

# ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2020

FY 2019/2020

Fairview Urban Renewal  
Agency

This report fulfills the requirements, prescribed in ORS 457.460, for the filing of an annual report detailing the financial activity of an urban renewal area established in Oregon.



# Annual Report for Fiscal Year Ending June 30, 2020

## FAIRVIEW URBAN RENEWAL AGENCY

### URBAN RENEWAL AREA BACKGROUND AND MAXIMUM INDEBTEDNESS

The Fairview Urban Renewal Plan (Plan) was adopted by the the City of Fairview on November 7, 2018. The maximum indebtedness (MI) established in 2018 for the Fairview Urban Renewal Plan is \$51,000,000. The maximum indebtedness is the total amount of funds that can be spent on projects, programs, and administration in the urban renewal area over the life of the urban renewal plan. The project summary is shown in Exhibit A.

### Urban Renewal Goals

The guiding document is the Fairview Urban Renewal Plan and Report, which lists a series of goals and objectives to guide activities in the urban renewal area. Goals listed in the Plan are as follows:

#### **A. Economy**

Goal 1. Create conditions that are attractive to the growth of existing businesses and attract new businesses to create new jobs and increase assessed value in the Area.

Objectives:

- a) Establish a Loan to Grant Program to encourage private developments.
- b) Provide Utility System Development Charge Assistance.
- c) Provide incentives to Village Live Work developments.
- d) Pursue and provide for purchase, resale and development or redevelopment of property.

Goal 2. Remove barriers to development and redevelopment by providing needed utility infrastructure improvements in the Area. Spur economic development and job creation from new development created due to infrastructure improvements.

Objectives:

- a) Participate in the funding for upgrading the water system by installing water system Well #10 and rehabilitating Reservoir #1.

- b) Participate in the funding for the construction of the Sandy Boulevard Sewer Trunk Line.

Goal 3. Improve the safety, access and efficiency of the transportation network and create a sense of place in the Area to improve conditions for existing residents and encourage new development in the Area.

Objectives:

- a) Construct pedestrian improvements on NE 223<sup>rd</sup> Avenue
- b) Implement the Main Streets on Halsey Plan.
- c) Undertake street and multimodal improvements that make transportation safe for all modes of travel.
- d) Construct Roundabout features on Haley's Street's major intersections.
- e) Install right-of-way improvements on Halsey Street, NE 223<sup>rd</sup> Avenue, Depot Street, Sandy Boulevard and Fairview Parkway.
- f) Install streetscape and gateway improvements on Fairview Parkway.
- g) Develop a Park and Ride station with a bike hub.
- h) Develop the Trails Next to Rails project.
- i) Provide additional public parking in Fairview Village.
- j) Install public art in the Area.

The entire Fairview Urban Renewal Plan can be found on the City of Fairview website, [www.fairvieworegon.gov](http://www.fairvieworegon.gov).

## FINANCIAL REPORTING

Pursuant to ORS 457.460, a detailed accounting of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information responds to the requirements of this statute.

### Maximum Indebtedness

The maximum indebtedness (MI) is \$51,000,000. The remaining MI as of FYE 2020 is \$46,758,156.

### Money Received

In FY 2019/2020 \$3,635,793 was received by the Agency as shown below in Table 1.

**Table 1. FY 2019/20 Revenues**

Revenues	FY 2019/20
Division of Taxes	\$108,616
Interest	\$67,178
Debt Proceeds	\$3,460,000
<b>TOTAL:</b>	<b>\$3,635,794</b>

Source: City of Fairview Budget Report June 30, 2020 (unaudited)

### Money Expended

In FY 2019/2020, \$699,034 was expended. The expenditures are shown by category below in Table 2.

**Table 2. FY 2019/20 Expenditures**

Expenditures	FY 2019/20
Materials and Services	\$167,169
Capital Outlay	\$292,708
Debt Service	\$185,358
Debt Issuance Costs	\$53,800
<b>TOTAL:</b>	<b>\$699,035</b>

Source: City of Fairview Budget Report June 30, 2020 (unaudited)

### Estimated Revenues

The estimated revenues for FY 2020/21 are \$3,288,287 including \$3,050,315 as a beginning fund balance, \$197,972 in division of tax revenues, and \$40,000 in other revenues.

## Adopted Budget for Current Fiscal Year, FY 2020/21

**Table 3. Budget FY 2020/21 Urban Renewal Fund**

<b>Revenues</b>	<b>FY 2020/21</b>
Division of Taxes	\$197,972
Beginning Fund Balance	\$3,050,315
Other Resources	\$40,000
<b>TOTAL:</b>	<b>\$3,288,287</b>
<b>Expenditures</b>	<b>FY 2020/21</b>
Materials and Services	\$1,745,563
Capital Outlay	\$1,240,000
Debt Service	\$259,466
Contingencies	\$43,258
<b>TOTAL:</b>	<b>\$3,288,287</b>

Source: Fairview Urban Renewal Agency Adopted Budget FY 2020/21

### Impact on Taxing Districts

The revenues foregone by local taxing districts due to urban renewal are shown in Table 4. This information is from Multnomah County Assessor records, Table 4e.

Urban renewal agencies do not create an additional tax. Instead, during the urban renewal area's lifespan, overlapping taxing districts "forego" a portion of their permanent rate. Once the urban renewal area is terminated, the taxing jurisdictions receive the full permanent rate of taxes. The Reynolds School District and the Multnomah Education Service District are funded through the State School Fund on a per pupil allocation. There is no *direct* impact of urban renewal on their funding. The State School Fund is funded through property tax allocations, but also through other state resources.

**Table 4. Impacts on Permanent Rate Levy FY 2019/20**

<b>Taxing Jurisdiction</b>	<b>Permanent Rate Levy</b>
Port of Portland	\$461
City of Fairview	\$25,832
Metro	\$692
E. Multnomah Soil and Water	\$692
Multnomah County	\$32,213
Multnomah County Library	\$8,918
Multnomah Education Service District	\$3,383
Mt. Hood Community College	\$3,613
Reynolds School District	\$33,059
<b>TOTAL:</b>	<b>\$108,863</b>

Source: Multnomah County FY 2019/20 SAL 4e Report

**FAIRVIEW URBAN RENEWAL AGENCY**  
**ANNUAL SUMMARY OF PROJECT ACTIVITY**  
**Fiscal Year Ending June 30, 2020**

This report provides a narrative summary of the activities the Fairview Urban Renewal Agency (URA) was involved in during the fiscal year that completed June 30, 2020. The report is organized by the three project areas identified in Section VI of the URA Plan on pages eight and nine.

A. Incentives and Assistance to Private Development.

- Development Grants: One grant agreement was signed during the year. When the COVID-19 pandemic hit the developer canceled the project. There was some legal and administrative costs associated with this project. The Council has already approved two grants in the new fiscal year.
- Utility System Development Charges (SDC) Assistance: The agency received no requests for SDC assistance prior to June 30, 2020. We already have received requests and provided assistance in the new fiscal year. Several developments nearing the permit phase may also request assistance.

B. Public Infrastructure:

- Reservoir #1 Rehabilitation: This water system project was completed prior to June 30, 2020. URA paid for 20% of the total project costs.
- Roundabout at the Intersection of Fairview Parkway and Halsey Streets: The URA paid for conceptual design including work on the design of the center of the roundabout.
- Intersection of Halsey and NE 223rd Avenue: URA paid for a review of the floodplain at this intersection. We identified that this area could be removed from the floodplain allowing for redevelopment of some of the adjoining property. URA use this information to sign a contract for redesign of this intersection, and the roadway on NE 223<sup>rd</sup> from Halsey to Sandy. Most of the work on the roadway and intersection design will be done in the new fiscal year.
- NE 223<sup>rd</sup> Ave. Railroad Undercrossing North of Sandy Boulevard: The URA is financing the design and construction of this bicycle and pedestrian safety project. Design has been completed. Construction should take place in the new fiscal year.
- Halsey Corridor Streetscape: URA funded work is taking place on setting a design theme for the section of the corridor located in the Fairview including work on branding and street design. The three cities involved in the Halsey Corridor project (Fairview, Troutdale and Wood Village) have been awarded a State of Oregon Traffic Management Grant to develop street design standards and a streetscape plan for the corridor.

C. Economic Development:

- Purchase, Lease and Resale of Property for Development or redevelopment: A consultant was hired to help the URA develop a project on three vacant lots located on the Northeast corner of Halsey and Village Streets.