



Downtown Urban Renewal Advisory Committee Meeting
February 2, 2022



How TIF Works

How Urban Renewal Works

Urban renewal is a way governments can set aside property tax money to reinvest in an area that is run-down, unsafe or economically stagnant.

1. Pick a spot

City leaders choose an area in need of help and adopt a list of projects for a new urban renewal area.



2. Divide taxes

This is not a new tax. When the assessed value of property in the urban renewal area increases, additional property tax revenue is generated. This new growth in property tax revenue is divided off to pay for renewal projects. Taxes within the area pay for the projects in that area.



3. Seed revitalization

As value increases in the area, the new tax revenue allows for investment in projects to overcome problems and help create jobs, housing and commercial activity.



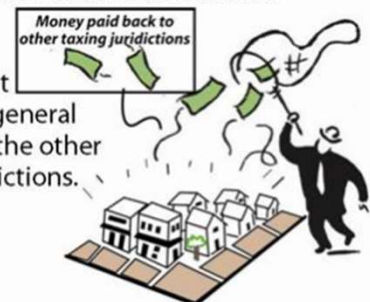
4. Watch it grow

New investment continues to grow the tax base and improve downtown Hillsboro. New projects are phased as new revenue becomes available. Jobs, housing and commercial activity continue to improve.



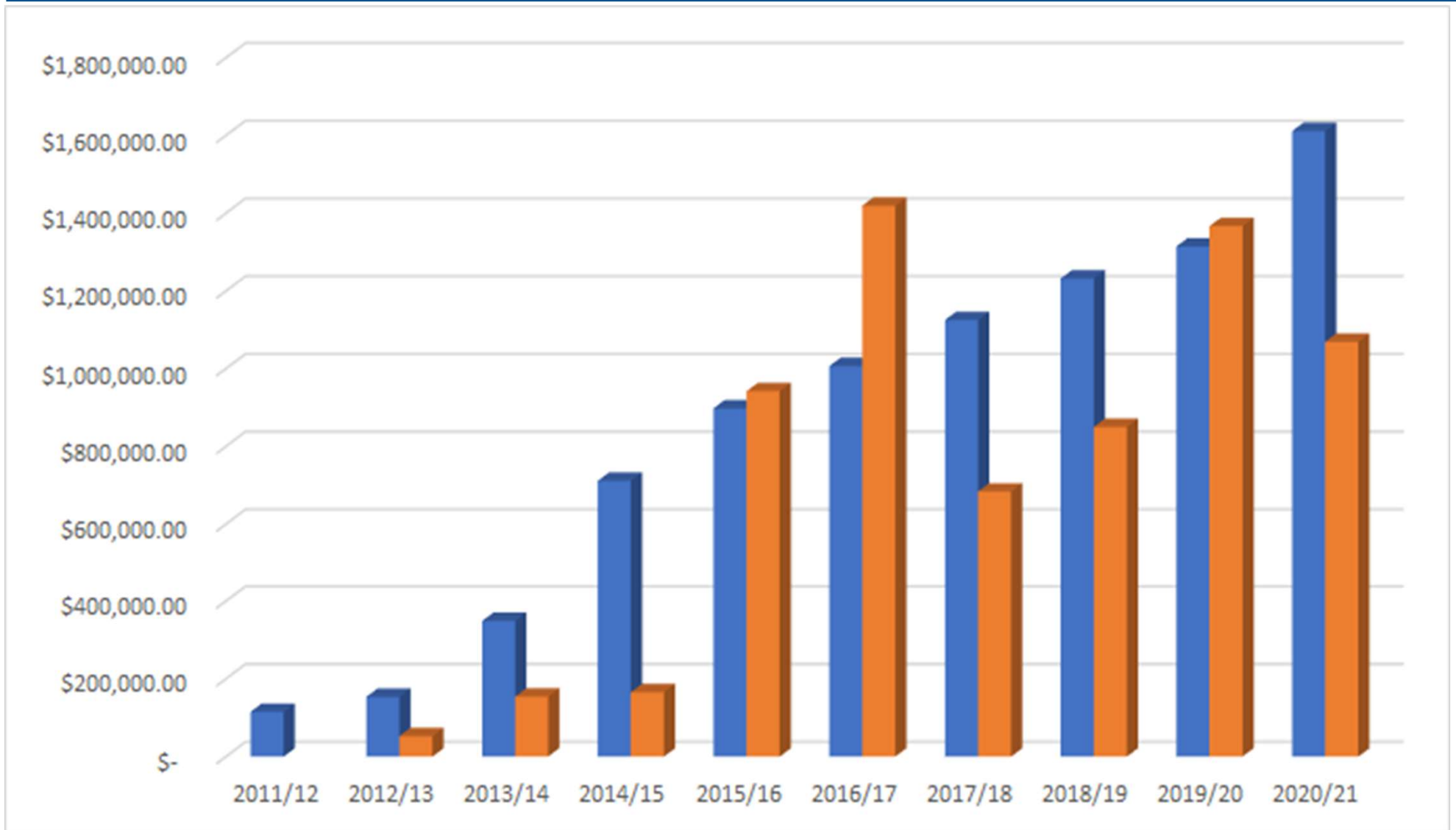
5. Share the growth

While there is an urban renewal area in place, some taxes go to renewal projects instead of flowing to the operating funds of the taxing districts in the area. Once the urban renewal projects are complete, the renewal area is retired and all the tax revenue goes to the general fund and to the other taxing jurisdictions.



Credit: Steve Cowden/The Oregonian

TIF Annual Revenues/Expenditures



Guidelines/Criteria for TIF Expenditures

- Impacts multiple project categories
- Focus throughout the Downtown Urban Renewal Area including districts such as 10th Ave, Oak & Baseline, Health & Education District, Historic Downtown
- Stimulates private investment
- New housing to generate activity/customer base
- Improve physical appearance of Downtown
- Stimulate new business activity

Summary: UR Eligible Projects

- Assistance for new development
- Storefront & Tenant improvements
- Public transportation facilities
- Public, cultural and community facilities
- Business development & workforce training
- Street improvements
- Streetscape improvements
- Housing
- Parks, trails, and recreation

URAC Role and Responsibilities

- City Council members, serve as the Hillsboro Economic Development Commission, and are responsible for final plan adoption and amendments, budget, and program and project decisions
- Staff develops plan amendments, budget, and program and project recommendations
- URAC meets annually or more frequently if projects dictate

URAC Role and Responsibilities

Topic Area	HEDC Role	URAC Role	Staff Role
Plan Amendments (Boundary Expansion, Policy Changes)	Responsible	Consulted	Responsible
Budget/Financing Approval	Responsible	Informed	Responsible
Program Establishment/Modification	Responsible	Informed	Responsible
Major Project (New Public Facility, Site Acquisition/Disposition, Major Infrastructure Projects)	Responsible	Consulted	Responsible
Minor Project (planting street trees, installing street furniture, beautification, due diligence assistance)	Informed	Informed	Responsible
Program Administration (Awarding Grants)	Informed	Informed	Responsible

Responsible: Entity that does the work. They complete the task/objective or make the decision.

Consulted: Entity who need to give input before the work can be done and signed-off on.

Informed: Entity who need to be kept aware of the work. This entity receives updates on progress/decisions, but are not consulted prior to the work occurring, and don't contribute directly to the task/decision.

Framework for URAC Membership

- 15 – 20 members
- Two-year terms appointed by Mayor with consent of City Council (HEDC)
- Geographic, demographic, organizational representation and diversity

Existing Downtown URAC Roster

Representatives from the following entities:

- Pacific University
- Tuality/OHSU
- Washington County
- Chamber
- Planning Commissioner
- Hillsboro School District
- Hillsboro Downtown Partnership
- Downtown Stakeholders
- Surrounding Neighborhoods (north, south, west)
- Who or what is missing?

Up next for URAC

- Refresh URAC roster and charter
- Refresh Public Involvement Plan
- Engage on Project/Program Specific efforts that may arise (Block 67, HPD Site, 10th Ave Visioning, other potential property acquisitions)
- Review Downtown URA Website for possible changes/enhancements

Downtown Hillsboro

