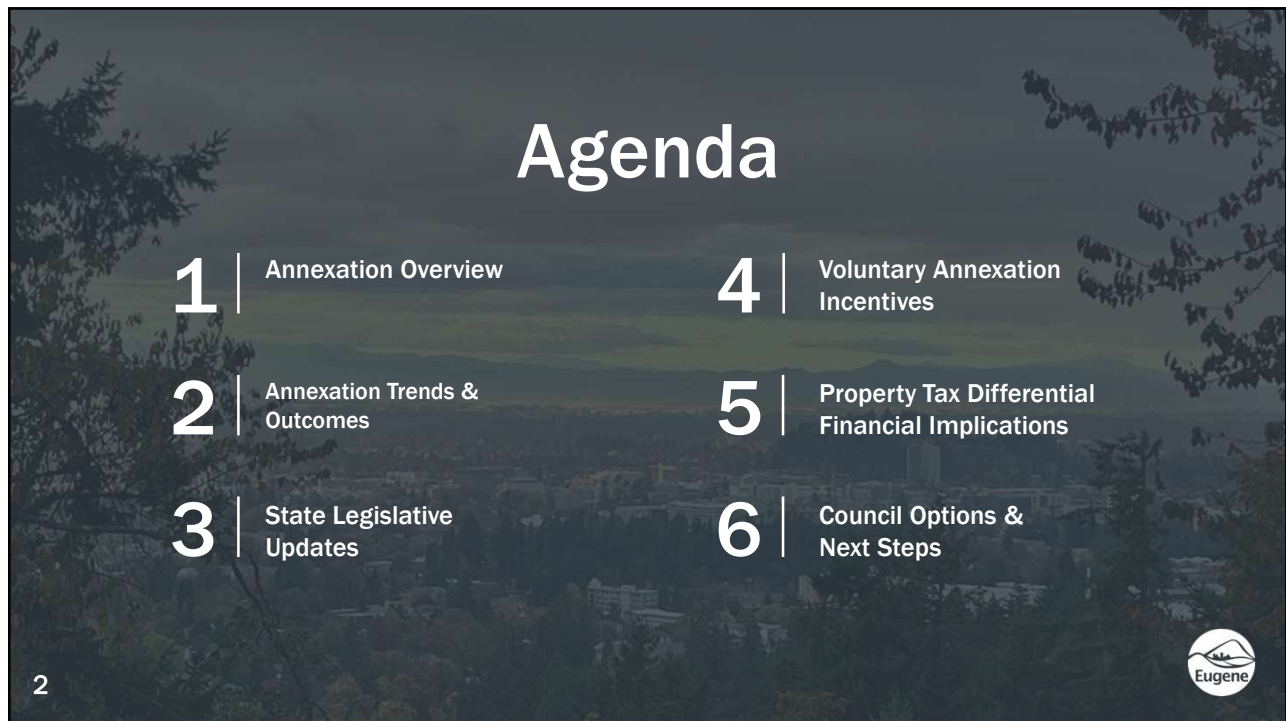




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Voluntary Annexations Follow-Up

Annexation Overview

3



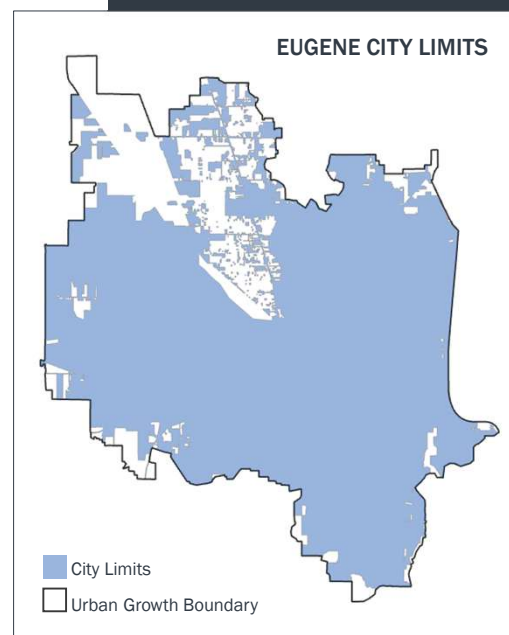
3

Annexation

Process in which a property is brought into city limits. To be eligible for annexation, a property must be:

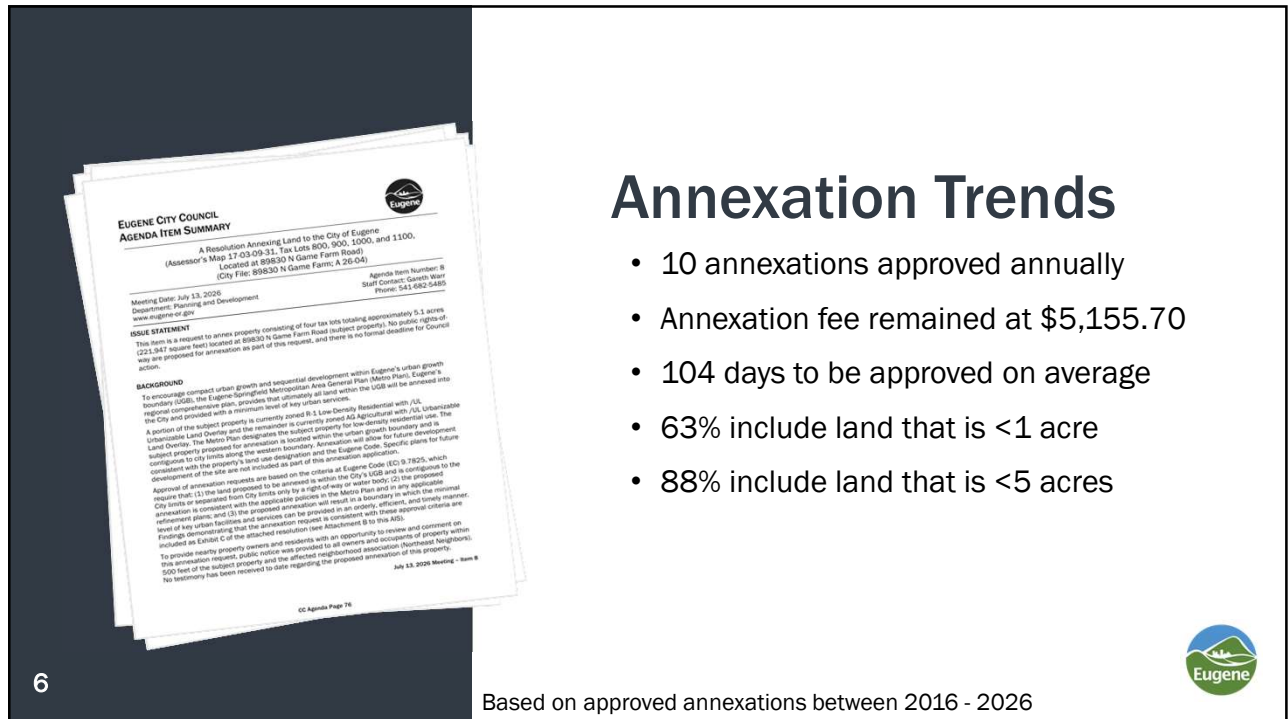
- Consistent with adopted plans/policies
- Have available urban services
- Inside Eugene's Urban Growth Boundary
- Contiguous to city limits

4



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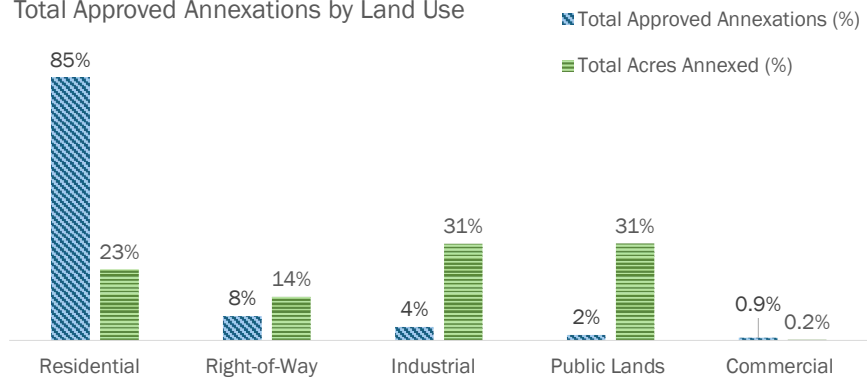
6

Annexations & Land Use

10 Year Analysis (2016-2026)

- Total Approved: 114
- Total Acres: 694

Total Approved Annexations by Land Use



7

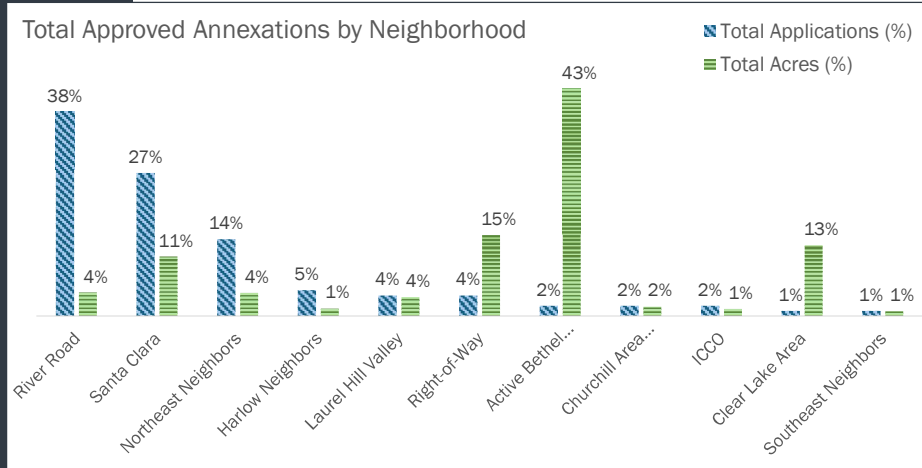
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Annexations & Neighborhoods

10 Year Analysis (2016-2026)

- Total Approved: 114
- Total Acres: 694

Total Approved Annexations by Neighborhood



8

8

Annexation Outcomes



Of annexed
properties
added
dwellings or
subdivided



New lots or
parcels were
created after
annexation



New dwelling
units were
created after
annexation



Years between
annexation
and
development
(Average)

9 Based on approved annexations between 2016 - 2026



9

Voluntary Annexations Follow-Up State Legislative Update

10

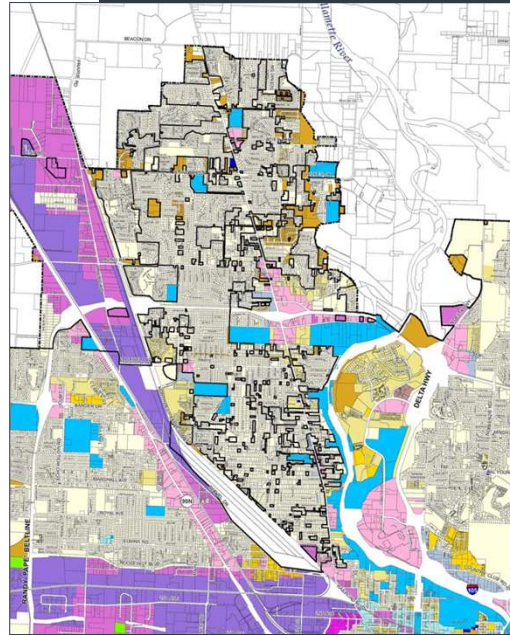


10

HB 4108

Allows **non-contiguous** properties to be eligible for annexation, if the property is:

- Designated for residential/mixed-use
- Connected to and receives urban water/wastewater/stormwater services
- Accessible by public road



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Voluntary Annexations Follow-Up Incentives

12



12

Voluntary Annexation Incentive Options

1

Targeted Outreach & Education

2

Right-of-Way Annexation

3

Application Fee Waivers

4

Property Tax Differential Program



13

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1

Targeted Outreach & Education

- Promotional information outlining annexation benefits and opportunities
- Modernizing resources and materials
- Interactive maps
- Expanding our education series



14

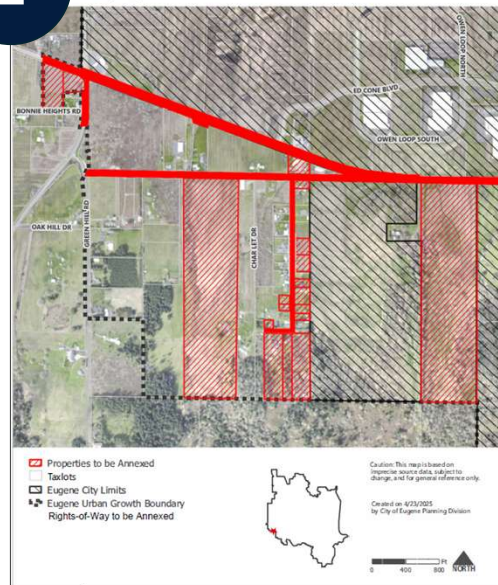
14

ROW Annexation

Annexation of Right-of-way (ROW) is a coordinated effort between Eugene and Lane County to annex streets inside the Urban Growth Boundary.

2

Crow Road Annexation (A 25-05)
Vicinity Map



15

15

3

Application Fee Waiver

- Waive or reduce Annexation Application Fee: \$5,155.70
- Fee incentives can be targeted
- Fee Modernization Project - 2027



16

16



4

Property Tax Differential

State law allows for City to approve phasing of City's property tax rate:

- Up to 10 years
- Must be less than the City tax rate
- Flexibility on how and where to apply



17

17

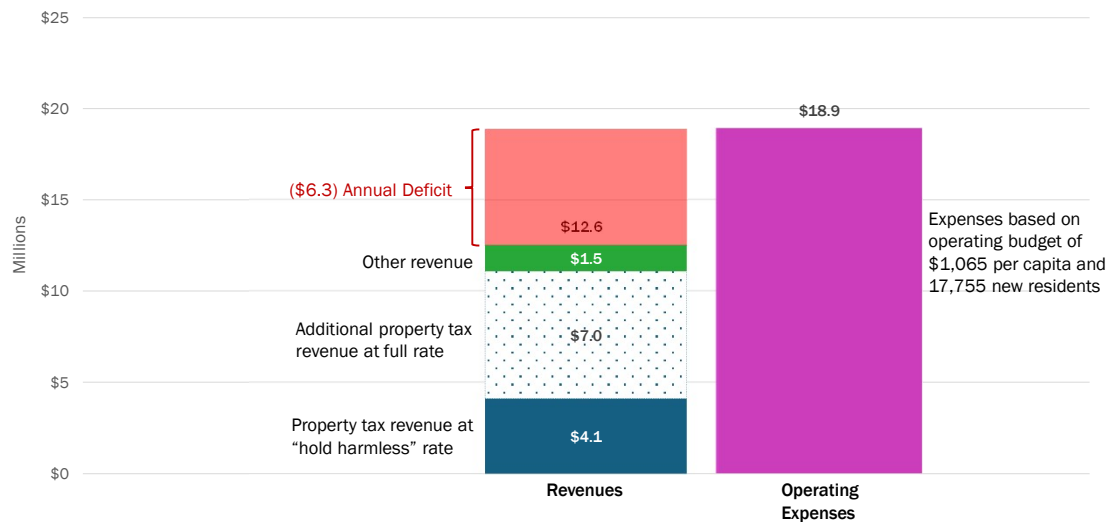
Voluntary Annexations Follow-Up Property Tax Differential Financial Implications

18



18

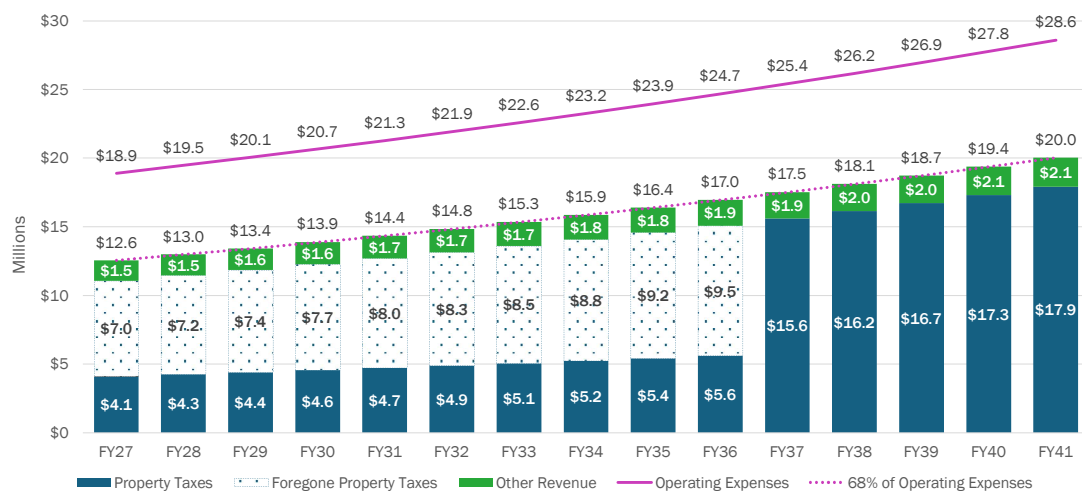
General Fund Annual Revenues & Expenses “What-If” 100% Annexation Scenario (\$ Millions)



19

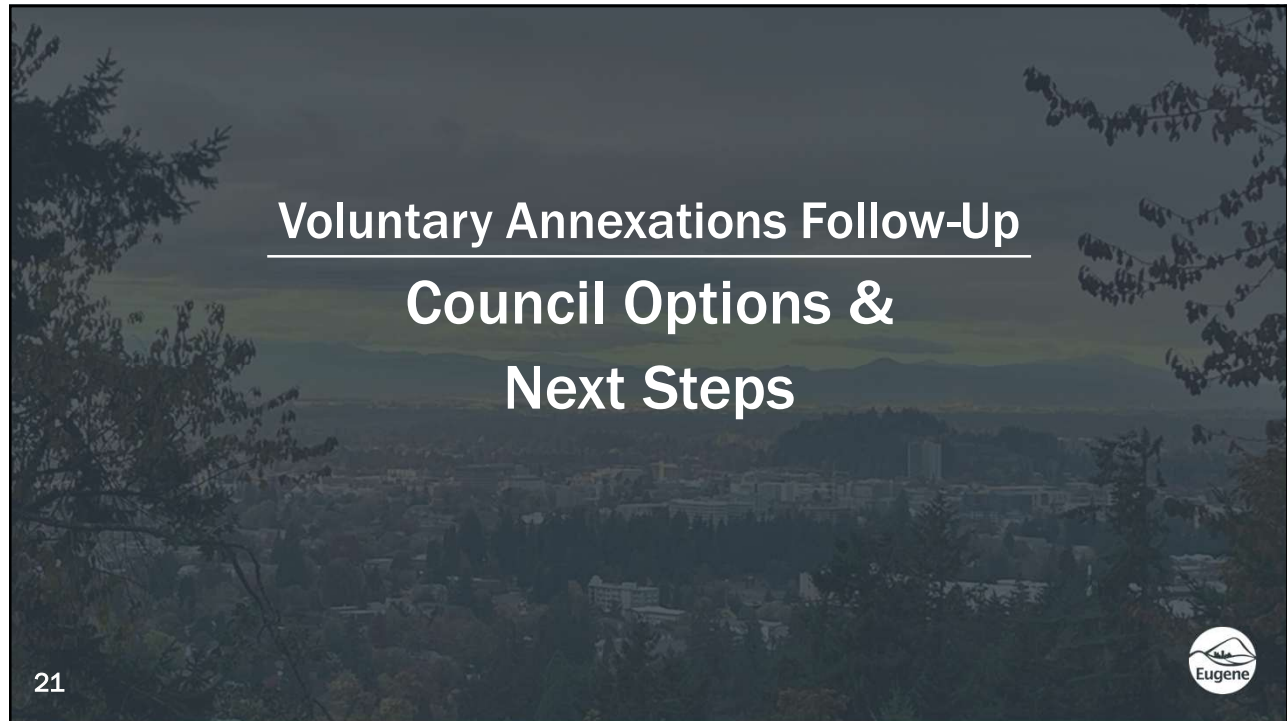
19

General Fund Long Range Financial Forecast “What-If” 100% Annexation Scenario (\$Millions)



20

20



21

A photograph showing two construction workers on a wooden frame of a building under construction. One worker is on a scaffold, and the other is on the roof structure. The sky is clear blue.

Property Tax Differential Program

If interested in implementation of a property tax differential program, Council could direct the City Manager to bring back a specific proposal, options, and estimated cost to establish a pilot program and a schedule for assessing the program's outcomes and financial impacts.

22



23

A photograph of two construction workers on a wooden frame structure under a clear blue sky. One worker is on a scaffold, and the other is on the frame itself.

Property Tax Differential – Possible Motion

“Move to direct the City Manager to bring back a proposal, options, and cost to establish a property tax differential pilot program for voluntary annexation incentive that would operate for 2-3 years, followed by an assessment of the program’s viability and outcomes.”

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