

Highway 99/Bethel Urban Renewal District

Community Development Division - April 2019



Issues and Questions to Address

- ▶ The creation of a new TIF district to enhance economic and community development
- ▶ To address urban 'blight'
- ▶ Act as a catalyst for job creation
- ▶ Further the develop and revitalization of infrastructure

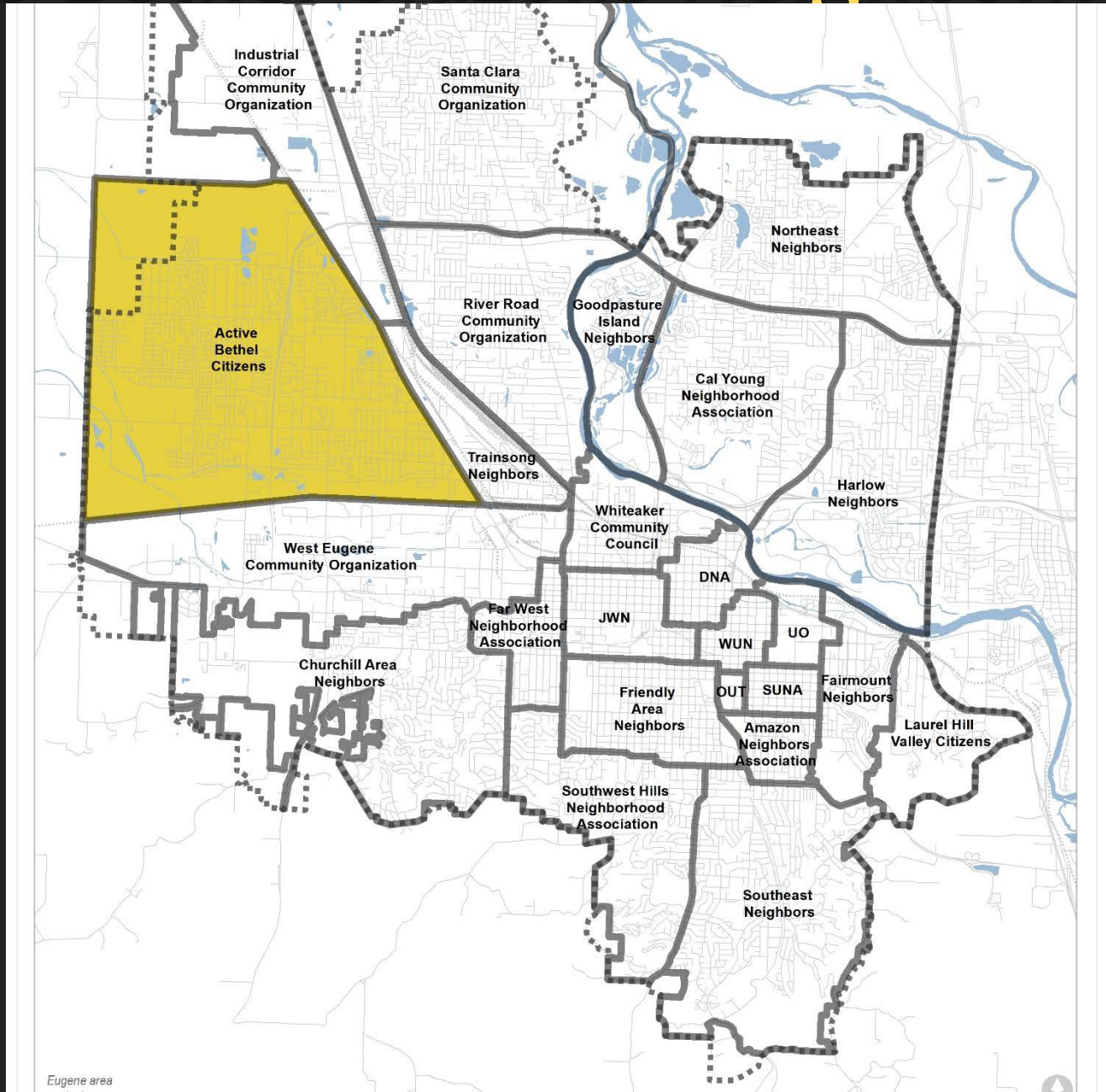
Organization

- ▶ Bethel neighborhood demographics
- ▶ Planning Documents: Bethel-specific and Citywide
- ▶ Overview of Urban Renewal
- ▶ What a Bethel UR District could look like

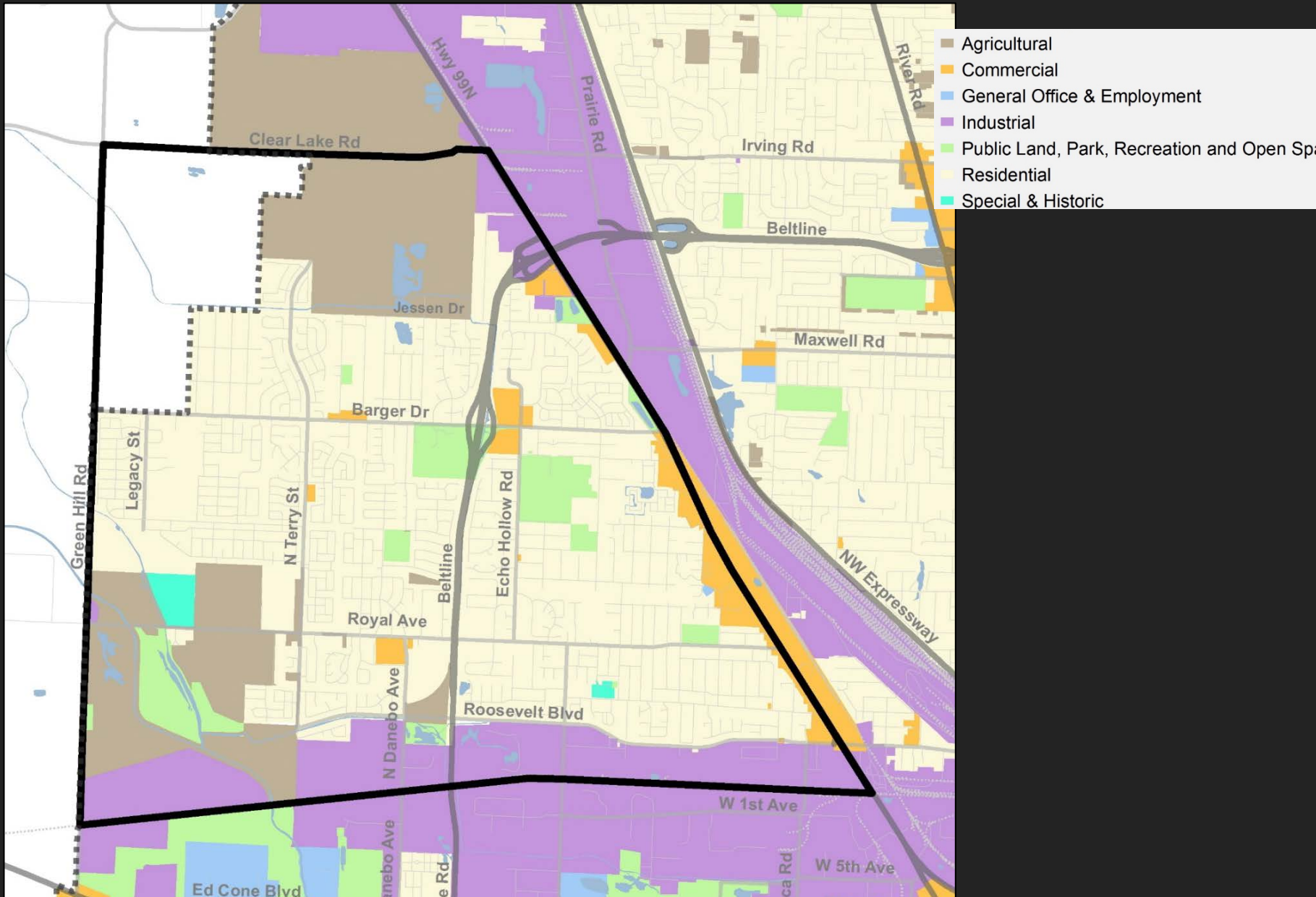
Active Bethel Citizens Neighborhood



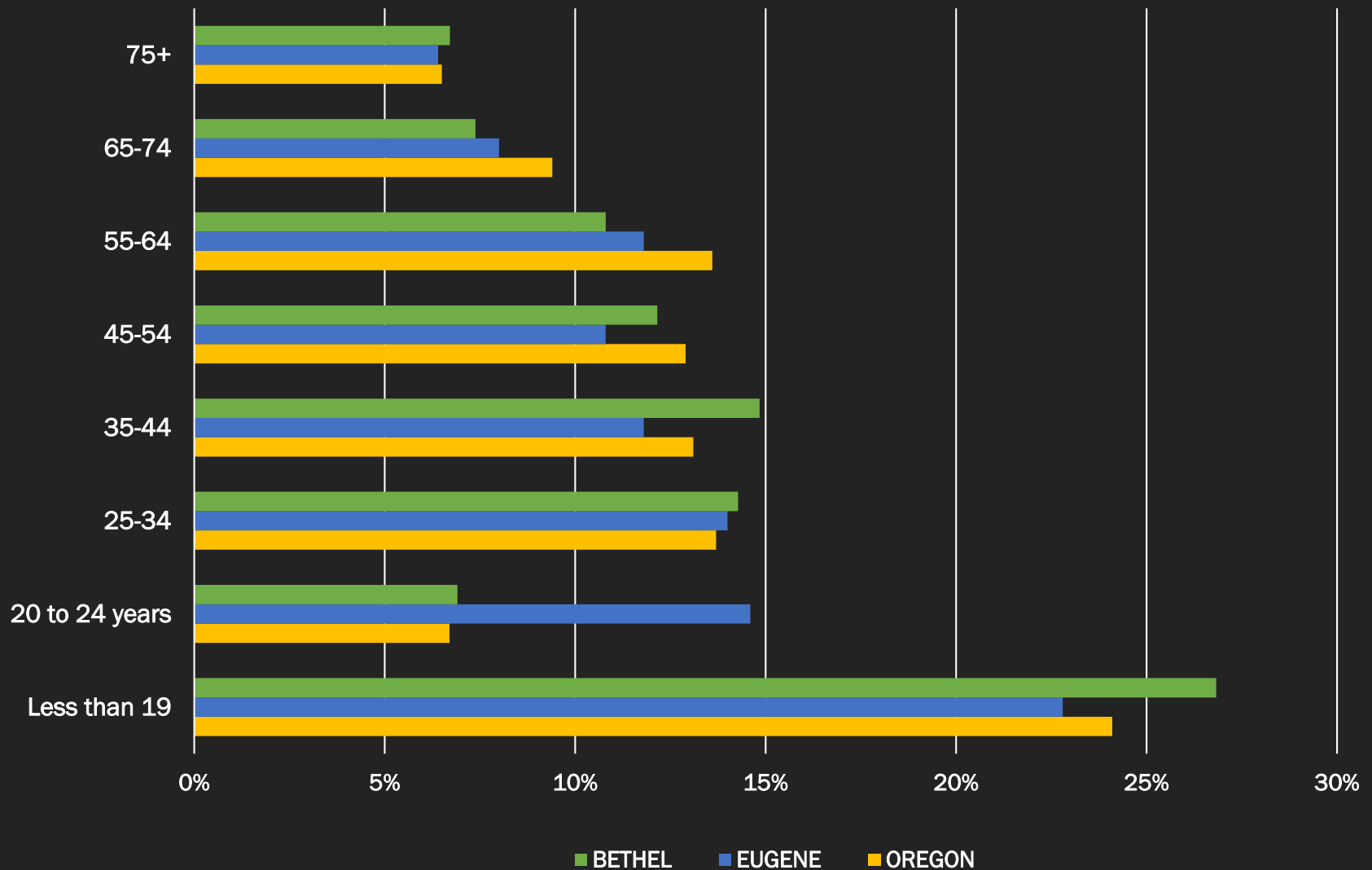
Active Bethel Citizens Neighborhood



Zoning

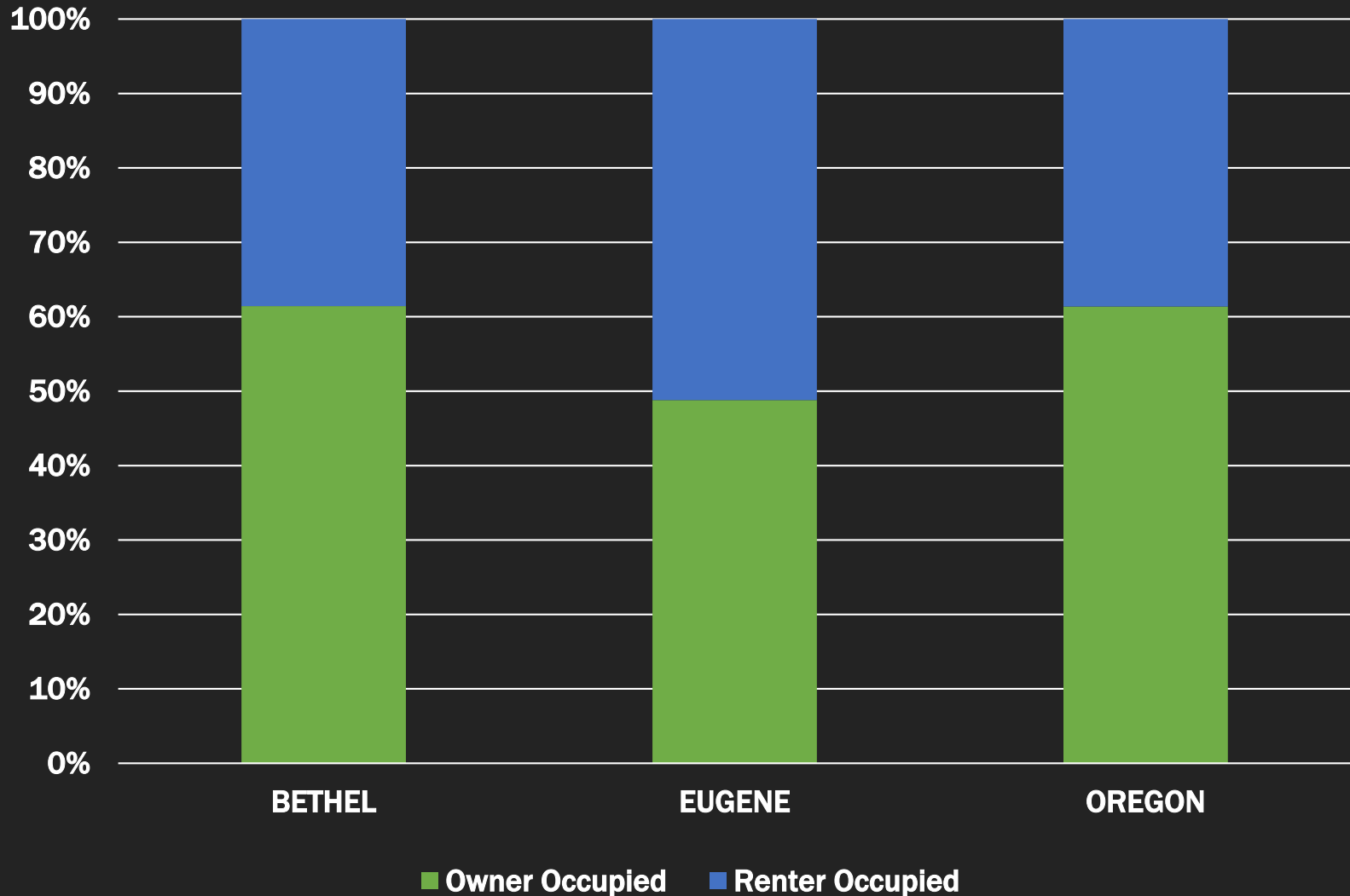


Age of Residents



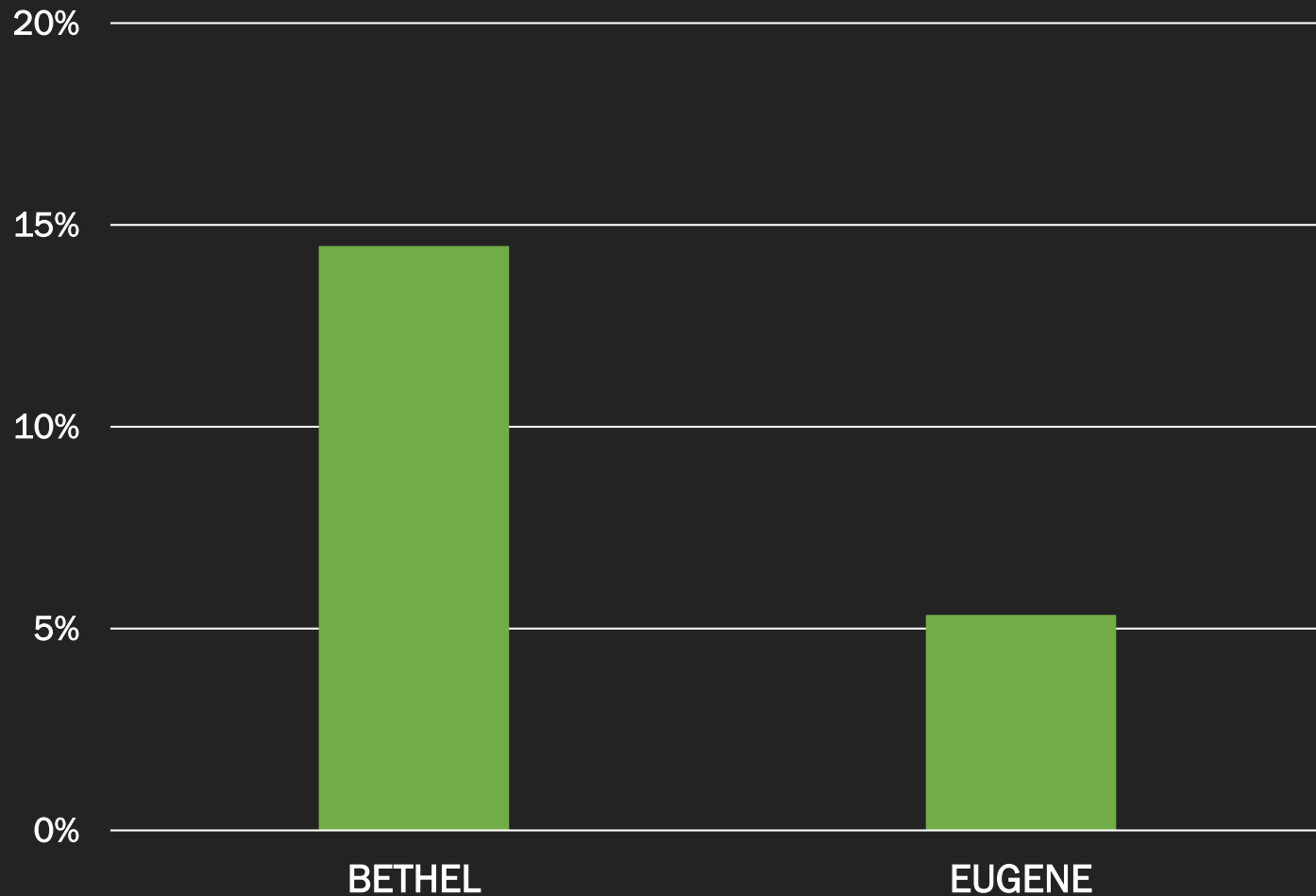
Source: American Community Survey, 2016 Estimates

Housing Tenure

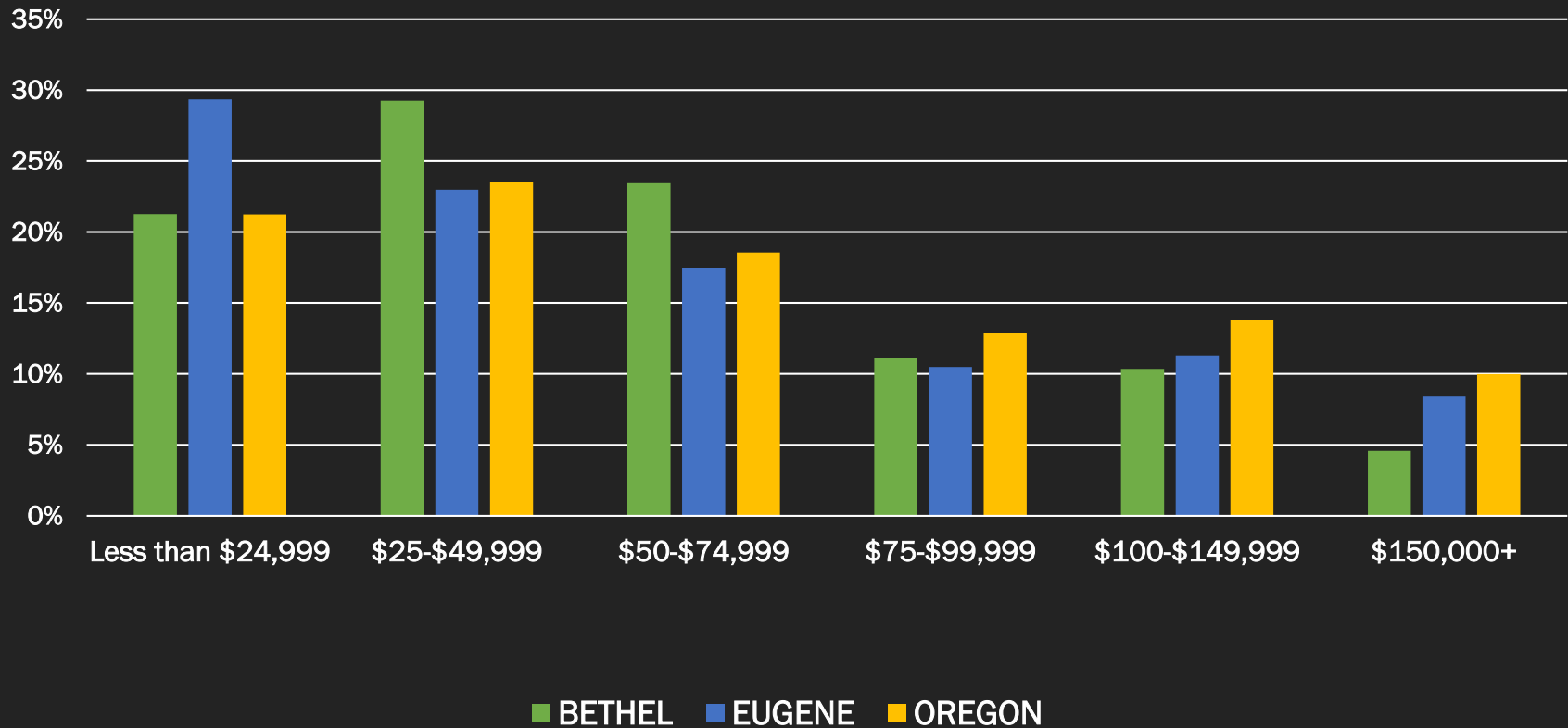


Source: American Community Survey, 2016 Estimates

Latino Population

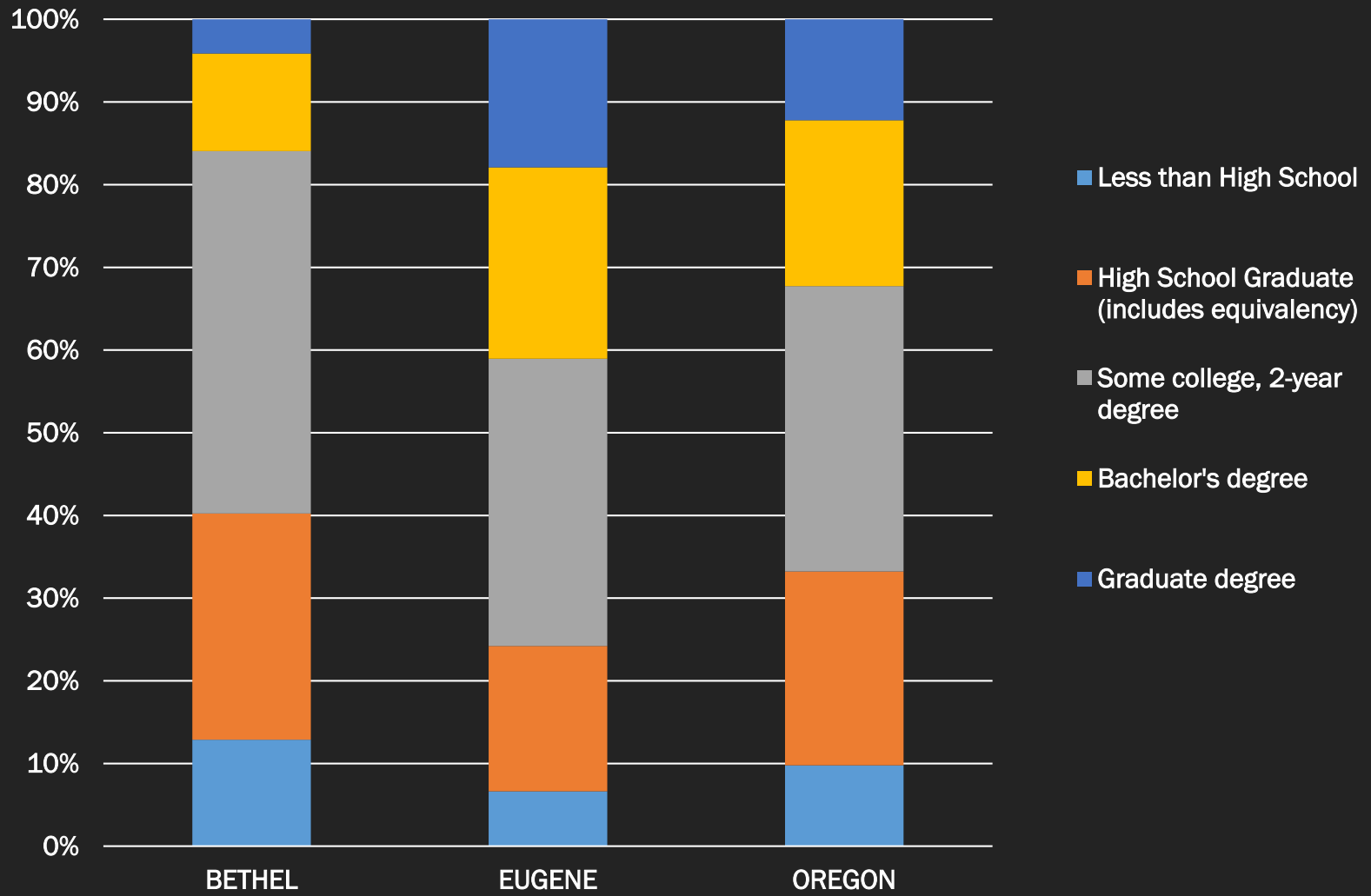


Household Income



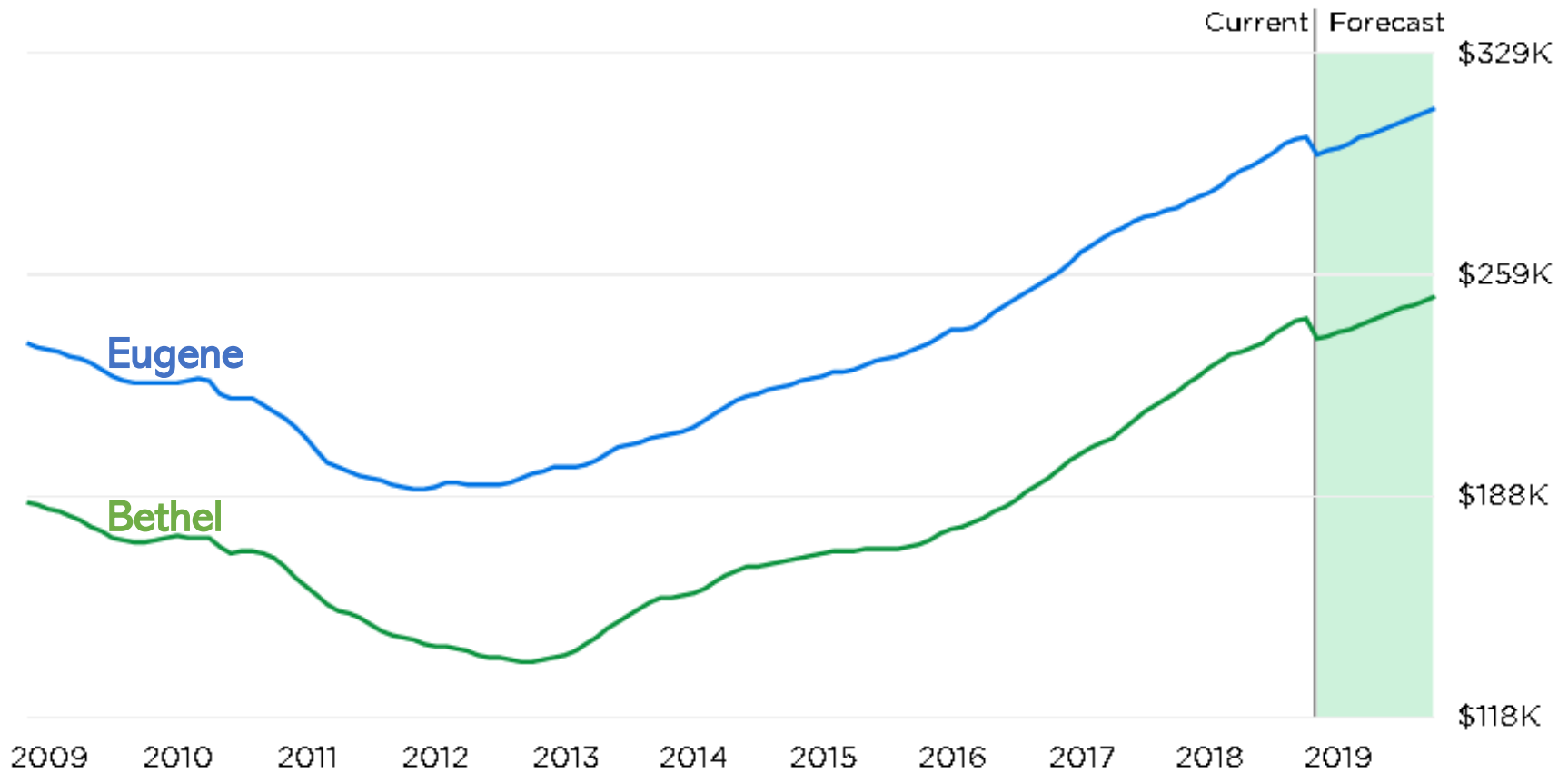
Source: American Community Survey, 2017 Estimates

Education Levels (25 years and older)



Source: American Community Survey, 2017 Estimates

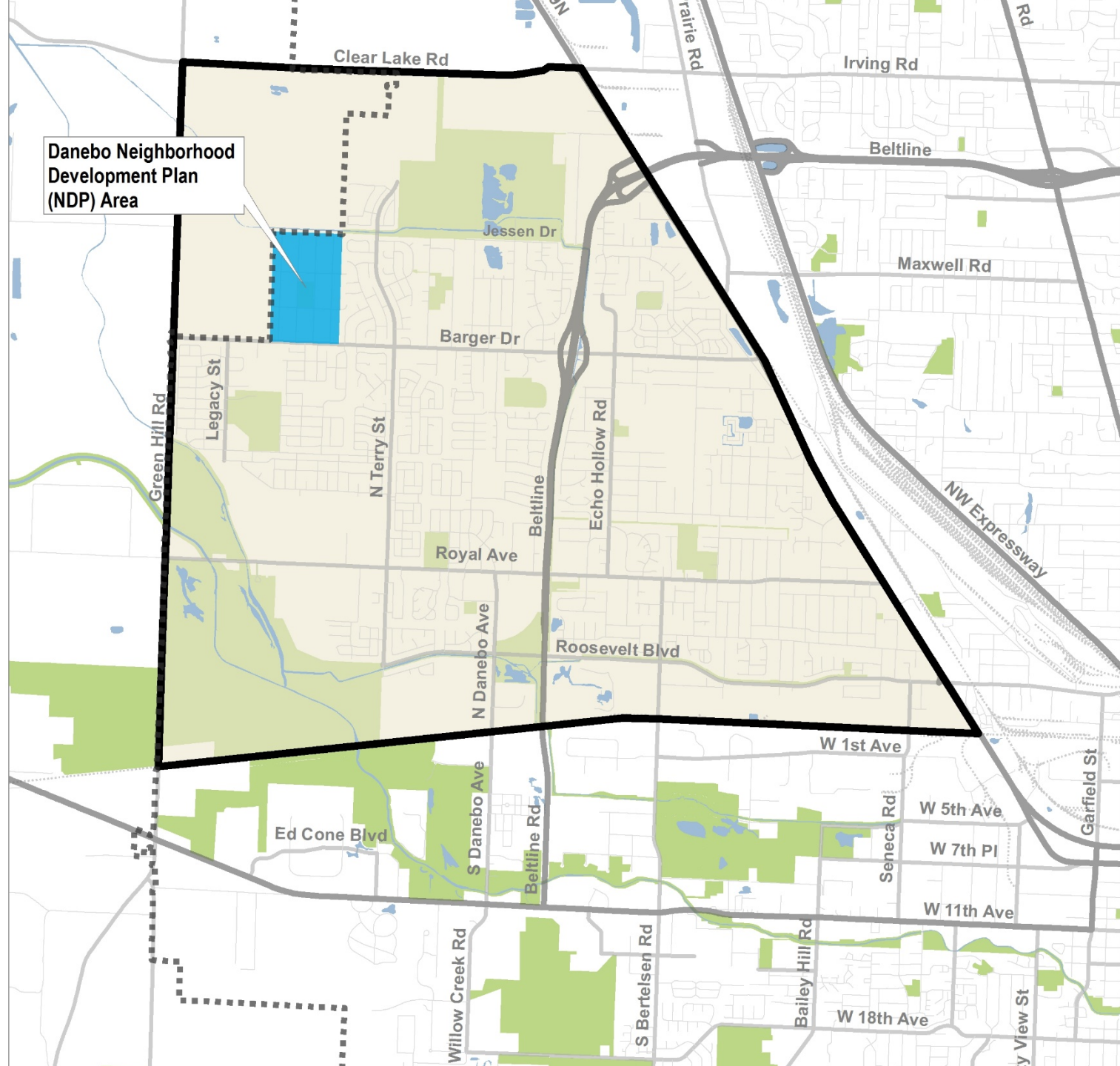
Home Values



Bethel-Specific Planning

- ▶ Danebo Neighborhood Development Program—1970
- ▶ Bethel Refinement Plan –1975 and 1982
- ▶ Bethel Refinement Plan Phase 2—1977 and 1979
- ▶ Build a Better Bethel—2015
- ▶ Clear Lake Development Strategy—in process

Danebo Neighborhood
Development Plan
(NDP) Area

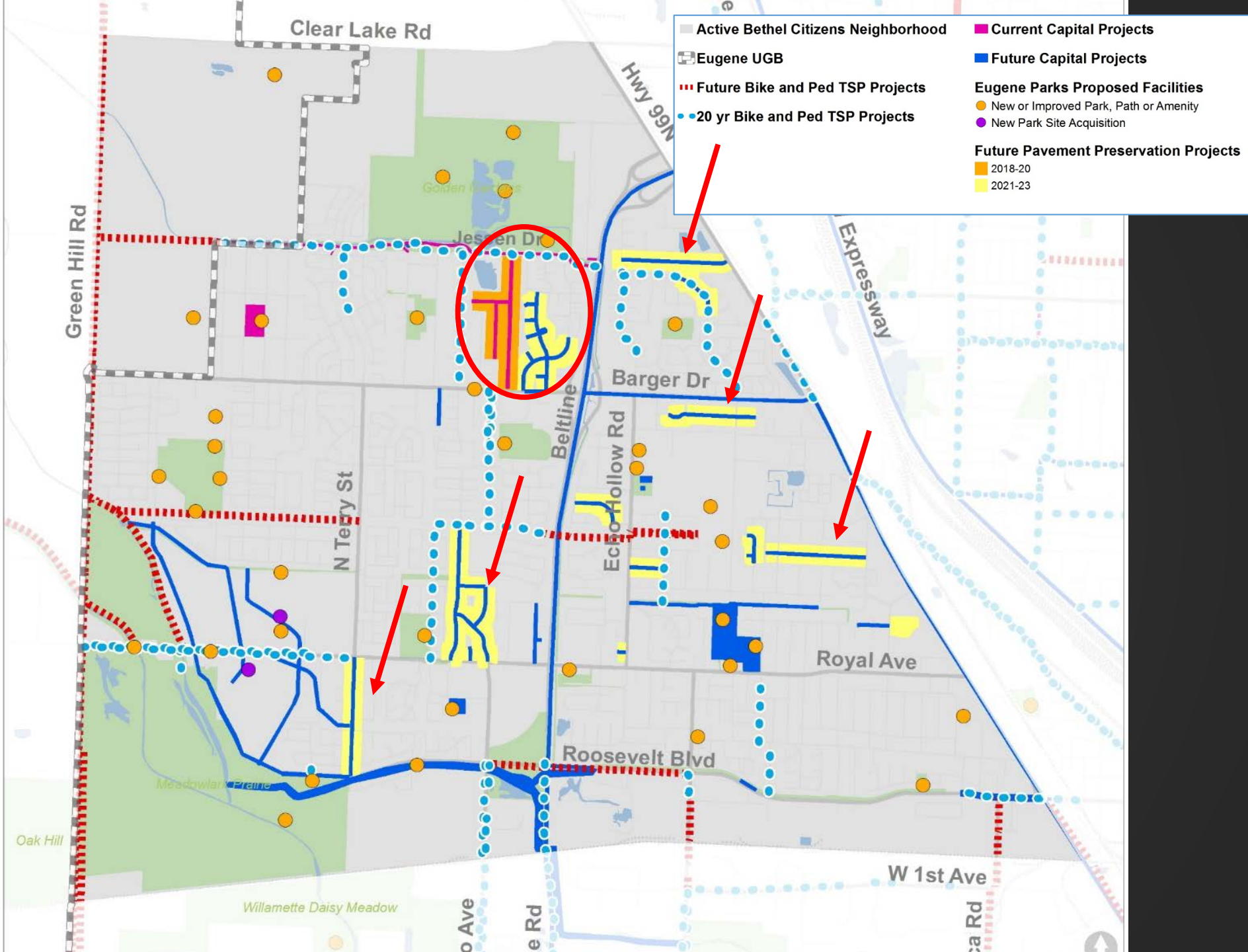


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City-wide Planning

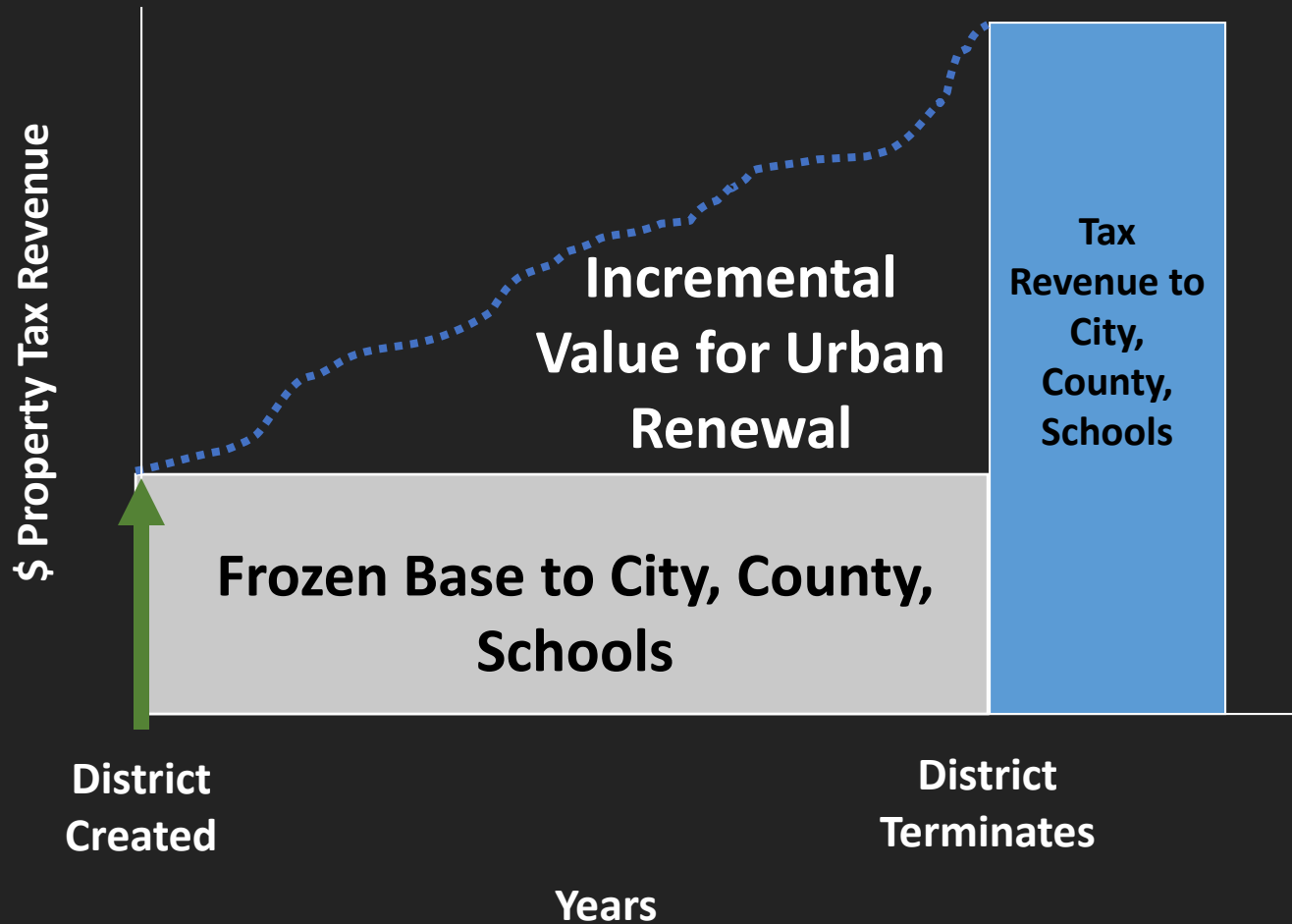
- ▶ Pedestrian Bicycle Master Plan—2012
- ▶ Metro Plan—2015
- ▶ Envision Eugene—2017
- ▶ Transportation System Plan—2017
- ▶ Eugene Parks and Recreation System Plan—2018
- ▶ Moving Ahead—in process



Urban Renewal in Oregon

- ▶ Enabled by state legislation (ORS 457)
- ▶ Urban Renewal District has a Plan that documents planned improvements
- ▶ Improvements are intended to stimulate private investment and attract new businesses, jobs, and residents
- ▶ Improvements are financed with Tax Increment Financing (TIF)

Tax Increment Financing



Why TIF?

Useful tool to focus public funds on specific investments in a particular area to catalyze private investment.

What can TIF fund?

- ▶ **Repair and rehabilitation of buildings and improvements**
- ▶ **Acquisition, sale, and lease of real property**
- ▶ **Clearance or rehabilitation of property acquired by the URA**
- ▶ **Construction or reconstruction of streets, utilities, and site improvements**

Rehabilitation of Buildings



Rehabilitation of Buildings



Acquisition and Sale of Real Property



Acquisition and Sale of Real Property

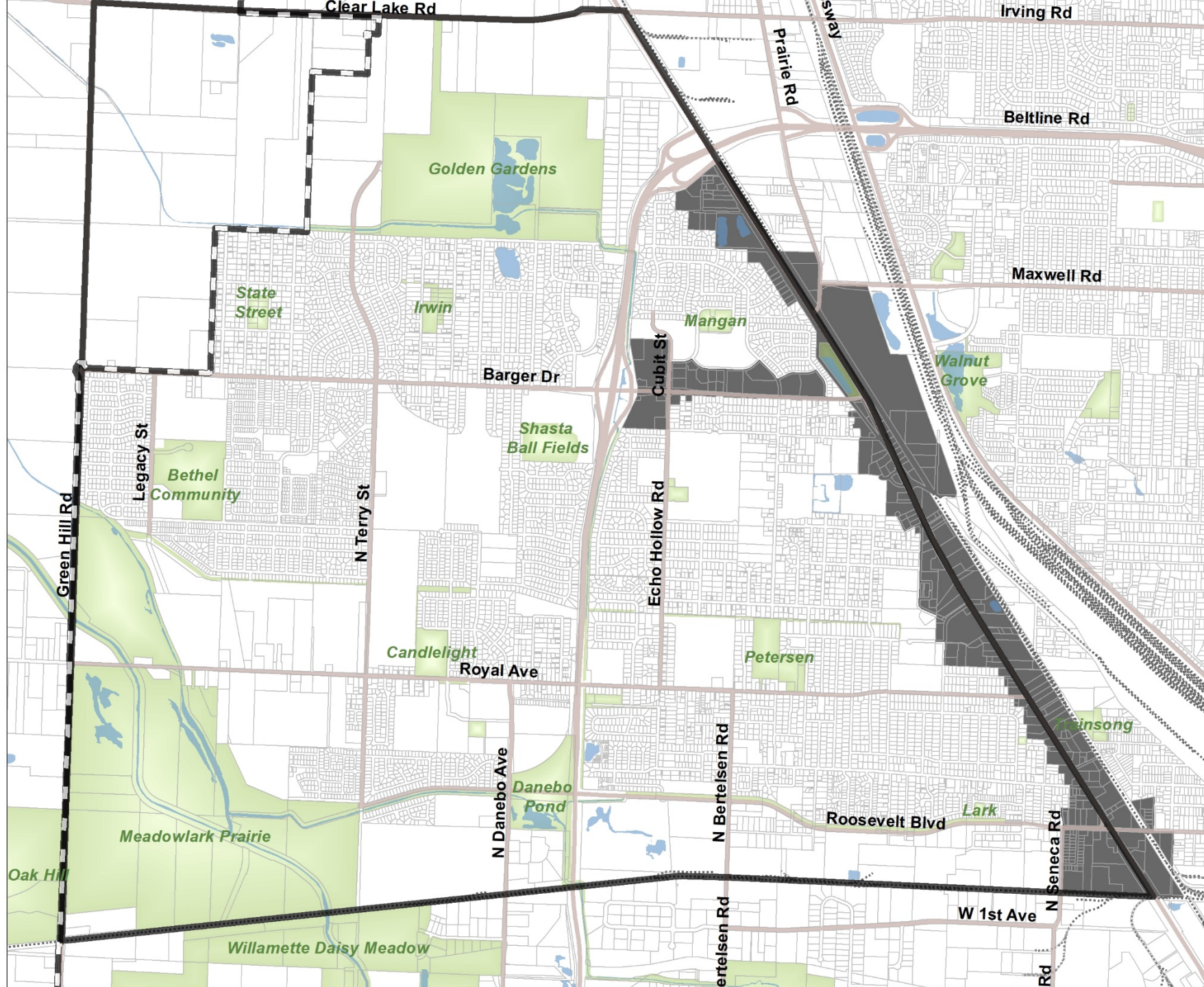


Construction of Infrastructure



Steps to Create an Urban Renewal District

- ▶ Define the geographic area and long-term goals
- ▶ Identify investments that help achieve long-term goals
- ▶ Set the boundary and calculate the frozen base
- ▶ Identify maximum indebtedness
- ▶ Write and adopt Urban Renewal Plan



Estimated Tax Increment Revenue

Year	Incremental Tax Revenue- Annual
1	\$57,000
5	\$304,000
10	\$657,000
15	\$1,065,000
20	\$1,539,000

Other Tools for Redevelopment

- ▶ Neighborhood Plan
- ▶ MUPTE
- ▶ Opportunity Zone
- ▶ Enterprise Zone
- ▶ Business Loan program
- ▶ Affordable Housing programs

