



DATE: August 20, 2013
TO: Board of Commissioners
FROM: Patrick Quinton, Executive Director
SUBJECT: Report Number 13-31
Approving Minor Amendments to Three Neighborhood Prosperity Initiative Urban
Renewal Area Plans

BOARD ACTION REQUESTED

Adopt Resolution Nos. 7017 – 7019

ACTION DESCRIPTION

This action will adopt minor amendments to three Neighborhood Prosperity Initiative (NPI) Urban Renewal Plans by correcting technical errors in legal descriptions.

BACKGROUND AND CONTEXT

On March 12, 2012, the Portland Development Commission (PDC) Board of Commissioners (Board) approved six new Urban Renewal Areas (URAs) as part of the NPI program through resolution nos. 6924, 6925, 6926, 6927, 6928, and 6929. Subsequently, on April 11, 2012 the Portland City Council (City Council) formally adopted the URAs through ordinance nos. 185258, 185259, 185260, 185261, 185262, and 185263.

In 2013, the Multnomah County Department of Assessment, Recording and Taxation (DART) notified PDC that the following three NPI URAs required minor boundary amendments: Cully Boulevard, Rosewood, and Division/Midway. In each case, the URA boundaries were splitting existing tax lots, including two cases in which the boundary line bisected an existing building. Having an URA boundary split a tax lot creates the following problems:

- It requires the creation of a new account (tax lot) for the split portions, thereby creating extra work;
- Multiple accounts will result in the taxpayer receiving two tax bills instead of one; and
- It complicates DART's ability to calculate frozen assessed property values by apportioning the value of existing tax lots into two pieces. This step is even more complex when the boundary line splits an improvement (i.e., building), as there are no statutory directions for how to apportion improvement values across multiple accounts.

The proposed amendments to the three NPI URA boundaries will correct these minor technical problems and do not create any split tax lots.

Following are the proposed assessed value and acreage changes to each of the three URAs:

	Change in Assessed Value ¹ (Est.)	Change in Acreage
Cully Boulevard URA	\$0	1.43
Rosewood URA	\$630	0.05
Division-Midway URA	\$109,850	0.39
Total	\$110,480	1.87

The proposed amendments would not affect statutory limits on assessed value and acreage, as shown below:

	Assessed Value (Est.)	Acreage
Total Existing URAs	\$5,546,988,942	13,227.50
% City in Existing URAs	12.7 %	14.2 %
Proposed NPI URA Amendments	\$110,480	1.87
Combined Total – Existing and Proposed	\$5,547,099,404	13,229.37
% City in Existing and Proposed URAs	12.7 %	14.2 %

COMMUNITY AND PUBLIC BENEFIT

Adopting the minor amendments to the three NPI URAs reduces the number of tax bills sent to property owners in these URAs and allows DART to correctly calculate tax increment revenue in the NPI districts.

PUBLIC PARTICIPATION AND FEEDBACK

Staff did not solicit public participation for this proposed action, as it is a minor amendment to address technical errors.

BUDGET AND FINANCIAL INFORMATION

The PDC staff has communicated the proposed amendments to staff at Multnomah County and City of Portland Office of Management and Finance; all agree that there are little to no budget and financial impacts related to this proposed action.

RISK ASSESSMENT

There are no risks associated with these proposed amendments.

ALTERNATIVE ACTIONS

The Board could elect to not adopt these three resolutions, which could complicate DART’s ability to calculate frozen assessed property values in the three URAs.

¹ These estimates may not include the assessed value of personal property and utilities.

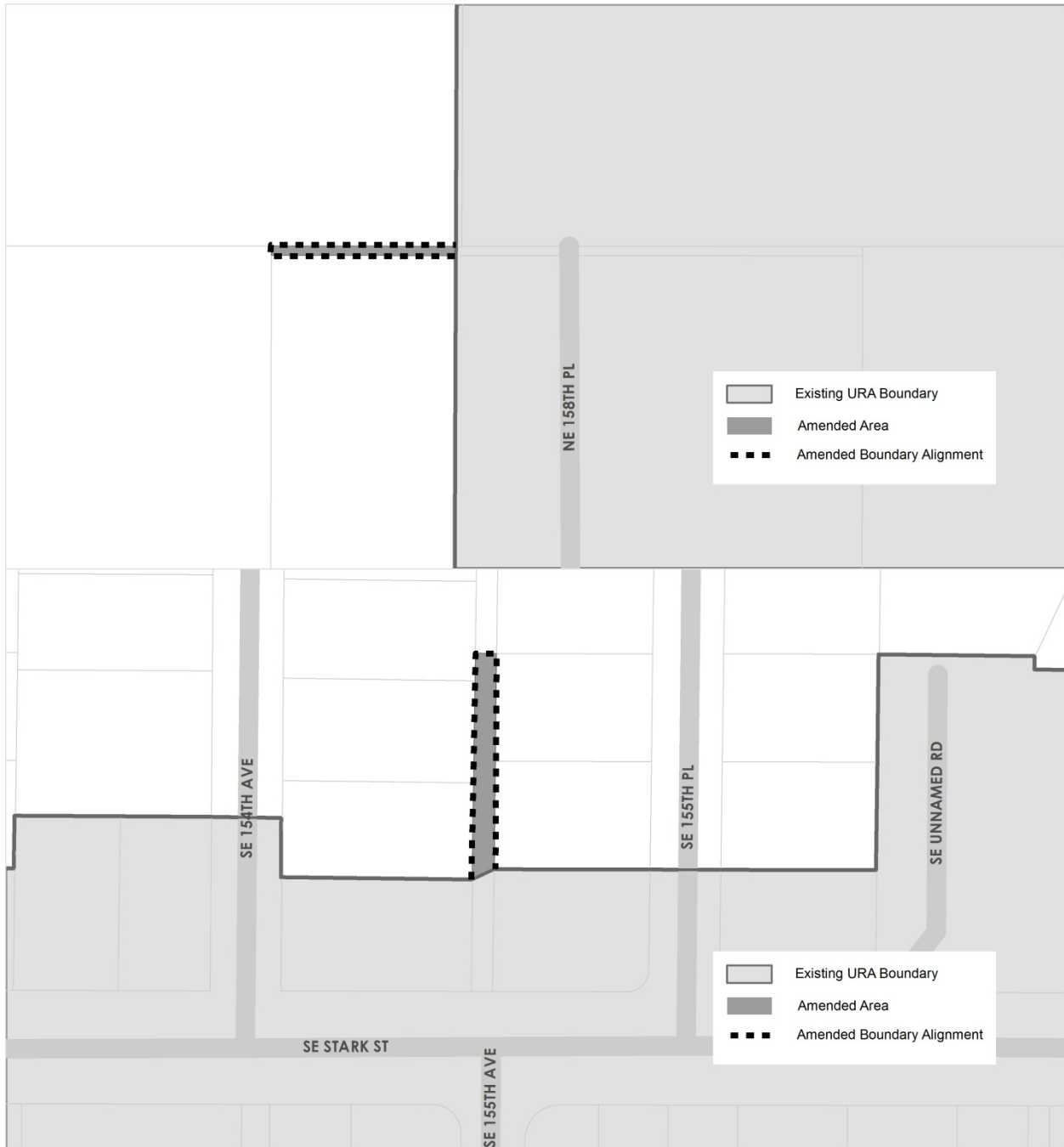
ATTACHMENTS

- A. Map of Proposed Boundary Amendments to Cully Boulevard URA
- B. Map of Proposed Boundary Amendments to Rosewood URA
- C. Map of Proposed Boundary Amendments to Division-Midway URA

Map of Proposed Boundary Amendments to Cully Boulevard URA



Map of Proposed Boundary Amendments to Rosewood URA



Map of Proposed Boundary Amendments to Division-Midway URA

