is a benefit for the entire community, investigate a way to contribute a greater share of infrastructure costs for workforce housing development than is currently provided by the City for developments. For example, if a developer provides a significant number of workforce housing units, should he be given a credit on the supplemental Street SDCs for reduction in commuting trips. Staff will need time to think carefully about this approach, to develop resources and to understand any unintended consequences to traditional use of funding resources.

**Recommendation:** Direct staff to investigate options under this category and report back to Council within 6 months.

**Employer Assisted Housing (EAH)**

The term "employer assisted housing" refers to a number of programs and methods that companies may use to assist employees in obtaining housing. The benefits of employer assisted programs are:

- improved recruitment/retention
- reduced hiring and training costs
- increased productivity
- reduced absenteeism/tardiness
- increased employee morale and loyalty
- improved public image for the employer

Two basic categories of assistance are in general use.

One category provides assistance directly to an employee through such techniques as:

- savings plans
- down payment assistance
- "soft second" down payment loans
- "forgiveable" or low interest loans
- mortgage guarantee programs
- rental assistance
- credit counseling and repair
- homebuyer education.

The second category works to increase the supply of workforce housing in the community through such methods as:

- land donation or bargain sale transfer
- contribution to municipal housing fund
- employer constructed and/or financed housing
- purchase agreement.

EAH programs have merit in Wilsonville due both to the high number of commuting employees and the size of many of our employers. An educational campaign will be necessary in order to implement this option.

**Recommendation:** Staff recommends that work on this option be postponed until there is a housing staff person.

## **Measures to Provide for Needed Types and Numbers of Housing Units for the 20-year Planning Period**

Statewide Land Use Goal 10 requires that cities and counties provide "for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

As part of periodic review, the City hired Winterbrook Planning to prepare a housing needs and land supply analysis. The June 2005 Winterbrook Study determined that the projected total housing need through 2025, at a 2.5 percent growth rate compounded annually, is 6,550 housing units on approximately 700 net buildable acres of land.

The net need, when vacant and redevelopable lands within the planning area are deducted, is 2750 units on about 250 additional net buildable acres.

A portion of both the total need and the net need is affordable units. There is no hard data on projected affordable housing need in this study. However, the 2000 Census showed that 23% of owner households and 37% of rental household were spending more than 30% of income on housing. If we project these percentages to establish a target, then of the 6555 total needed units at a 50/50 single/multifamily mix, 754 affordable owner units and 1213 affordable rental units would be required between now and 2025.

There are several ways to meet both the total demand, and the affordable demand. Some techniques work for both.

Increased densities: Increasing density provides both more units than originally contemplated, and also may reduce the price of each unit. Density increases must be weighed against the adequacy of infrastructure and the character of the area where the increases are proposed. Architectural design is always a consideration.

Mixed Use Developments: The commercial component of mixed development can help create community, reduce vehicle use and help buy down the cost of the land for residential use.

Code revisions related to site design: Wilsonville is primarily developed to suburban standards, especially relative to such factors as building heights, setbacks, parking arrangements, street design, and alternative transportation modes. The development of the Village Center at Villebois will provide an experiment in more urban development. The City may, after an opportunity to observe how the buildout at the Village functions, want to incorporate some of the urban factors applicable to Village Center, as well as other New Urbanism techniques in the code to be applicable to other areas in the city.

Redevelopment options: While Wilsonville is a relatively new city, there may be areas where redevelopment will occur over the next 20 years. The City needs to anticipate where that might occur, and prepare, at a minimum, some preliminary concept planning in order to reduce the cost of redevelopment. If an applicant has a reasonable idea of the City's expectations in advance of development application, the review and approval process can be shortened. This particularly affects affordability of housing units.

Expansion of the UGB: It is unlikely that the city will be able to meet the entire demand for housing units within the current UGB. Metro will be beginning a new UGB evaluation beginning in 2007. The City should identify potential areas of expansion to meet the housing need, prepare preliminary infrastructure analysis and be able to be proactive about recommending to Metro where UGB expansions should occur in the Wilsonville area.

ATTACHMENTS

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- Attachment 1: Wilsonville Vertical Housing Zone Resolution
- Attachment 2: City of Bend, Affordable Housing Fund Ordinance
- Attachment 3: SDC Waiver Application & Guidelines,  
Longmont, CO.
- Attachment 4: City of Ashland Annexation Ordinance
- Attachment 5: Condo Conversion Ordinance  
City of Berkeley, CA
- Attachment 6: City of Corvallis, Rental Housing Code
- Attachment 7: City of Eugene, Rental Housing Code
- Attachment 8: City of Tigard, Property Maintenance Code
- Attachment 9: Clackamas County Housing Rehab Information

RENTAL HOUSING INVENTORY  
(10/30/06)

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| Name                   | Number and type of units                   | Rental Range                            | Ownership/Mgmt                                             | Year Built/Funding Source | MFI Affordability                         |
|------------------------|--------------------------------------------|-----------------------------------------|------------------------------------------------------------|---------------------------|-------------------------------------------|
| Autumn Park            | 144<br>40 1 bdrm<br>80 2 bdrm<br>24 3 bdrm | \$515<br>585<br>625                     | HACC/Autumn Park Limited Partnership<br>Cascade Management | 1988<br>LIHTC/LIHTC4-TF   | Household income cannot exceed 60% MFI    |
| Berkshire Court        | 266<br>1 bdrm<br>2 bdrm<br>3 bdrm          | \$645><br>730><br>890>                  | Guardian Mgmt.                                             | 1996, remodeled in 2001   | 55% MFI                                   |
| Boones Ferry Village   | 84<br>1 bdrm<br>2 bdrm                     | \$550<br>595                            | JK Management                                              |                           | 45% MFI<br>40% MFI                        |
| Boulder Creek          | 296<br>1 bdrm<br>2 bdrm<br>3 bdrm          | \$639<br>\$699 - \$739<br>899           | Boston Capital REIT,<br>Pinnacle Realty<br>Mgmt. Co.       |                           | 50% MFI<br>45% - 50% MFI<br>55% MFI       |
| Bridge Creek           | 315<br>1 bdrm<br>2 bdrm<br>3 bdrm          | \$599 - \$639<br>720 - 755<br>895 - 920 | Boston Capital REIT,<br>Pinnacle Realty<br>Mgmt. Co.       |                           | 50% MFI<br>50% MFI<br>55% MFI             |
| Canyon Creek Apts      | 372<br>1 bdrm<br>2 bdrm<br>3 bdrm          | \$655 - \$695<br>705 - 825<br>875 - 935 | Norris & Stevens                                           | 1999                      | 55% MFI<br>50% - 55% MFI<br>50% - 55% MFI |
| Charbonneau Village    | 2 bdrm                                     |                                         |                                                            |                           |                                           |
| French Prairie Village | 150<br>1 bdrm<br>2 bdrm<br>3 bdrm          |                                         |                                                            |                           |                                           |

| Name                       | Number and type of units          | Rental Range                             | Ownership/Mgmt                        | Year Built/Funding Source | MFI Affordability                                       |
|----------------------------|-----------------------------------|------------------------------------------|---------------------------------------|---------------------------|---------------------------------------------------------|
| Hathaway Court             | 300<br>1 bdrm<br>2 bdrm<br>3 bdrm | \$670 - \$700<br>720 - 825<br>910 - 1150 | CTL Management<br>(a Randall company) |                           | 55% MFI<br>50% MFI<br>55% MFI                           |
| Illahee at Charbonneau     | 126<br>1 bdrm<br>2 bdrm           | \$680 - 750<br>850 - 910                 |                                       |                           | 55% MFI<br>60% MFI                                      |
| Montebello Apts.           | 50<br>16 1 bdrm<br>34 2 bdrm      | \$400 ><br>465 >                         | Landura Mgmt.                         | USDA-Rural Dev.           | Household income cannot exceed 30% MFI.                 |
| Montecino Apts.            | 34<br>10 1 bdrm<br>24 2 bdrm      | \$395 ><br>465 >                         | Landura Mgmt.                         | USDA-RD                   | Household income cannot exceed 30% MFI.                 |
| Rivercrest Apts            | 12<br>2 bdrm                      | \$695                                    | Infinity Prop. Mgmt.                  |                           | Accepts Section 8, Fresh Start, Ready to Rent graduate  |
| St. Andrews Court Apts     | 28                                |                                          |                                       |                           |                                                         |
| Springridge at Charbonneau | 180<br>1 bdrm<br>2 bdrm           | \$2130 - \$2290<br>2910 - 3730           | Senior Resource Group                 | 1990                      | Congregate apartments, include 2 meals per day. Age 65+ |
| Sundial Apts               | 120<br>1 bdrm<br>2 bdrm<br>3 bdrm | \$675<br>775<br>905                      | Guardian Mgmt.                        | 1991, remodeled in 1998   | 55% MFI<br>55% MFI<br>60% MFI<br>Considers Section 8    |
|                            |                                   |                                          |                                       |                           |                                                         |

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| Name                 | Number and type of units                      | Rental Range                               | Ownership/Mgmt                             | Year Built/Funding Source | MFI Affordability                                                                                |
|----------------------|-----------------------------------------------|--------------------------------------------|--------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------|
| Timber Creek Village | 80<br>1 bdrm<br>2 bdrm                        | \$515<br>\$615                             | JK Mgmt.                                   |                           | 45% MFI<br>40% MFI                                                                               |
| Town Center Park     | 111<br>1 bdrm<br>2 bdrm<br>3 bdrm             | \$650 - \$685<br>750 - 785<br>955 - 995    | Pinnacle Realty Mgmt. Co.                  |                           | 55% MFI<br>50% MFI<br>55% - 60% MFI                                                              |
| Village at Main      | 232<br>1 bdrm<br>2 bdrm<br>3 bdrm             | \$650 - \$788<br>800 - 1250<br>1000 - 1228 | Marathon Management                        |                           | 55% - >60% MFI<br>55% - >60% MFI<br>60% - >60% MFI                                               |
| Wiedemann Park Apts  | 58<br>34 1 bdrm<br>24 2 bdrm                  | \$549                                      | Weidemann Park Limited, Inc. Cascade Mgmt. | 2001 BND-LIHTC4           | Household income cannot exceed 60% MFI<br>Over 55 years.<br>Tax exempt bond<br>Accepts Section 8 |
| Wilsonville Heights  | 24<br>(4) 1 bdrm<br>(16) 2 bdrm<br>(4) 3 bdrm | \$367><br>412><br>482>                     | Guardian Mgmt.                             | 1985 USDA-RD              | Household income cannot exceed 30% MFI.                                                          |
| Wilsonville Summit   | 326<br>1 bdrm<br>2 bdrm<br>3 bdrm             | \$715 - \$810<br>862 - 1018<br>1140 - 1220 | Summit Real Estate Mgmt.                   |                           | 60% - >60% MFI<br>60% - >60% MFI<br>>60% MFI                                                     |
| Windfield Village    | 57<br>Studio<br>1 bdrm<br>2 bdrm              | \$1295><br>24 \$3000<br>\$1725 - \$3000    | Sunwest Mgmt.                              | 1998 HOME-TF              | Congregate units, includes 3 meals/day                                                           |
| Woodleaf Apts        | 24<br>2 bdrm                                  | \$565>                                     |                                            | 1980                      | 40% MFI                                                                                          |
|                      |                                               |                                            |                                            |                           |                                                                                                  |

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## Planning Division Memorandum

Date: November 14, 2006

To: Arlene Loble, City Manager  
Mayor Lehan  
Council President Kirk  
Councilors Knapp, Holt, Riddle

From: Sandi Young, Planning Director  
Michael Bowers, Community Development Director  
Mike Kohlhoff, City Attorney  
C. J. Sylvester, Economic Redevelopment Director  
Ashley Berman, Legal Staff

Re: Affordable Housing, Next Steps

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*Note. Attachments referred to by number are attachments to the affordable housing packet for the October 30 work session. The only letter attachment is attached directly to this memo.*

On October 30, 2006, the City Council requested staff to prepare a plan that fits within the broad parameters outlined in their work session discussion. Councilor Kirk also requested a baseline spreadsheet to determine the present situation regarding affordable housing supply and need, and to allow evaluation of future housing proposals against the baseline need and supply data.

The Council suggested the following as initial actions to be explored in detail and perhaps implemented to meet the primary goals of meeting housing needs of seniors and of encouraging home ownership by entry level homeowners.

- Annexation ordinance
- Zone change to promote/incentivize density increases
- Vertical housing
- Working with developers and NPO's wherever possible
- Renter/homeowner classes
- Building permit fee dedicated to a Housing Fund

### Annexation Ordinance.

The Council packet for October 30 included a copy of an Ashland, Oregon ordinance. (Attachment 4) It includes approval standards for both zoning changes and for annexations. The annexation standards require that, for all annexations with a density or potential density of four or more residential units, and involving residential designated

lands, or commercial, employment or industrial lands with a Residential Overlay, the applicants must provide for numbers of units equal to certain percentages of the base density for varying levels of MFI, from < 60% MFI to 120% MFI. Adequate lands for such units must be transferred to an NPO or similar agency for development of such units. Transferred lands must be fully serviced prior to transfer.

#### Zone changes involving increases in residential densities

The Ashland zone change standards require that applicants requesting increases in residential densities must provide for numbers of units equal to certain percentages of the base density for varying levels of MFI, from < 60% MFI to 120% MFI. Lands for such units must be transferred from the applicant to an NPO or other qualified development entity and those lands must be fully serviced prior to transfer. This process is roughly similar to that used for the provision of community (mental health) housing units in Villebois.

In the Wilsonville Code, zone changes are in Section 4.197 and annexations are in Section 4.700, so two different ordinances would need to be prepared.

#### Next Steps:

1. Preparation of two draft ordinances, one for annexations, and another for annexation agreements incorporating the Ashland provisions.
2. Staff could also prepare, for illustrative purposes only, an analysis of the development of Villebois under such provisions.

#### Vertical Housing Development Zone (VHDZ):

The Vertical Housing Development Zone is a program created jointly by a city and the State. The process is very similar to that used by the State for designation of Enterprise Zones. The City Council determines, via a resolution, the areas it desires to be placed in a VHDZ, notifies affected taxing districts, and files the VHDZ application with the State at least 15 or more days following notification of taxing districts.

The State must approve or deny the application within 60 days of receipt of a complete application. Once approved, the State sends notice of approval to the City, the Department of Revenue and affected county assessors. Once designated, the VHDZ exists with no termination date, unless the city initiates a termination action under OAR 123-145-0700. The VHDZ boundary may not be modified, but additional VHDZs may be applied for.

Once a VHDZ is approved, an owner/developer may file an application with the State for certification as an eligible project within a VHDZ at any time. Such application must be filed before any residential unit for which certification is requested is occupied, or for rehabed units, re-occupied. The State must approve, approve partially or deny an application within 60 days of receipt of a complete application. Full or partial

certification of a project may be granted. Once approved, the State notifies both the applicant and the county assessor(s). (Note: Notice to the affected city is not required. We will want to make sure that is included in our VHDZ application.)

The criteria for inclusion in a VHDZ are:

1. Completely comprised by the core area of an urban center
2. Entirely within one-half mile of existing/planned light rail(commuter rail?) station
3. Entirely within one-quarter mile of fixed-route transit service
4. Contains property for which land use comprehensive plan and implementing ordinances effectively allow mixed use with residential.

Under Resolution No. 1955, the Council determined that appropriate areas for designation as VHDZs were:

- Central SAP in Villebois
- Westside Urban Renewal District
- Eastside Urban Renewal District
- Thunderbird Mobile Home Club

Staff was directed to prepare documents for creation of the four VHDZs, and return them to Council for review and approval before initiating the formation process.

Next steps:

1. Within the two urban renewal districts, determine which specific areas meet the criteria for VHDZ designation. Suggested specific areas are:
  - SAP Central, Villebois
  - Town Center north of Wilsonville Road, and including Thunderbird Mobile Home Club
  - Old Town (Eastside URD) between Wilsonville Road and the Willamette River
2. Determine financial impacts to related taxing districts, including the City's Urban Renewal Districts.
3. Prepare Notice to Taxing Districts, and include the estimated financial impacts in that notice.
4. Prepare a development agreement template defining the affordable housing requirements to be associated with each specific request for exemption.
5. Prepare applications for the VHDZ(s) in the order listed above.

Building permit fee dedicated to a Housing Fund

The Council packet for October 30 included a copy of a Bend, Oregon ordinance establishing a fee to provide funding for affordable housing and workforce housing at or below <80% MFI. (Attachment 2) The ordinance established a fee of 1/3 of 1% of permit valuation for all building permits to be assessed at the time of building permit application. Proceeds are deposited in a special revenue fund. Administrative costs are limited to 10% or less a year. Funding awards are made annually by the Council with the advice of an Affordable Housing Advisory Committee.

A recent residential building permit issued in Villebois has a valuation of \$390,397. Application of the Bend formula would result in an affordable housing fee of \$1288 for this property, raising their total building permit from \$15,394 to \$16,682. A recent commercial permit issued for a 10,500 square foot office building has a valuation of \$632,310. Under the Bend formula, the resulting affordable housing fee would be \$2087, increasing their total building permit from \$21,481 to \$23,568. The nexus for charging a housing fee on commercial and industrial permits is the creation of jobs, and associated need for housing. An analysis of the last ten years shows the potential revenue from the Bend formula.

| Year         | Valuation    | Housing Fee Revenue<br>(1/3 of 1%) | Housing Fee Revenue<br>(1/2 of 1%) |
|--------------|--------------|------------------------------------|------------------------------------|
| 2005         | \$82,648,476 | \$272,740                          | \$413,242                          |
| 2004         | 87,026,537   | 287,188                            | 435,133                            |
| 2003         | 50,509,371   | 166,681                            | 252,547                            |
| 2002         | 39,403,802   | 130,033                            | 197,019                            |
| 2001         | 126,823,716  | 418,518                            | 634,119                            |
| 2000         | 76,980,624   | 254,036                            | 384,903                            |
| 1999         | 42,761,621   | 141,113                            | 213,808                            |
| 1998         | 49,034,853   | 161,815                            | 245,174                            |
| 1997         | 80,759,395   | 266,506                            | 403,797                            |
| 1996         | 46,329,464   | 152,887                            | 231,647                            |
| 1995         | 25,744,307   | 84,956                             | 128,722                            |
| <b>Total</b> |              | <b>\$2,336,473</b>                 | <b>\$3,510,111</b>                 |

In contrast, the City has recently looked at values of two potential affordable housing sites. One site of 2.06 acres was available at about \$1.5 million, and has since submitted an application for approval of a commercial development. The second site with 2.25 acres has an asking price of approximately the same amount.

Next steps:

1. Determine the primary initial goals for use of Housing Fund resources.
2. Determine city's "share" of the potential costs and timeline for those expenditures.

3. Develop a fee structure which provides the necessary resources to meet goals.
4. Adopt the resulting fee schedule.

#### Renter/homeowner classes

The goal is to be able to offer such classes in Wilsonville beginning early in 2007.

Renters: Staff has contacted Clackamas County, which has implemented a new Ready-to-Rent program as part of their 10 year strategy to end homelessness in Clackamas County. Staff should have information about availability and cost of classes prior to a housing discussion during the December 4 Council worksession.

Homebuyers: First Time Homebuyer classes are offered by Clackamas Community Land Trust. Staff has contacted the Land Trust and should have information about availability and cost of classes prior to a housing discussion during the December 4 Council worksession.

#### Working with developers/NPOs on specific housing sites/projects

The Council and/or City staff are currently aware of at least five potential affordable housing sites or parts of sites. According to the City's Community Center staff who work with the elderly population of the community, the preferred senior housing unit is a single level unit with no stairs and a bath with each bedroom.

— The sites under discussion are:

- Redevelopment of the Thunderbird Mobile Club
- Infill development on the site near the Community Center
- The proposal for a Veteran's Center, including a potential for housing units for veterans and/veterans families and for Center staff.
- Wilsonvillage in Old Town
- PDP # 2, SAP Central. Nine carriage units of approximately 600 square feet each.

Additional housing incentives not specifically identified as priorities.

#### 1. Tax exemption.

The Council has authorized a one year property tax exemption under ORS 307.540 – 307.548 for Autumn Park Apartments for the last two years.

ORS 307.543 states that the exemption provided by ORS 307.541 only applies to the tax levy of a governing body that adopts the provisions of ORS 307.540 to 307.548. The City of Wilsonville has not formally adopted these sections of ORS, but has included in the resolutions authorizing the tax exemptions, a

statement that “The City of Wilsonville adopts the provisions of ORS 307.540 – 307.548.”

Staff has researched the practices of other Oregon cities offering tax exemptions, and recommends that City actually adopt a city code provision similar to the attached City of Portland code section (Attachment A) specifically giving the City authority to approve affordable housing property tax exemptions and providing criteria for those exemptions. Autumn Park will likely be applying for exemption again in Spring 2007, and it would good to have the code provision adopted by then, in case there should be challenges to the exemption.

**Attachment A:**

**Chapter 3.101 Property Tax Exemption for Low Income Housing Held by Charitable Non-Profit Organizations**

**Table of Contents**

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3.101.010 Definitions.

3.101.020 Eligible Organizations.

3.101.030 Eligible Property.

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3.101.050 Review of Application.

3.101.060 Annual Application Renewal.

3.101.070 Assessment Exemption.

3.101.080 Termination.

3.101.090 Implementation.

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**-Note**

(Added by Ordinance No. 157768, effective Aug. 29, 1985.)

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**3.101.010 Definitions.**

(Amended by Ordinance No. 167356, effective Feb. 9, 1994.) As used in this Chapter:

**A. "Low income"** means income at or below 60 percent of the area median income as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.

**B. "Eligible property"** means land and improvements thereon:

1. Which are either single or multi-family residential units and or properties which are not residential units but which will become occupied residential units through rehabilitation improvements or new construction and are intended for the exclusive occupancy by low income during the tax year for which approval of the application has been granted;

2. Which are owned, being purchased, or held under leasehold interest in the property which meet the standards of 3.101.030 B 1-2 by a charitable organization and non-profit corporation for the purpose of occupancy by low-income persons as described in 26 U.S.C. Section 501 (c) (3) or (4) as amended before December 1, 1984, pursuant to Chapter 108 Oregon Laws 1993;

3. Which the owner or leaseholder has met all eligibility requirements and made all required agreements described in this Chapter.

**C. "Governing body"** means the City of Portland, which for the purpose of this Chapter is the Bureau of Planning.

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**3.101.020 Eligible Organizations.**

As used in this Chapter: "Eligible organizations" means only charitable non-profit corporations certified by the Internal Revenue Service of the federal government as a 501 (c) (3) or (4)



organization which also provides housing for occupancy by low-income persons as defined by 3.101.010 in this Chapter. No other types of non-profit or for-profit organizations are eligible.

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**3.101.030 Eligible Property.**

(Amended by Ordinance No. 167356, effective Feb. 9, 1994.) As used in this Chapter:

**A.** "Eligible property" as defined in 3.101.010 B 1-3 which meets all of the following criteria, pursuant to Chapter 108 Oregon Laws 1993, and other conditions of this Chapter shall be exempt from taxation:

1. The property is owned or being purchased by a corporation that is exempt from income taxes under 26 U.S.C. Section 501 (c) (3) or (4) as amended before December 1, 1984, pursuant to Chapter 108 Oregon Laws 1993;
2. Upon liquidation, the assets of the corporation are required to be applied first in payment of all outstanding obligations, and the balance remaining, in cash and in kind, to be distributed to corporations exempt from taxation and operated exclusively for religious, charitable, scientific, literary, or educational purposes or to the State of Oregon;
3. The property is occupied by low-income persons as defined in 3.101.010 A of this Chapter.
4. The property or portion of the property receiving the exemption is actually and exclusively used for the purposes described in 26 U.S.C. Section 501 (c) (3) or (4) as amended before December 1, 1984.
5. The exemption has been approved as provided in Section 3.101.040 and 3.101.050 of this Chapter.

**B.** For the purposes of this Chapter, pursuant to Chapter 108 Oregon Laws 1993, a corporation that has only a leasehold interest in property is deemed to be a purchaser of that property if:

1. The corporation is obligated under the terms of the lease to pay the ad valorem taxes on the real and personal property used in this activity on that property; or
2. The rent payable by the corporation has been established to reflect the savings resulting from the exemption from taxation.

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**3.101.040 Application Procedure.**

(Amended by Ordinance No. 167356, effective Feb. 9, 1994.)

**A.** To qualify for the exemption the corporation shall file an application for exemption with the Bureau of Planning acting on behalf of the City of Portland for each assessment the year the corporation wants the exemption. The application shall be filed on or before March 1 of the assessment year for which the exemption is applied for, except that when the property designated is acquired after March 1 and before July 1, the claim for that year shall be filed within 30 days after the date of acquisition. the application shall include the following information:

1. The applicant's name, address, and telephone number;

2. The assessor's property account number for each site;
  3. The number of units and the exempted amount of each property being applied for under this Chapter;
  4. A description of the property for which the exemption is requested; And (e) through (h) and (2), pursuant to Chapter 108 Oregon Laws 1993 as follows:
  5. A description of the charitable purpose of the project and whether all or a portion of the property is being used for that purpose;
  6. A description of how the tax exemption will benefit project residents; and
  7. A description of how the benefits in the case of leasehold interest in the eligible property accrue to the non-profit and its resident tenants;
  8. A certification and declaration that income levels of low-income occupants are in accordance with 42 U.S.C. Section 1437 (a) (b) (2);
  9. A declaration that the corporation has been granted an exemption from income taxes under 26 U.S.C. Section 501 (c) (3) or (4) as amended before December 1, 1984.
  10. Any other information required by state law or local law or otherwise which is reasonably necessary to effectuate the purposes of this ordinance at the time the application is submitted.
- B.** The application shall include the following statements:
1. That the applicant is aware of all requirements for property tax exemption imposed by this Chapter;
  2. That the applicant's property qualified or, upon completion of the rehabilitation improvements and subsequent occupancy by low income, will qualify for exemption at the time of application approval or within 30 days of the March 1 application deadline;
  3. That the applicant acknowledges responsibility for compliance with the Code of the City of Portland regardless of whether the applicant obtains the exemption provided by this Chapter.
  4. The applicant shall furnish other information which is reasonably necessary to fulfill the objectives of this Chapter.
- C.** The applicant shall verify the information in the application, in accordance with 3.101.040 B 1 through 3 above, by oath or affirmation.
- D.** Applicants for an exemption under this Chapter shall pay an initial application fee of \$250. Applicants for annual renewal shall pay \$50. The Bureau of Planning shall pay the County Assessor any reasonable cost incurred to process the exemption onto the tax rolls. In addition to paying the basic fee, the applicant may be required to pay other reasonable costs, which are incurred by the Bureau of Planning or the County Assessor in processing the application. The Bureau of Planning shall collect the additional payment, if any, and pay itself, the County Assessor, or any other City bureau an amount equal to the additional costs incurred. If the applicant is denied, the City shall retain that portion of the application fee attributable to its own administrative costs and shall refund the balance to the applicant.

**3.101.050 Review of Application.**

(Amended by Ordinance No. 167356, effective Feb. 9, 1994.)

- A.** Within 30 days after the March 1 deadline for the application and payment of the application fee, the Bureau of Planning shall approve or deny the application. The application shall be approved if the Bureau of Planning finds that the property is "eligible property" within the meaning of the paragraphs 1 through 3 of Subsection B of Section 3.101.010 of this Chapter, and that the applicant has submitted the application and paid the fees pursuant to Section 3.101.040 of this Chapter. An application not acted upon within 30 days shall be deemed approved in accordance with Oregon Chapter 108, Oregon Laws 1993.
- B.** If the application is approved, the Bureau of Planning shall send written notice of approval to the applicant at his or her last-known address within 10 days after approval.
- C.** If the application is denied, the Bureau of Planning shall state in writing the reasons for denial and send the notice to the applicant at his or her last known address within 10 days after the denial. The Bureau of Planning shall retain that portion of the application fee which is attributable to its own administrative costs and shall refund the balance to the applicant.
- D.** Upon denial by the Bureau of Planning, an applicant may appeal the denial to the City Council within 30 days after receipt of the notice of denial. Appeal from the decision of the Council may be taken as provided by law.
- E.** The application shall be assigned an application and receipt number.

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**3.101.060 Annual Application Renewal.**

(Amended by Ordinance Nos. 167356 and 178286, effective April 7, 2004.)

- A.** Applicants for property tax exemption must apply each year no later than September 1 in order to be qualified for property tax exemption for the following tax year.
- B.** The annual application renewal fee shall be \$50.
- C.** Applications for property tax exemption under this Chapter shall apply to and may be approved for assessment years beginning on or after January 1, 1985, and before July 1, 2014.

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**3.101.070 Assessment Exemption.**

(Amended by Ordinance Nos. 167356 and 178286, effective April 7, 2004.)

- A.** Property for which an application for a property tax exemption has been approved under the provisions of this Chapter shall be exempt from ad valorem taxation for 1 year beginning January 1 of the year immediately following the calendar year in which exemption approval has been granted, when, pursuant to ORS 307.330, the property would have gone on the tax rolls in the absence of the exemption provided for in this Chapter. The exemption provided in this Section shall be in addition to any other exemption provided by law.
- B.** Applications for property tax exemption under this Chapter shall apply to and may be approved for assessment years beginning on or after January 1, 1985, but no later than January 1, 2014.
- C.** The exemption as provided by this Chapter shall apply to the tax levy of all taxing districts in the City of Portland in which property certified for exemption is located as long as the City of Portland has achieved the approval from such taxing districts whose governing boards

agree to the policy of exemption, equal to 51 percent or more of the total combined rate of taxation on the property certified for exemption.

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### **3.101.080 Termination.**

(Amended by Ordinance No. 167356, effective Feb. 9, 1994.)

**A.** If, after a certificate of qualification approving the exemption has been filed with the County Assessor, the Bureau of Planning finds that non-compliance has occurred or that any provision of this Chapter is not being complied with, the Bureau of Planning shall give notice in writing to the owner, mailed to the owner's last-known address, of the proposed termination of the exemption. The notice shall state the reasons for the proposed termination of the exemption and require the owner to appear before the Council to show cause at a specified time, not more than 20 days after mailing of the notice, why the exemption should not be terminated.

**B.** If the owner does not appear or if he or she appears and fails to show cause why the exemption should not be terminated, the exemption shall be terminated. A copy of the termination shall be filed with the County Assessor and a copy sent to the owner at the owner's last-known address, within 10 days after its adoption.

**C.** However, if the City Council finds that the non-compliance was due to circumstances beyond the control of the owner, and that the owner had been acting and could reasonably be expected to act in good faith and with due diligence, the City Council may continue the exemption or some portion for the duration of the current application.

**D.** The decision of the Council may be appealed as provided by law.

**E.** If no appeal is taken as provided in Subsection D of this Section, or upon final adjudication, the county officials having possession of the assessment and tax rolls shall correct the rolls in the manner provided for omitted property under ORS 311.207 to 311.213, to provide for the assessment and taxation of any value not included in the valuation of the property during the period of exemption prior to termination by the Council or by a court, in accordance with the findings of the Council or the court as the assessment year in which the exemption is to terminate. The County Assessor shall make the valuation of the property necessary to permit correction of the rolls, and the owner may appeal the valuation in the manner provided under ORS 311.207 to 311.213. Where there has been a failure to comply, as provided in Subsection A of this Section, the property shall be revalued beginning July 1 of the calendar year in which the non-compliance first occurred. Any additional taxes becoming due shall be payable without interest if paid in the period prior to the 16th day of the months next following the month of correction. If not paid within such period, the additional taxes shall thereafter be considered delinquent on the date they would normally have become delinquent if the time extended on the roll or rolls in the year or years for which the correction was made.

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### **3.101.090 Implementation.**

(Amended by Ordinance No. 167356, effective Feb. 9, 1994.) The Bureau of Planning shall establish procedures and prepare forms for immediate implementation and administration of this Chapter in order to accept applications prior to the March 1 filing deadline imposed by Chapter 108 Oregon Laws 1993.

**A Few Numbers Related to Population and Housing**  
(Updated 7/9/07)

Housing in Wilsonville:

Existing (12/06)

|                                                            |                   |
|------------------------------------------------------------|-------------------|
| Single family (includes condos, duplexes and mobile homes) | 4246 (52%)        |
| <u>Multi-family units</u>                                  | <u>3869 (48%)</u> |
| Total                                                      | 8115              |

|                                                                      |                                  |
|----------------------------------------------------------------------|----------------------------------|
| Wilsonville population (PSU – 7/1/06)                                | 16,885                           |
| Projected 2025 population range                                      | 25,000 – 30,000                  |
| Net population increase+                                             | 8115 - 13,115                    |
| Needed housing (Net increase _____)<br>(2.34 persons per household ) | 3774 - 6100                      |
| Projected housing units                                              | 3850                             |
| Villebois                                                            | 2500 (40% multi-family, 60% SFD) |
| Frog Pond                                                            | +/- 1200 (50% mf, 50% sfd)       |
| Misc.                                                                | 150 (primarily sfd infill)       |
| Net housing unit need at high end of population projection           | +/- 2250                         |

LP07-0004  
Substantial Amendment to Year 2000 Urban Renewal Plan  
Record Index

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**July 11, 2007 Planning Commission Staff Report including:**

- Exhibit 3: Conclusionary Findings:  
Exhibit 2: URA Resolution No. 156  
Exhibit 1: (1) Proposed changes to the text of The Year 2000 Plan regarding projects and Maximum Amount of Indebtedness  
(2) Table 1-2007: Maximum Indebtedness  
(3) Exhibit 4-2007  
(4) Revised Legal Description of the Wilsonville Year 2000 Plan Area incorporating the Wesleyan Church property  
(5) Amended Year 2000 Plan Area Boundary Map incorporating the Wesleyan Church property.

## COMMUNITY DEVELOPMENT STAFF REPORT

Date: July 11, 2007  
To: Planning Commission Chair and Commissioners  
From: C.J. Sylvester, Redevelopment Director  
Re: Proposed 2007 Substantial Amendment to The Year 2000 Plan – “East Side”  
Urban Renewal District

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### Background

Numerous capital projects have been successfully accomplished by the Urban Renewal Agency in The Year 2000 Plan Area, commonly referred to as the East Side Urban Renewal District. Some of the larger or more notable projects include:

**Wilsonville Road Phases 1-4:** These projects widened and improved Wilsonville Road from the interchange to the west city limit. This provided continuous bicycle and pedestrian access along this arterial corridor, necessary road and signal improvements for the new Boones Ferry Primary School, and improved vehicular movement.

**Wilsonville Road/I-5 Interchange:** Capacity improvements to maintain a decade's level of service D.

**Wilsonville High School:** Contributed to initial construction and further public improvements once in operation.

**Memorial Drive:** Developed to eliminate access conflicts on Wilsonville Road, provide a new primary outlet for existing residential development, and enable commercial and residential development at the Village at Main.

**Town Center Park and Murase Plaza:** Town Center Park and Murase Plaza are highlights of the City's park system made possible by urban renewal funds. Town Center Park hosts a regional visitors center and seasonal community events. Murase Plaza's 16 acres of attributes has contributed to its success as the City's playground.

**City Hall:** City office space, public meeting spaces, and an emergency operations center.

**Transportation projects:** Contributed to and constructed numerous miscellaneous transportation projects to improve connectivity and meet standards.

**Livability projects:** Miscellaneous streetscape and pedestrian-friendly work efforts including right-of-way landscaping, fencing, and pedestrian crossing signals.

Overall, the East Side District has seen assessed property valuation increase by \$300 million and over 3,000 jobs added.

As the district has matured, the City Council acting as the Agency Board has devoted countless hours to discussing its future. The Board has long recognized their responsibility to return the nearly \$300 million in increased assessed valuation to the tax rolls so that all taxing entities can benefit from the success of the district.

At the same time the Agency Board recognizes there are certain public improvements that can only be funded with substantial investment in urban renewal financing. Wilsonville has been in an enviable position to make the necessary infrastructure improvements that have improved the livability of the community and at the same time the value of property within the district.

The list of potential projects was virtually endless but the Agency Board exhibited discipline in limiting the amount they intend to invest in urban renewal projects on the East Side in the future so that the Agency can keep its commitment to returning district property to the tax rolls.

Over a period of the last four years the Urban Renewal Agency Board has limited its annual tax increment revenues to \$4 million per year. The FY2007-08 budget also limits tax increment to \$4 million by further reducing the land area and corresponding assessed valuation within the district. This effort has resulted in the return of \$60 million in assessed valuation to the tax rolls and \$960,000 in new taxes shared by other jurisdictions.

It is the intention of the Agency Board to continue this practice until such time as all East Side urban renewal projects have been completed and the bonds used to retire the debt have been paid. With the attached URA Resolution No. 156 (see Exhibit 2) the Board has memorialized its past practice and intent to continue the practice until such time as all of the assessed value within this District can be returned to the property tax rolls.

#### **What is a Substantial Amendment?**

Oregon Revised Statutes and The Year 2000 Plan identify urban renewal substantial amendments as:

- A. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent (1%) of the existing area of the urban renewal area, and/or
- B. Increasing the amount of maximum indebtedness that can be issued or incurred under the Plan.



## **What is included in this proposed Substantial Amendment?**

The majority of the proposed amendment is about transportation, and maintaining the level of service and quality of life here in Wilsonville. Following countless hours of discussion the Urban Renewal Agency Board has identified four road projects, all of which are in the existing Urban Renewal Plan yet still require the infusion of additional Urban Renewal Agency investment in order to complete these important transportation projects as well as leverage additional ODOT funding for the interchange capacity improvements.

The Agency is proposing local contribution of over \$20 million for improvements to the Wilsonville Road/I-5 Interchange and Wilsonville Road from Town Center Loop West to west of Boones Ferry Road. ODOT and private development will also provide funding. The Wilsonville and Boones Ferry Roads intersection will be further reconfigured and improved as will Boones Ferry Road south of Wilsonville Road. The Planning Commission and City Council have discussed at some length over the last several years the necessity of interchange improvements which will allow property owners to develop their property while still maintaining a livable community. This substantial amendment is the financing tool needed to accomplish that task.

Historically, livability projects have had a small financial impact but a much larger actual impact on livability and safety within the district by funding a variety of projects from fences along public right of ways to safety crosswalks for schools to landscaped median strip improvements. Additional bike/pedestrian and park projects that implement the City's master plans have been included in the proposed plan amendment albeit in relatively modest financial amounts.

Urban renewal agencies historically in other districts and states have been known as the primary catalyst that allows the construction of affordable housing in a community. It is only since the loss of the Thunderbird Mobile Home Park, which included 250 affordable housing residential units primarily for the elderly, that the Agency and the City Council have come to consider the important role the Agency could play in the provision of affordable housing through the purchase of land and/or the partnering with affordable housing non-profits.

Finally, the purchase of the Wesleyan Church property immediately adjacent to the Community/Senior Center and old City Hall has been identified as an important project that could be funded by Urban Renewal and complete the city-owned campus while providing a site for affordable senior housing that could be utilized in conjunction with the Community/Senior Center. The Church and the school building have been a valuable asset to the community as a whole but now that the Church has decided to sell their property the City or, in this case, the Agency seems to be the most likely purchaser of the property since the buildable acreage can only be accessed through property that the City already owns.

Attached to this staff report as Exhibit 1 are the following:

1. Proposed changes to the text of The Year 2000 Plan regarding projects and Maximum Amount of Indebtedness
2. Table 1-2007: Maximum Indebtedness

3. Exhibit 4-2007
4. Revised Legal Description of the Wilsonville Year 2000 Plan Area incorporating the Wesleyan Church property
5. Amended Year 2000 Plan Area Boundary Map incorporating the Wesleyan Church property.

**Next Steps**

As part of the substantial amendment process, the following occurs:

1. All other affected taxing authorities are contacted and comments solicited for the record at the City Council public hearing.
2. The Planning Commission reviews the proposed amendment and makes recommendations to the City Council.
3. Notice of the City Council hearing is sent to all owners of real property in the City of Wilsonville.
4. City Council holds a public hearing and adopts a substantial amendment by ordinance.

  
\_\_\_\_\_  
C.J. Sylvester, Redevelopment Director  
CJS:bgs

6.29.07  
\_\_\_\_\_  
Date

**EXHIBITS:**

- Exhibit 3: Conclusionary Findings:
- Exhibit 2: URA Resolution No. 156
- Exhibit 1: (1) Proposed changes to the text of The Year 2000 Plan regarding projects and Maximum Amount of Indebtedness  
(2) Table 1-2007: Maximum Indebtedness  
(3) Exhibit 4-2007  
(4) Revised Legal Description of the Wilsonville Year 2000 Plan Area incorporating the Wesleyan Church property  
(5) Amended Year 2000 Plan Area Boundary Map incorporating the Wesleyan Church property.

**Substantial Amendment to the "Year 2000" Urban Renewal Plan-LP07-004**

**Conclusionary Findings:**

**ORS Chapter 457-Urban Renewal**

*457.095 Approval of plan by ordinance; required contents of ordinance; notice. The governing body of the municipality, upon receipt of a proposed urban renewal plan and report from the municipality's urban renewal agency and after public notice and hearing and consideration of public testimony and planning commission recommendations, if any, may approve the urban renewal plan. The approval shall be by non-emergency ordinance which shall incorporate the plan by reference. Notice of adoption of the ordinance approving the urban renewal plan, and the provisions of ORS 457.135, shall be published by the governing body of the municipality in accordance with ORS 457.115 no later than four days following the ordinance adoption. The ordinance shall include determinations and findings by the governing body that:*

- (1) Each urban renewal area is blighted;*
- (2) The rehabilitation and redevelopment is necessary to protect the public health, safety or welfare of the municipality;*
- (3) The urban renewal plan conforms to the comprehensive plan and economic development plan, if any, of the municipality as a whole and provides an outline for accomplishing the urban renewal projects the urban renewal plan proposes;*
- (4) Provision has been made to house displaced persons within their financial means in accordance with ORS 35.500 to 35.530 and, except in the relocation of elderly or disabled individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing;*
- (5) If acquisition of real property is provided for, that it is necessary;*
- (6) Adoption and carrying out of the urban renewal plan is economically sound and feasible; and*
- (7) The municipality shall assume and complete any activities prescribed it by the urban renewal plan. [1979 c.621 §3; 1989 c.224 §121]*

**Response:** The Planning Commission is holding a public hearing on the proposed substantial amendment to the *Year 2000 Urban Renewal Plan* in order to provide an opportunity for citizens to comment on the proposed amendment. The City Council will also hold a public hearing on said matter, following distribution of a Ballot Measure 56 public notice. The Planning Commission will collect public testimony on the proposed amendment and will forward a recommendation to the City Council. Staff provided notice of the Planning Commission public hearing to the local newspaper, and posted the hearing notices in four locations throughout the City.

The proposed substantial amendment to the *Year 2000 Urban Renewal Plan* will allow the City's Urban Renewal Agency to generate funds to construct capital improvements,

**Exhibit 3**

and leverage financial matches for transportation improvements that support the concurrency policies of the Comprehensive Plan. It implements specific projects identified in the Transportation Systems Plan (TSP), supports preserving quality of life, and enhances public health and safety by providing adequate transportation facilities (vehicular, bicycle and pedestrian) that function safely and at the preferred level of service (LOS D).

The majority of the proposed amendment is about transportation, and maintaining the traffic level of service at the I-5/Wilsonville Road interchange area and quality of life for Wilsonville. Following countless hours of discussion, the Urban Renewal Agency Board has identified four road projects, all of which are in the existing TSP and the Urban Renewal Plan but require the infusion of additional Urban Renewal Agency investment in order to complete these important transportation projects as well as leverage additional ODOT funding for the interchange capacity improvements. Originally, the I-5/Wilsonville Road project was planned to be done in a series of smaller improvements as funds were available. However, ODOT supports completing the projects as a single, larger project, creating a demand for funds at an earlier time than originally planned.

The Agency is proposing local contribution of over \$20 million for improvements to the Wilsonville Road/I-5 Interchange and Wilsonville Road from Town Center Loop West to west of Boones Ferry Road. ODOT and private development will also provide funding. The Wilsonville and Boones Ferry Roads intersection will be further reconfigured and improved as will Boones Ferry Road south of Wilsonville Road. The Planning Commission and City Council have discussed at some length over the last several years the necessity of interchange improvements which will allow property owners to develop their property while still maintaining a livable community. This substantial amendment is the financing tool needed to accomplish that task. **These criteria are satisfied.**

***Citizen Participation: Goal 1.1:** To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

***Policy 1.1.1:** The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.*

***Implementation Measure 1.1.1.a** Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.*

**Response:** The Planning Commission public hearing on the proposed substantial amendment to the *Year 2000 Urban Renewal Plan* will provide the citizens of the community and interested individuals with the opportunity to comment on and participate

in the review process supporting the citizen involvement section of the Comprehensive Plan. **These criteria are satisfied.**

***Implementation Measure 1.1.1.b** Support the Planning Commission as the City's official Citizens Involvement Organization with regular, open, public meetings in which planning issues and projects of special concern to the City are discussed and resultant recommendations and resolutions are recorded and regularly reported to the City Council, City staff, and local newspapers. The Planning Commission may schedule special public meetings as the Commission deems necessary and appropriate to carry out its responsibilities as the Committee for Citizen Involvement.*

**Response:** The ORS on urban renewal (ORS Chapter 457) states that *the governing body of the municipality, upon receipt of a proposed urban renewal plan and report from the municipality's urban renewal agency and after public notice and hearing and consideration of public testimony and planning commission recommendations, if any, may approve the urban renewal plan.* The Planning Commission public hearing on the proposed substantial amendment to the *Year 2000 Urban Renewal Plan* will provide the citizens of the community and interested individuals with the opportunity to comment on and participate in the review process supporting the citizen involvement section of the Comprehensive Plan. **This criterion is satisfied.**

***Implementation Measure 1.1.1.c** Support the Planning Commission as the Committee for Citizen Involvement, which assists City Officials with task forces for gathering information, sponsoring public meetings and/or evaluating proposals on special projects relating to land use and civic issues, when requested by officials or indicated by community need.*

***Implementation Measure 1.1.1.d** Support the Planning Commission as a public Citizens Involvement Organization which assists elected and appointed City Officials in communicating information to the public regarding land use and other community issues. Examples of ways in which the Commission may accomplish this include conducting workshops or special meetings.*

**Response: Response:** The Planning Commission public hearing on the proposed substantial amendment to the *Year 2000 Urban Renewal Plan* will provide the citizens of the community and interested individuals with the opportunity to comment on and participate in the review process supporting the citizen involvement section of the Comprehensive Plan. **These criteria are satisfied.**

***Implementation Measure 1.1.1.e** Encourage the participation of individuals who meet any of the following criteria:*

1. *They reside within the City of Wilsonville.*

2. *They are employers or employees within the City of Wilsonville.*
3. *They own real property within the City of Wilsonville.*
4. *They reside or own property within the City's planning area or Urban Growth Boundary adjacent to Wilsonville.*

**Implementation Measure 1.1.1.f** *Establish and maintain procedures that will allow any interested parties to supply information.*

**Implementation Measure 1.1.1.g** *The Planning Commission will continue to conduct three different kinds of meetings, all of which are open to the public. Whenever feasible and practical, and time allows, the Commission and staff will conduct additional informal meetings to gather public suggestions prior to drafting formal documents for public hearings. The different kinds of meetings conducted by the Commission will include:*

1. *Public hearings;*
2. *Work sessions and other meetings during which citizen input is limited in order to assure that the Commission has ample time to complete the work that is pending; and*
3. *Informal work sessions and other meetings during which the general public is invited to sit with the Commission and play an interactive part in discussions. These sessions are intended to provide an open and informal exchange of ideas among the members of the general public and the Commissioners. Such meetings will happen at least two or three times each year.*

**Response:** The Planning Commission public hearing on the proposed substantial amendment to the *Year 2000 Urban Renewal Plan* will provide the citizens of the community and interested individuals with the opportunity to comment on and participate in the review process supporting the citizen involvement section of the Comprehensive Plan. In addition, a Ballot 56 notice for the City Council public hearing has been sent to all property owners within the City. **These criteria are satisfied.**

**Implementation Measure 1.1.1.h** *In preparing public notices for Planning Commission meetings, the staff will clarify whether the meeting will involve a public hearing and/or a work session.*

**Response:** The public hearing notice that was posted by City staff clearly stated that a public hearing was being conducted on the substantial amendment to the *Year 2000 Urban Renewal Plan*, and that the Planning Commission will be forwarding a recommendation on this matter onto the City Council. **This criterion is satisfied.**

**Public Facilities and Services: Goal 3.1:** *To assure that good quality public facilities and services are available with adequate capacity to meet community needs,*

**Exhibit 3**

*while also assuring that growth does not exceed the community's commitment to provide adequate facilities and services*

**Response:** Approval of the substantial amendment to the *Year 2000 Urban Renewal Plan* will allow the City's URA to provide capital project funding that will result in provision of quality public facilities and services, particularly transportation improvements, which are needed to satisfy concurrency requirements and allow vacant land to be developed (please refer to the staff report for a list of proposed projects). **This goal is satisfied.**

**Policy 3.1.1:** *The City of Wilsonville shall provide public facilities to enhance the health, safety, educational, and recreational aspects of urban living.*

**Policy 3.1.2:** *The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).*

**Response:** Approval of the substantial amendment to the *Year 2000 Urban Renewal Plan* will allow the City's URA to provide capital project funding that will result in provision of quality public facilities and services, particularly transportation improvements, which are needed to satisfy concurrency requirements and allow vacant land to be developed (please refer to the staff report for a list of proposed projects). **This policy is satisfied.**

**Conclusion:** Staff finds that the proposed substantial amendment to the Year 2000 Urban Renewal Plan is consistent with the citizen involvement section of the Comprehensive Plan as well as other applicable sections. The proposed change will greatly assist the City in funding important capital projects, particularly those related to concurrency, safety and capacity at the I-5/Wilsonville Road interchange which are critical to maintaining and enhancing the quality of life for citizens, employees, and visitors.

**THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

**URA RESOLUTION NO. 156**

**A RESOLUTION STATING THE INTENTION TO LIMIT ALL FUTURE TAX INCREMENT COLLECTIONS TO \$4,000,000 PER YEAR AND PHASING OUT THE YEAR 2000 URBAN RENEWAL DISTRICT BY ANNUALLY REDUCING THE LAND AREA AND TAX INCREMENT VALUE WITHIN THE DISTRICT UNTIL SUCH TIME AS ALL PROPERTY WITHIN THE DISTRICT IS RETURNED TO THE TAX ROLLS**

Whereas, the Year 2000 Plan (Eastside) Urban Renewal District has increased in assessed value by nearly \$300,000,000 since the inception of the District in 1991; and

Whereas, over a period of the past four (4) fiscal years the Urban Renewal Board has reduced the incremental value within the district by approximately \$55,000,000 and has reduced the land area within the district by more than 240 acres; and

Whereas, as a result of these reductions the Agency has voluntarily limited the amount of tax increment collections within the district to approximately \$4,000,000 per year; and

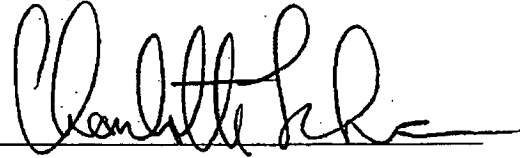
Whereas, it is the intention of the Urban Renewal Board to continue this practice of limiting tax increment collections to approximately \$4,000,000 per year until such time as all Urban Renewal projects have been completed and the bonds used to retire the debt have been paid.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The Urban Renewal Agency Board which governs the Year 2000 (Eastside) District hereby agrees to limit future tax increment collections to approximately \$4,000,000 for the Year 2000 (Eastside) District annually consistent with the Board's past practice.
2. The Urban Renewal Agency Director of the City is hereby directed to manage the district's finances in such a way as to stay within the limitations imposed by the Board.
3. Exhibit A to this resolution is a map identifying property removed from the District to date.



ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 18th day of June 2007, and filed with the Wilsonville City Recorder this date.


  
CHARLOTTE LEHAN, Board Chair


ATTEST:


  
Sandra C. King, City Recorder, MMC


SUMMARY OF VOTES:


|               |         |
|---------------|---------|
| Chair Lehan   | Yes     |
| Member Kirk   | Yes     |
| Member Núñez  | Excused |
| Member Knapp  | Yes     |
| Member Ripple | Yes     |

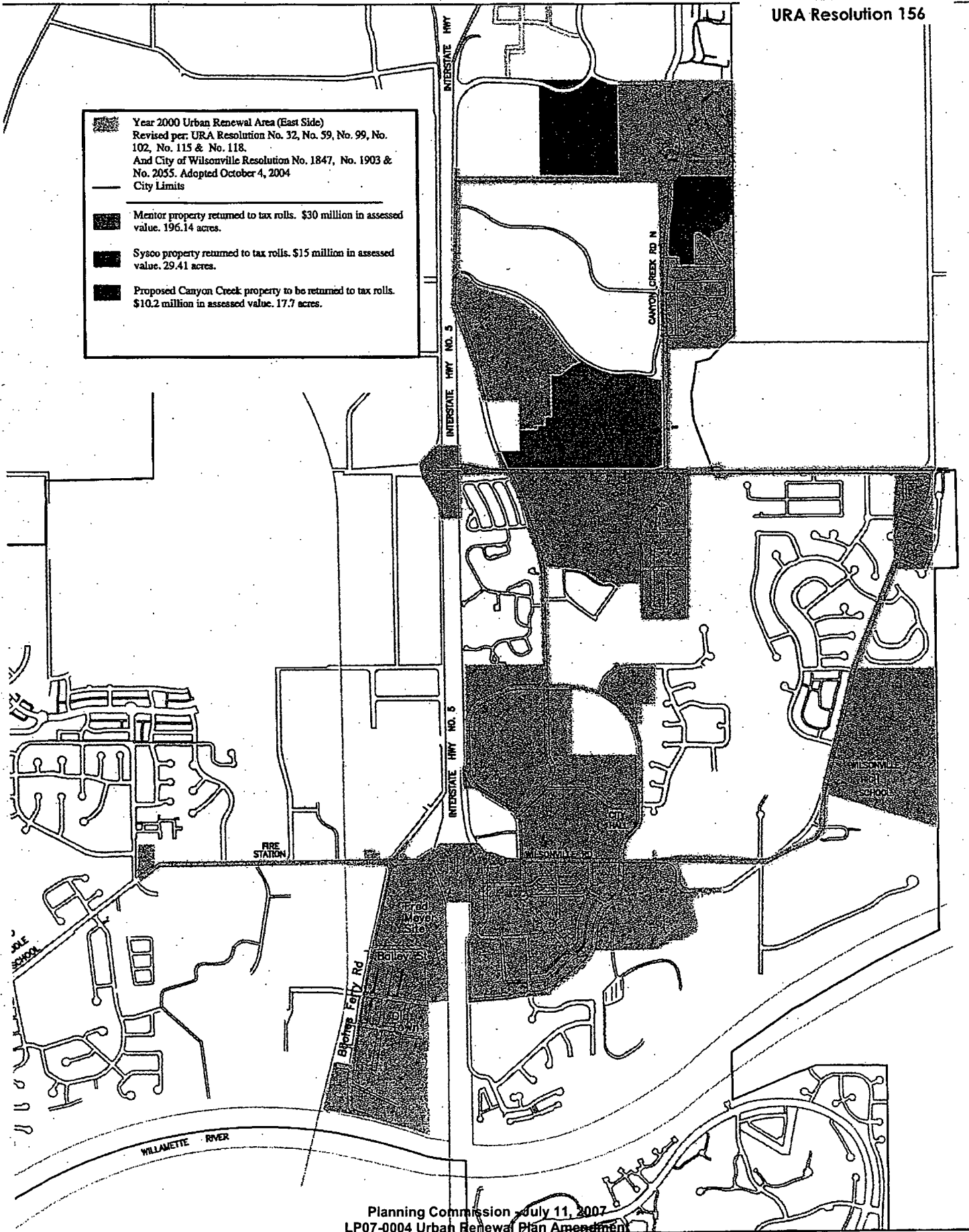
 Year 2000 Urban Renewal Area (East Side)  
Revised per: URA Resolution No. 32, No. 59, No. 99, No. 102, No. 115 & No. 118.  
And City of Wilsonville Resolution No. 1847, No. 1903 & No. 2055. Adopted October 4, 2004

 City Limits

 Mentor property returned to tax rolls. \$30 million in assessed value. 196.14 acres.

 Sysco property returned to tax rolls. \$15 million in assessed value. 29.41 acres.

 Proposed Canyon Creek property to be returned to tax rolls. \$10.2 million in assessed value. 17.7 acres.



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**The Year 2000 Plan**

An Urban Renewal Plan and Program for the City of Wilsonville, Oregon

**Proposed 2007 Substantial Amendment****Section 601**

A) 7) Wilsonville Road ... Work includes: Widening and improving Wilsonville Road, including landscaping and traffic separations from I-5 east to where it is proposed to be realigned; ~~except where already completed~~ from I-5 west to the City limit; and adjusting and revising local access to Wilsonville Road. Work also includes improvements to the intersections of Wilsonville Road at cross streets; and access ~~losures~~ control and ~~adjustments~~ improvements along Boones Ferry Road north and south of Wilsonville Road to facilitate efficient traffic movement on, along and through Wilsonville Road. Reference Exhibit 4-2007 in the Report on the Year 2000 Plan. Work will also include improvements to and including storm drains, water and sewers in and along Wilsonville Road and Boones Ferry Road. Necessary activities required to carry out the plan may occur immediately outside of the urban renewal area.

11) All "Old Town" Streets ... ~~Including a new loop street in the large lot area between the north terminal dead end of Magnolia Avenue and Wilsonville Road.~~ Work on any and all existing "Old Town" streets, can include curbs, gutters, sidewalks, street lighting, storm drains, water and sewer systems. Boones Ferry Road south of Wilsonville Road is an Old Town Street. Necessary activities required to carry out the plan may occur immediately outside of the Urban Renewal area.

13) Wilsonville Road Interchange ... Reconstruct the existing interchange at I-5 and Wilsonville Road. This activity will allow the renewal agency to participate in the Interchange improvements. Improvements may include any Interchange enhancements that result in increased vehicular capacity and multi-modal connectivity. Landscaping improvements may be included in the Wilsonville Road Interchange project. Necessary activities required to carry out the Plan may occur immediately outside of the urban renewal area.

F) Livability Projects: Improvements on public or private property may be undertaken to enhance community livability and insure a more attractive and functional city, and may include a broad range of bicycle, pedestrian, park, recreation, streetscape and landscape improvements. The Agency may undertake projects and/or make grant or loan assistance available, as it deems necessary, to achieve Plan objectives or assist property owners within the area to achieve these objectives. Projects may include capital improvements identified in City adopted Bicycle and Pedestrian, and Parks and Recreation Master Plans.

H) Affordable Housing: Participate in development of affordable housing within the District to increase the diversity of housing options to meet the needs and preferences of seniors, families and employees; including, but not limited to, establishing loan fund and/or incentive programs, acquiring land and constructing housing.

I) Housing / Open Space / Public Facilities Site Acquisition: Pursuant to Section 602.D.2.b. of this Plan, property commonly known as the Wesleyan Church at 29775 SW Town Center Loop East and 29790 SW Town Center Loop East and more specifically identified as tax lots 3S-1W-13CD-2900, -3000, -2707, -2708, -2700, -2706, -2709 and -2600 adjacent to the Community / Senior Center and Old City Hall, has been identified for purchase to provide a site for affordable housing development, add property to the City campus, and contribute to public open space in and around the Boeckman Creek corridor.

#### Section 609

C) Project Area Benefit from Acquisition of Property for Housing, Open Space and Public Facilities: The urban renewal area is served and benefited by the addition of the property identified in Plan Section 601.I, (1) by providing a site for development of affordable housing for seniors and area workforce; in order to assist in curing the lack of workforce housing in the urban renewal area that has negatively affected local businesses' ability to recruit and retain employees, (2) by increasing public access to Open Space in the Boeckman Creek corridor, one of Wilsonville's largest tributaries to the Willamette River and its greenway, (3) by enhancing the opportunity for civic property co-location with both new and old City Hall buildings, the Community/Senior Center, Library, Murase Plaza and Memorial Park in an efficient and cost-effective manner, and (4) by creating positive linkages to and support of adjacent public, commercial and residential sectors of the renewal area.

Section 705 Maximum Amount of Indebtedness: The maximum amount of indebtedness that may be issued or incurred under the Plan is increased from \$53,851,923.00 by \$38,835,500.00 to a new total of \$92,687,423.00. This is based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion as completion dates were anticipated as of March 1, 2007 December 5, 1996. The estimates included, but were not limited to, increases in costs due to reasonably anticipated inflation. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

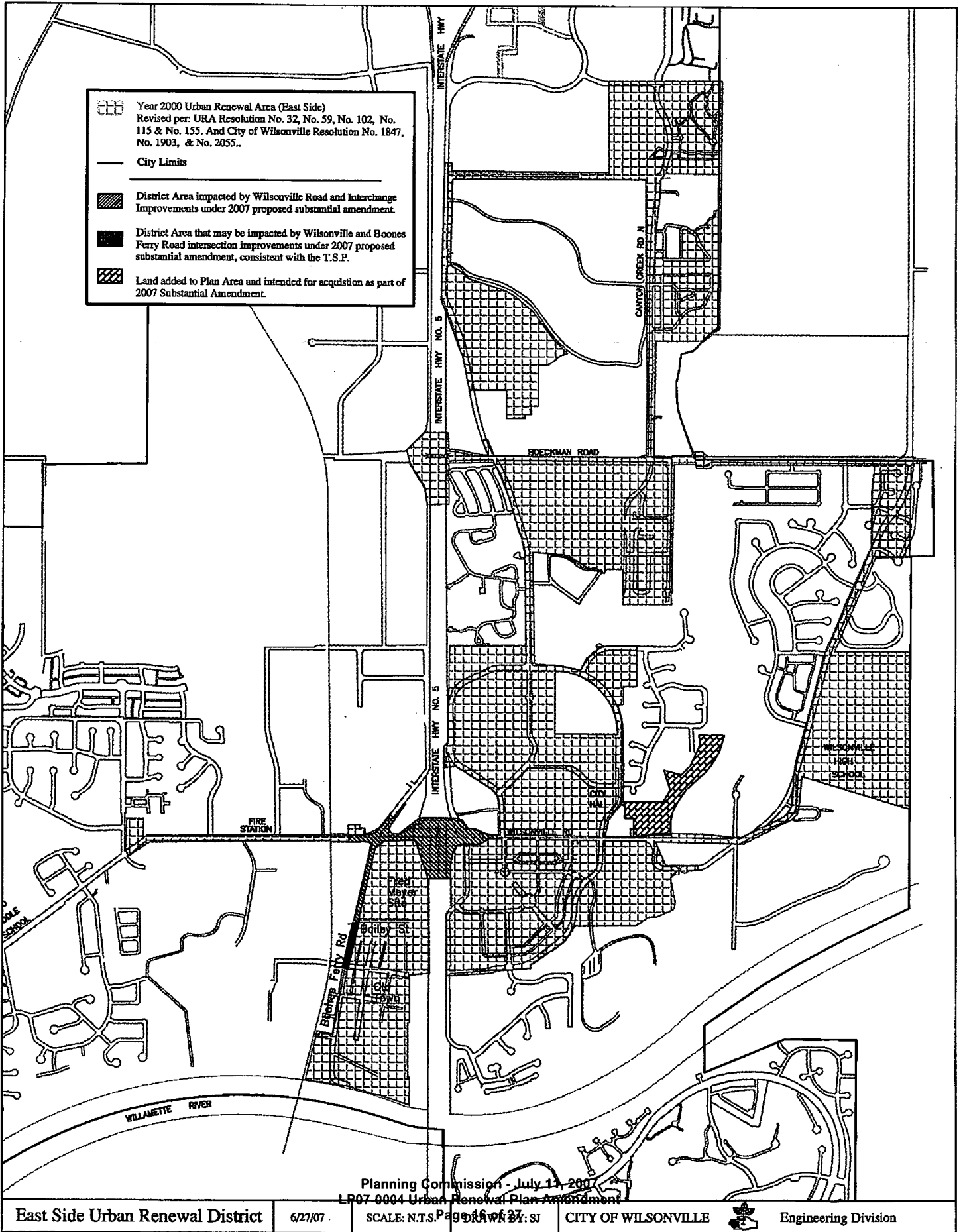
**TABLE 1-2007: MAXIMUM INDEBTEDNESS**





| PROJECT                           | ESTIMATED COST | YEAR OF ESTIMATE | YEAR OF SCHEDULE CONSTRUCTION | COST OF YEAR EXPENDITURE |
|-----------------------------------|----------------|------------------|-------------------------------|--------------------------|
| <u>A. Roads</u>                   |                |                  |                               |                          |
| Canyon Creek South                | \$1,000,000    | 2007             | 2012                          | \$1,600,000              |
| Wilsonville Road ❶                | \$10,000,000   | 2007             | 2009-11                       | \$12,100,000             |
| Old Town Streets                  | \$1,450,000    | 2007             | 2012                          | \$2,050,000              |
| Wilsonville Road Interchange ❷    | \$7,000,000    | 2007             | 2009-11                       | \$8,470,000              |
| <u>F. Livability Projects</u>     | \$1,450,000    | 2007             | 2012                          | \$2,050,000              |
| <u>H. Affordable Housing</u>      | \$3,000,000    | 2007             | 2008                          | \$3,300,000              |
| <u>I. Land Acquisition</u>        | \$4,200,000    | 2007             | 2007                          | \$4,200,000              |
| Subtotal: Capital Costs           |                |                  |                               | \$33,770,000             |
| Admin @ 15%                       |                |                  |                               | \$5,065,500              |
| Subtotal                          |                |                  |                               | \$38,835,500             |
| 1998 Adopted Maximum Indebtedness |                |                  |                               | \$53,851,923             |
| <b>GRAND TOTAL</b>                |                |                  |                               | <b>\$92,687,423</b>      |

❶ Widen and enhance Wilsonville Road to six (6) lanes from Town Center Loop West through, and including, the intersection with Boones Ferry Road. Improvements to Boones Ferry Road may extend as far south of Wilsonville Road as funding permits.

❷ Interchange capacity and bicycle/pedestrian improvements. Local share of improvement costs with ODOT to pay an additional \$8,000,000 to complete project funding.

# Exhibit 4-2007



 Year 2000 Urban Renewal Area (East Side)  
 Revised per: URA Resolution No. 32, No. 59, No. 102, No. 115 & No. 155. And City of Wilsonville Resolution No. 1847, No. 1903, & No. 2055..  
 — City Limits  
 District Area impacted by Wilsonville Road and Interchange Improvements under 2007 proposed substantial amendment.  
 District Area that may be impacted by Wilsonville and Boones Ferry Road intersection improvements under 2007 proposed substantial amendment, consistent with the T.S.P.  
 Land added to Plan Area and intended for acquisition as part of 2007 Substantial Amendment.

Planning Commission - July 11, 2007  
 LP07-0004 Urban Renewal Plan Amendment



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EXHIBIT 1

**LEGAL DESCRIPTION  
WILSONVILLE URBAN RENEWAL AREA  
WILSONVILLE, OREGON**

**Revisions: U.R.A. Resolution No. 32, No. 59 & No. 102  
And City of Wilsonville Resolution No. 1847 & No. \_\_\_\_\_  
06/07/07**

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).  
Numerical

Lots and maps are taken from Assessor's tax maps from May 2007 and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

**Commencing** at a point which bears South 88°47' 08" East, 989.69 feet from the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, said point being the point of intersection of the North line of the Northwest quarter of said Section 12 with the Northerly projection of the West line Partition Plat No. 1991-159, records of said county;

1. Thence East along the North line of said Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, 1671.76 feet, to the North ¼ corner of said Section 12, Assessor's Plat 3 1W 12;
2. Thence South along the North-South centerline of said Section 12 1,255 feet, more or less, to the North right of way line of Wiedemann Road, Assessor's Plat 3 1W 12BD;
3. Thence West along said North right of way line 835 feet, more or less, to the point of intersection of said North right of way line with the East right of way line of Canyon Creek Road North;
4. Thence Southerly along said East right of way line 1,100 feet, more or less, to the point of intersection of the South line of Tax Lot 5100 of said Plat No. 3 1W 12BD and said east right of way line;
5. Thence East along said south line and the easterly extension thereof 145 feet, more or less, to the west line of Tax Lot 5200;
6. Thence counterclockwise along the west and south lines of said Tax Lot 5200, Tax Lot 5300, Tax Lot 5400, and Tax Lot 5500 and the easterly projection of the south line of said Tax Lot 5500, to the point of intersection of said south line and the East right of way line of McLeod Street;
7. Thence North along said East right of way line 390 feet, more or less, to the Northwest Corner of Tax Lot 6400;

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8. Thence Northeasterly and Southeasterly along the North lines of said Tax Lot 6400 and Tax Lot 8000 to the point of intersection of said north line and the southwesterly projection of the easterly right of way line of Colvin Lane;
9. Thence Northeasterly along said southwesterly projection and the easterly right of way line of Colvin Lane to the south line Tax Lot 3300;
10. Thence East along said south line a distance of 38 feet, more or less, to said north-south centerline of Section 12;
11. Thence South along said north-south centerline to a point 649 feet, more or less, South of the center of section corner thereof, said point being the Northerly Southeast corner of Canyon Creek Meadows Plat No. 3314, Assessor's Plat 2 1W 12CA;
12. Thence Southwesterly 196 feet, more or less, to the Southerly Southeast corner of said Plat, said point being at the Western terminus of Frogpond Lane and the Northeast corner of Tax Lot No. 604, Assessor's Plat 3 1W 12D;
13. Thence continuing Southwesterly 38 feet, more or less, to the Southeast corner of said Tax Lot No. 604, said point being 25 feet from when measured perpendicular to the South line of said Plat No. 3314;
14. Thence West parallel with and 25 feet from said South line, 740 feet, more or less to the point of intersection of the South line of said Tax Lot No. 604 with the East right of way line of Canyon Creek Road North;
15. Thence South along said East right of way line 1,800 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road (County Road No. 80 or Roberts), Assessor's Plat 3 1W 12D;
16. Thence East along said North right of way line to the point of intersection of said North right of way line with the East right of way line of S.W. 65<sup>th</sup> Avenue (Market Road No. 12 or Stafford Road);
17. Thence Southwesterly to the Northeast corner of Section 13, T3S, R1W, WM, Assessor's Plat 3 1W 13AA;
18. Thence South along the East line of the Northeast  $\frac{1}{4}$  of said Section 13, 1,300 feet, more or less, to the Northerly Southeast corner of the plat of Landover, Plat No. 3246;
19. Thence West across said Plat No. 3246 to the West line thereof;
20. Thence North along said West line to the point of intersection of said West line with the East right of way line of Wilsonville Road (Market Road No. 12);
21. Thence Southwesterly along said East right of way line to the point of intersection of said East right of way line with the North line of the Daniel Minkler D.L.C. No. 44, Assessor's Plat 3 1W 13;
22. Thence East along the North line of said D.L.C. to the Northeast corner thereof, said point being on the East line of said Section 13;
23. Thence South along said East line to a point 450 feet, more or less, North of the Southeast corner of said Section 13, said point being the Southeast corner of Tax Lot 100, said Assessor's Plat;
24. Thence Northwesterly along the South line of said tax lot 100, 1,519, more or less, to the point of intersection of said South line with the East right of way line of said Wilsonville Road;
25. Thence South and West along said right of way line to the Northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
26. Thence counter clockwise around said tax lot 3600 to the North corner of tax lot 3700 (Recording No. 86-6963), said Assessor's Plat;
27. Thence Southerly along the West line of said tax lot 3700 to the point of intersection with the North right of way line of Kolbe Lane;



28. Thence East along said North right of way line to the point of intersection of said North right of way line with a line measured perpendicular from said North right of way line to the West corner of Tax Lot 3800 (Recording No. 72-32388), said Assessor's Plat;
29. Thence Southerly along said perpendicular line to the West corner of said Tax Lot 3800, said point being on the South right of way line of said Kolbe Lane (Schroeder Way);
30. Thence West along said South right of way line to the point of intersection of said South right of way line with the East line of Tax Lot No. 600 (recording No. 93-68993), Assessor's Plat No. 3 1W 24;
31. Thence clockwise around said Tax Lot No. 600 to the Southwest corner thereof;
32. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected line with the Easterly right of way line of Memorial Drive;
33. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of the South right of way line of said Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
34. Thence along said East right of way line, Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;
35. Thence Westerly across I-5 to an angle point on the West right of way line of said Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
36. Thence South along said West right of way line 1,265 feet, more or less, to an angle point in said West right of way line, Assessor's Plat 3 1W 23AC;
37. Thence Westerly continuing along said right of way line, 272 feet, more or less, to an angle point in said right of way line at the Eastern terminus of 5<sup>th</sup> Street in the plat of Wilsonville, said Assessor's Plat;
38. Thence continuing Southerly along said West right of way line to the North bank of the Willamette River, Assessor's Plat 3 1W 23DB;
39. Thence Westerly along the North bank of the Willamette River to the East right of way line of the Oregon Electric Railroad, Assessor's Plat 3 1W 23CA;
40. Thence Northerly along said East right of way to the point of intersection of said East right of way line with the North right of way line of 2nd Street of said Wilsonville Plat;
41. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Boones Ferry Road (Market Road No. 27 or Main Street);
42. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Wilsonville Road (Market Rd. No. 6), Assessor's Plat 3 1W 23AB;
43. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Brown Road (County Road No. 355), Assessor's Plat 3 1W 22A;
44. Thence Northerly across Wilsonville Road to the point of intersection of the North right of way line of said Wilsonville Road with the East right of way line of said Brown Road;
45. Thence North along said East right of way line, 408 feet, more or less, to the Northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;

46. Thence East along the North line of said Tax Lot 801, 204 feet, more or less, to the Northeast corner thereof;
47. Thence South along the East line of said Tax Lot 801 and its Southerly projection to the point of intersection of said projected line with the North right of way line of said Wilsonville Road;
48. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 1301, Assessor's Plat 3 1W 14D;
49. Thence clockwise around said tax lot 1301 to the Northwest corner of tax lot 1300 (Recording No. 212-470), said Assessor's Plat;
50. Thence clockwise around said tax lot 1300 to the Southeast corner thereof, said point being on the North right of way line of said Wilsonville Road;
51. Thence East along said North right of way line to the West right of way line of Boone's Ferry Road;
52. Thence North along said West right of way line to an angle point on the East line of Parcel 2 of P.P. 2003-82, said Assessor's Plat;
53. Thence perpendicular from said West right of way line, Southeasterly 60 feet to a point in said Boone's Ferry Road;
54. Thence Northeasterly parallel with and 60 feet from said West right of way line 250 feet, more or less, to an angle point in the East right of way line of said Boone's Ferry Road;
55. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
56. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 2100, said Assessor's Plat, (recorded in Book 454, Page 152);
57. Thence Northeast, 250 feet, more or less to an angle point in said Tax Lot 2100;
58. Thence along the North line of said Tax Lot 2100, East 28 feet, more or less, to the point of intersection of said North line with the West right of way line (access control line) of the I-5 (Interstate Five) Freeway;
59. Thence Northerly along said West right of way line 70 feet, more or less, to a point being 240 feet from when measured perpendicular to the centerline of said Wilsonville Road;
60. Thence East, parallel with and 240 feet from said centerline, 577 feet, more or less, to the East right of way line of Frontage Road, said Assessor's Plat;
61. Thence Southerly along said East right of way line, 536 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
62. Thence East along the North right of way line of said Wilsonville Road to the point of intersection of said North right of way line with the West right of way line of Town Center Loop West;
63. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South line of Parcel 3 of PP 1991-202;
64. Thence West along said South line and its West projection across Frontage Road to the point of intersection of said projected line with the East right of way line of said Interstate Five (I-5) Freeway;
65. Thence North along said East right of way line to the Southwest corner of Parcel 1 of PP 2002-6, Assessor's Plat 3 1W 14A;
66. Thence East along the South line of said Parcel 1, 1,084 feet, more or less, to the point of intersection of said South line with the West right of way line of Parkway Avenue (Market Road No. 27);

67. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Boeckman Road;
68. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Interstate Five (I-5) Freeway;
69. Thence South along said East right of way line to the point of intersection of said East right of way line with the East projection of the North line of Lot 5 of the Plat of Boberg, said Assessor's Plat;
70. Thence West along said East projected line, across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the Northeast corner of said Lot 5, said point being on the West right of way line of said Boones Ferry Road;
71. Thence Northerly along said West right of way line, 244 feet, more or less, to an angle point on the East line of Tax Lot 300, said Assessor's Plat;
72. Thence Northwesterly along the Northeasterly line of said Tax Lot 300, 388 feet, more or less, to the North corner thereof, said point being on the South right of way line of Boeckman Road, said Assessor's Plat;
73. Thence Northerly to an angle point in the South line of Parcel 7 of PP 2003-64, said point being the point of intersection of the West right of way line of Boone's Ferry Road with the North Right of way line of Boeckman Road, Assessor's Plat 3 1W 11D;
74. Thence Northeasterly along the West right of way line of said Boone's Ferry Road, 398 feet, more or less, to an angle point in the East line of said Parcel 7, said Assessor's Plat;
75. Thence East across Boone's Ferry Road and Interstate Five (I-5) Freeway to the Northwest corner of tax lot 702, Assessor's Plat 3 1W 11, said point being on the East right of way line of said Interstate Five (I-5) Freeway, 362 feet, more or less, North of the point of intersection of said East right of way line with the South line of the Southeast ¼ of Section 11, T3S, R1W, WM, Assessor's Plat 3 1W 11;
76. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
77. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Parkway Avenue;
78. Thence North along said West right of way line, 380 feet, more or less, to the point of intersection of said West right of way line with the West projection of the South line of Tax Lot 500, said Assessor's Plat;
79. Thence East along said West projection across Parkway Avenue to the Southwest corner of said tax lot 500, said point being on the East right of way line of said Parkway Avenue;
80. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
81. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Canyon Creek Road;
82. Thence North along said West right of way line 1,136 feet, more or less, to the Southeast corner of Tax Lot 500, said Assessor's Plat;
83. Thence continuing along a portion of said West right of way line and along the East line of said Tax Lot 500 to the Northeast corner thereof, said point being a point on the South right of way line of Wiedmann County Road and 1,689 feet, more or less, East of the point of intersection of said South right of way line with the West line of the Northwest ¼ of Section 12, T3S, R1W, WM;

84. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;
85. Thence South along said East right of way line to the Northwest corner of Parcel 3 of P.P. 2002-47, Assessor's Plat 3 1W 11D;
86. Thence Southeasterly along the North line of said P.P. 2002-47 to the East corner thereof, said point being an angle point on the North line Parcel 2 of PP 2000-89, Assessor's Plat 3 1W 12;
87. Thence Southwesterly along said North line to a Northwest corner thereof;
88. Thence South and West along the West line of said P.P. 2000-89 to the Southerly Southwest corner of Tax Lot 507 (9.93 acre parcel adjacent to said Parcel 2), said Assessor's Plat;
89. Thence North and West along the West line of said Tax Lot 507 to the Northerly Southwest corner thereof, said point being on the East right of way line of Parkway Avenue (County Road No. 1233);
90. Thence West along the projection of the South line of said Tax Lot 507 to the point of intersection of said projected line with the West right of way line of said Parkway Avenue;
91. Thence Northerly along said West right of way line to a point 150 feet North of the South right of way line of Wiedmann County Road, Assessor's Plat 3 1W 11;
92. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the East right of way line of said Parkway Avenue;
93. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wiedmann County Road;
94. Thence East along said North right of way line to the Southwest corner of Parcel 1 of Partition Plat No. 1993-133;
95. Thence North along the West line of said Parcel 1 and along the West line of Parcel 1 of Partition Plat No. 1991-159 to the **Point of Commencement**.

Excepting:

**Commencing** at a point of intersection of the South right of way line of Boeckman Road (County Road No. 80 or Robert Road) with the East right of way line of Canyon Creek Road (Jensen Road), Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence East along the South right of way line of Boeckman Road to the Northwest corner of Lot 86 of the plat of Landover No. 2, Plat No. 3248, Assessor's Plat 3 1W 13AA;
2. Thence South along the West line of said plat, 27.85 feet to an angle point in said West line, said point being on the West right of way line of the old alignment of Wilsonville Road;
3. Thence continuing South along a portion of the West line of said plat and along the West line of the old Wilsonville Road right of way alignment to the point of intersection of said old West right of way line with the current West right of way line of Wilsonville Road;
4. **DELETED**
- 4A. **Thence South and West along said current West right of way line to the point of intersection of said right of way line with the centerline of Boeckman Creek;**

- 4B. Thence Northeasterly along the centerline of Boeckman Creek to the Northeast corner of Tax Lot 2600, Assessor's Plat 3 1W 13CD;
- 4C. Thence West along the north line of said Tax Lot 2600 to the Northwest corner thereof;
- 4D. Thence counter-clockwise around the westerly lines of said Tax Lot 2600 and Tax Lot 2700 to the Northeast corner of Tax Lot 2707;
- 4E. Thence West along the North lines of said Tax Lot 2707 and Tax Lot 3000 to the most easterly Southwest corner of Lot 2, Block 1, Courtside Estates;
- 4F. Thence Northwesterly along the South line of said Lot 2 144 feet, more or less to the East right of way line of Town Center Loop East;
- 5. Thence Northerly along said East right of way line to the Southwest corner of Parcel 3 P.P. 1991-166, Assessor's Plat 3 1W 13;
- 6. Thence counter-clockwise around said P.P. 1991-166 to the Southwest corner of Parcel 2 of P. P. 1990-114, of said Assessor's Plat;
- 7. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right of way line of Vlahos Drive;
- 8. Thence North and perpendicular to said South right of way line of Vlahos Drive to the North right of way line of Vlahos Drive;
- 9. Thence West and Southwesterly along said North right of way to the Northerly right of way line of Town Center Loop East;
- 10. Thence Westerly along said Northerly right of way line to the East right of way line of Parkway Avenue (Market Road No. 27);
- 11. Thence North along said East right of way line to the Northwest corner of the plat of Ash Meadows, Plat No. 2583, Assessor's Plat 3 1W 13BC;
- 12. Thence Easterly along the North line of said Plat No. 2583 to the most Easterly corner thereof, said point being on the West line of Tax Lot 2601, Assessor's Plat 3 1W 13B;
- 13. Thence clockwise around said Tax Lot 2601 to the Southwest corner of the Plat of Bridle Trail Ranchetts;
- 14. Thence East along the South line of said Plat, 657 feet, more or less, to the Southeast corner of Canyon Creek Road South at the terminus of said road;
- 15. Thence North along the East right of way line of said Canyon Creek Road South to the point of intersection of said East right of way line with the South right of way line of Boeckman Road, said point being the **Point of Commencement**.

Excepting:

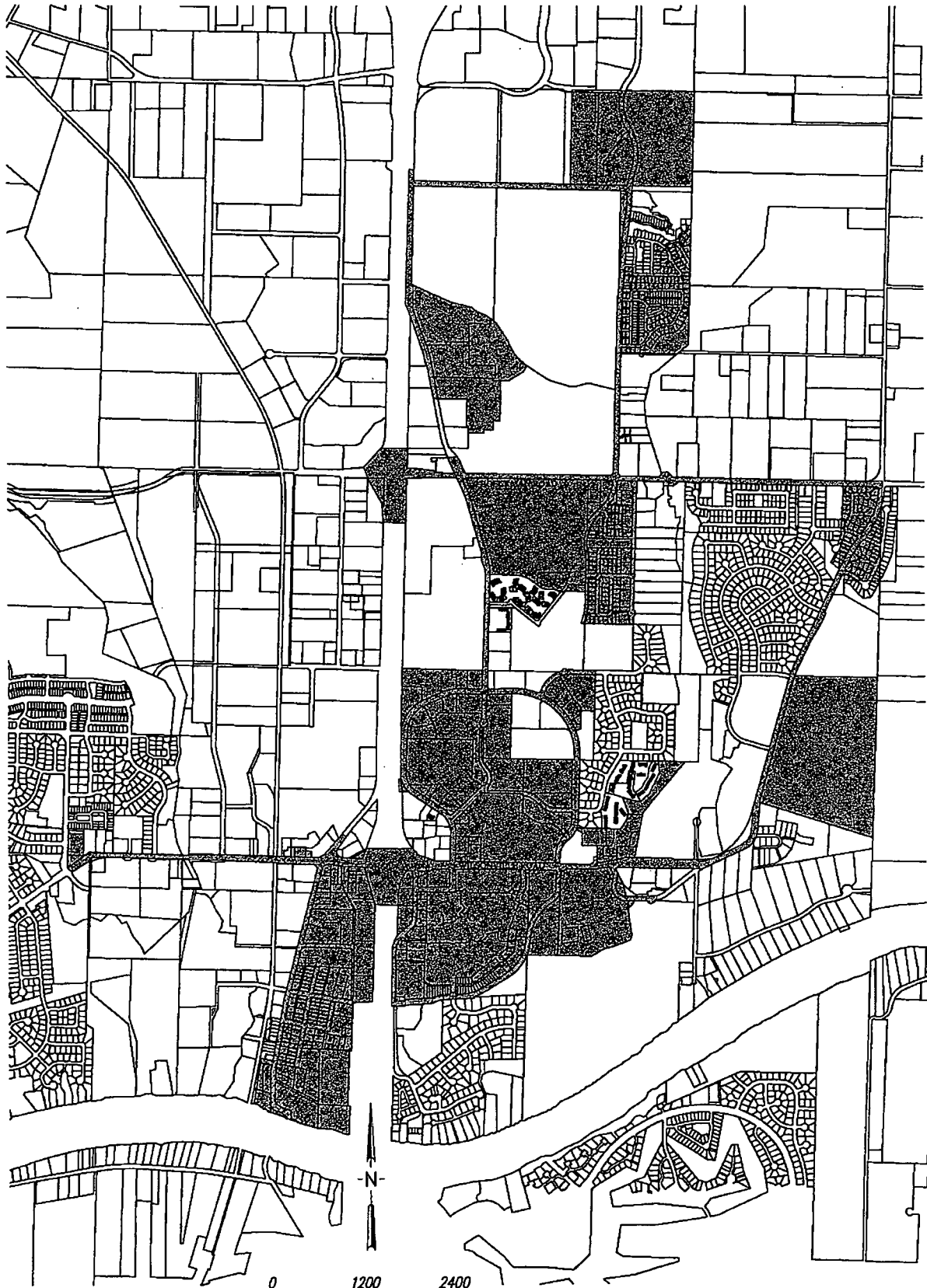
**Commencing** at a point of intersection of the West-right of way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872), Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;



- 1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
- 2. Thence North along the West line of Tax Lot No. 406 to the point of intersection of said West line with the South right of way line of said Town Center Loop East;
- 3. Thence along said right of way line Easterly and Southerly to the **Point of Commencement**.

Excepting:

**Tax Lot 2702 per Assessor's Plat 3 1W 13CD, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.**

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **six-hundred sixty (660)** acres, more or less.



 Urban Renewal Area  
 Urban Renewal Boundary

SCALE: 1" = 1200'

## East Side Urban Renewal Boundary

Revised Per: U.R.A. Resolution No. 32, No. 59 & No. 102  
 And City of Wilsonville Resolution No. 1847 & No. \_\_\_\_\_

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**DRAFT**

**PLANNING COMMISSION  
RESOLUTION NO. LP07-0004**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING  
THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING  
THE YEAR 2000 PLAN PROPOSED 2007 SUBSTANTIAL AMENDMENT**

WHEREAS, the Wilsonville Planning Director submitted a proposed 2007 Substantial Amendment to The Year 2000 Plan ("East Side" Urban Renewal District) to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after providing the required notice, held a Public Hearing on July 11, 2007, to review The Year 2000 Plan Proposed 2007 Substantial Amendment and to gather additional testimony and evidence regarding the proposed amendment; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties; and

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt all Planning Staff Reports along with the findings and recommendations contained therein and, further, recommends that the Wilsonville City Council approve and adopt The Year 2000 Plan Proposed 2007 Substantial Amendment, as reviewed by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 11th day of July 2007, and filed with the Planning Administrative Assistant on July 12, 2007.

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Wilsonville Planning Commission

Attest:

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Linda Straessle, Administrative Assistant I



SUMMARY of Votes:

Chair Goddard: \_\_\_\_\_

Commissioner Guyton: \_\_\_\_\_

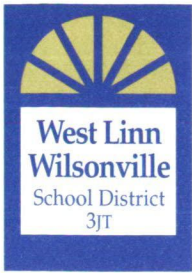
Commissioner Faiman: \_\_\_\_\_

Commissioner Hurst: \_\_\_\_\_

Commissioner Meyer: \_\_\_\_\_

Commissioner Peck: \_\_\_\_\_

Commissioner Phelps: \_\_\_\_\_



## West Linn-Wilsonville School District 3JT

### ADMINISTRATION BUILDING

P.O. Box 35 · West Linn, Oregon 97068 · 503-673-7000 or Fax 503-673-7001

August 10, 2007

Arlene Loble  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, OR 97070

Dear Arlene,

I have reviewed the proposed amendment to the Urban Renewal Plan. After our meeting, I also discussed this proposal with Board Chair, Mary Furrow.

Please accept this letter as support for the proposed amendments to the year 2000 Urban Renewal Plan.

Sincerely,

A handwritten signature in black ink that reads "Roger L. Woehl".

Roger L. Woehl, Ed.D.  
Superintendent



*Office of the Fire Chief*

Jeffrey D. Johnson, Fire Chief  
20665 S.W. Blanton Street, Aloha, Oregon 97007  
Office (503) 649-8577 Fax: (503) 649-2615

August 20, 2007

Ms. Arlene Loble, City Manager  
City of Wilsonville  
29799 SW Town Center Loop E  
Wilsonville, Oregon 97070

Dear Arlene:

Thank you for the opportunity to comment on the proposed 2007 Substantial Amendment to The Year 2000 Urban Renewal Plan.

As I understand the proposed improvements, most notably enhancements to Wilsonville Road and I-5 Exit 283, they will enhance TVF&R's and other emergency responders' response times. Additionally, it does not appear the Amendment will necessitate TVF&R adding resources to serve the community.

For these reasons, TVF&R supports the proposed transportation infrastructure improvements contained in this plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey D. Johnson', is written over a horizontal line.

Jeffrey D. Johnson  
Fire Chief



29799 SW Town Center Loop E  
Wilsonville, Oregon 97070  
(503) 682-1011  
(503) 682-1015 Fax Administration  
(503) 682-7025 Fax Community Development

**COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

DATE: August 20, 2007  
TO: Honorable Mayor and Councilors  
FROM: C.J. Sylvester, Redevelopment Director  
SUBJECT: The 2007 Substantial Amendment to  
The Year 2000 Urban Renewal Plan

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Background: The East Side Urban Renewal District (Year 2000 Plan Area) has reached the maximum indebtedness adopted in response to Measure 50. This means that no more funds are available from this district for any projects unless the amount of maximum indebtedness is revised. A Substantial Amendment to the existing Plan is required in order to accomplish this.

By far the largest and most complex projects requiring urban renewal funding are improvements proposed to Wilsonville Road and the I-5 Interchange. Urban renewal funds for these projects will be supplemented by state transportation monies, SDCs, and developer contributions. The improvements include widening Wilsonville Road to six lanes between Town Center Loop West and Boones Ferry Road, reconstructing the Wilsonville and Boones Ferry roads intersection, and improving Boones Ferry Road south of Wilsonville Road. Improvements to the interchange add much needed capacity, even at Level of Service E, as well as bicycle and pedestrian improvements.

Two other road projects from the existing Year 2000 Plan that require some level of public funding in order to move forward are Canyon Creek Road South and Old Town Streets. These projects were included in the original Year 2000 Plan but remain unfunded in the absence of this Substantial Amendment.

The purchase of the 12-acre Wesleyan Church property has been identified as an important project for urban renewal funding. Since the loss of the Thunderbird Mobile Home Park, which included 250 affordable residential units primarily for the elderly, the Agency and City Council have considered the important role the Agency can play in the provision of affordable housing. The church property includes over 3-acres of land that can be used as the foundation for a development partnership to construct affordable senior housing. The property further includes open space in the Boeckman Creek Corridor which will assist in future public access to this important community resource. And lastly, the church buildings complete a civic campus that includes the adjacent Community/Senior Center and old City Hall.



Additional monies are identified for affordable housing to supplement the acquisition of property for this purpose. The need for affordable housing has been well documented in the 2005 Residential Needs Assessment by Winterbrook Planning and the 2006 Wilsonville Pilot Project Needs Assessment by Metro.

Livability projects round out the Substantial Amendment. Historically, livability projects have had a small financial impact but a significant impact on livability and safety within the district. In the past, livability projects have included landscape and fencing improvements along arterials and in the commercial core of town; and signalized pedestrian cross walks near schools and other key locations in the district.

The Council has been discussing a possible Substantial Amendment to The Year 2000 Plan and these projects in particular since the Council retreat in January of this year.


On June 18, 2007, the Urban Renewal Agency Board adopted URA Resolution No. 157 authorizing preparation of a Substantial Amendment to The Year 2000 Plan to increase the maximum indebtedness by an amount not to exceed \$39 million for the projects noted above.

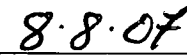
On July 11, 2007, the Planning Commission adopted Resolution No. LP-7-0004 recommending the City Council adopt an ordinance approving The Year 2000 Plan 2007 Substantial Amendment.

Notice of this August 20, 2007, public hearing was mailed to every property owner in the city. Further, an informational brochure was mailed to every postal patron in the city.

As required by statute, every over-lapping taxing authority was sent a copy of the proposed Substantial Amendment and requested to comment on or before the Public Hearing this evening.

Recommendation: Staff recommends Council hold a public hearing and adopt an Ordinance approving the 2007 Substantial Amendment to The Year 2000 Plan.

  
\_\_\_\_\_  
C. J. Sylwester  
Redevelopment Director

  
\_\_\_\_\_  
Date

BJH2360-05

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