

House Bill 2615

Sponsored by Representative KAHL

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires majority approval by county governing body of urban renewal plan proposed, substantially amended or extended in area by city of 300,000 within county boundaries.

Permits urban renewal agency to use urban renewal moneys to provide social services in urban renewal area.

Requires urban renewal agency that proposes to provide social services to describe services and to report results of study comparing economic viability of plan with and without services.

A BILL FOR AN ACT

1 Relating to urban renewal; creating new provisions; and amending ORS 457.085, 457.105 and 457.170.

2 **Be It Enacted by the People of the State of Oregon:**

3 **SECTION 1.** ORS 457.105 is amended to read:

4 457.105. (1) In addition to the approval of a plan by the governing body of the municipality under ORS 457.095, when any portion of the area of a proposed urban renewal plan extends beyond the boundaries of the municipality into any other municipality and, in the case of a proposed plan by a county agency, when any portion of such area is within the boundaries of a city, the governing body of the other municipality may approve the plan and may do so by resolution, rather than by ordinance.

5 (2) A proposed plan for an urban renewal area [*which*] **that** is wholly within the boundaries of a city, or [*which*] **that** is wholly within the boundaries of a county and does not include any area within the boundaries of a city, must be approved only by the governing body of the municipality in accordance with ORS 457.095.

6 (3) **Notwithstanding any other provision of this section, when an urban renewal agency of a city with a population of at least 300,000 proposes or substantially amends an urban renewal plan or extends an urban renewal area, the urban renewal plan may not be carried out without the approval by resolution of the governing body of the county in which the city is located.**

7 **SECTION 2.** ORS 457.170 is amended to read:

8 457.170. An urban renewal agency may plan or undertake any urban renewal project to carry out an approved urban renewal plan. In planning or undertaking an urban renewal project, the urban renewal agency has the power:

9 (1) To carry out any work or undertaking and exercise any powers which a housing authority is authorized to perform or exercise under ORS 456.055 to 456.235, subject to the provisions of this chapter provided, however, that ORS 456.155 and 456.160 do not limit the power of an agency in event of a default by a purchaser or lessee of land in an urban renewal plan to acquire property and operate it free from the restrictions in those sections.

10 (2) To carry out any rehabilitation or conservation work in an urban renewal area.

11 **NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.

1 (3) To acquire real property, by condemnation if necessary, when needed to carry out the plan.

2 (4) To clear any areas acquired, including the demolition, removal or rehabilitation of buildings
3 and improvements.

4 (5) To install, construct or reconstruct streets, utilities and site improvements in accordance
5 with the urban renewal plan.

6 (6) To carry out plans for a program of the voluntary repair and rehabilitation of buildings or
7 other improvements in an urban renewal area in accordance with the urban renewal plan.

8 (7) To assist in relocating persons living in, and property situated in, the urban renewal area
9 in accordance with the approved urban renewal plan and to make relocation payments.

10 (8) To dispose of, including by sale or lease, any property or part thereof acquired in the urban
11 renewal area in accordance with the approved urban renewal plan.

12 (9) To plan, undertake and carry out neighborhood development programs consisting of urban
13 renewal project undertakings in one or more urban renewal areas which are planned and carried
14 out on the basis of annual increments in accordance with the provisions of this chapter for planning
15 and carrying out urban renewal plans.

16 **(10) To provide social services to persons living in the urban renewal area.**

17 ~~[(10)]~~ (11) To accomplish a combination of the things listed in this section to carry out an urban
18 renewal plan.

19 **SECTION 3.** ORS 457.085 is amended to read:

20 457.085. (1) An urban renewal agency shall provide for public involvement in all stages in the
21 development of an urban renewal plan.

22 (2) An urban renewal plan proposed by an urban renewal agency shall include all of the fol-
23 lowing:

24 (a) A description of each urban renewal project to be undertaken.

25 (b) An outline for the development, redevelopment, improvements, land acquisition, demolition
26 and removal of structures, clearance, rehabilitation or conservation of the urban renewal areas of
27 the plan.

28 (c) A map and legal description of the urban renewal areas of the plan.

29 (d) An explanation of its relationship to definite local objectives regarding appropriate land uses
30 and improved traffic, public transportation, public utilities, telecommunications utilities, recreational
31 and community facilities and other public improvements.

32 (e) An indication of proposed land uses, maximum densities and building requirements for each
33 urban renewal area.

34 (f) A description of the methods to be used for the temporary or permanent relocation of persons
35 living in, and businesses situated in, the urban renewal area of the plan.

36 (g) An indication of which real property may be acquired and the anticipated disposition of
37 ~~[said]~~ **the** real property, whether by retention, resale, lease or other legal use, together with an
38 estimated time schedule for ~~[such]~~ **the** acquisition and disposition.

39 (h) If the plan provides for a division of ad valorem taxes under ORS 457.420 to 457.460, the
40 maximum amount of indebtedness that can be issued or incurred under the plan.

41 (i) A description of what types of possible future amendments to the plan are substantial
42 amendments and require the same notice, hearing and approval procedure required of the original
43 plan under ORS 457.095 as provided in ORS 457.220, including but not limited to amendments:

44 (A) Adding land to the urban renewal area, except for an addition of land that totals not more
45 than one percent of the existing area of the urban renewal area.

1 (B) Increasing the maximum amount of indebtedness that can be issued or incurred under the
2 plan.

3 (j) For a project *[which]* **that** includes a public building, an explanation of how the building
4 serves or benefits the urban renewal area.

5 **(k) A description of social services proposed under the plan to be provided to persons**
6 **living in the urban renewal area.**

7 (3) An urban renewal plan shall be accompanied by a report *[which]* **that** shall contain:

8 (a) A description of physical, social and economic conditions in the urban renewal areas of the
9 plan and the expected impact, including the fiscal impact, of the plan in light of added services or
10 increased population;

11 (b) Reasons for selection of each urban renewal area in the plan;

12 (c) The relationship between each project to be undertaken under the plan and the existing
13 conditions in the urban renewal area;

14 (d) The estimated total cost of each project and the sources of moneys to pay *[such]* **the** costs;

15 (e) The anticipated completion date for each project;

16 (f) The estimated amount of money required in each urban renewal area under ORS 457.420 to
17 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for
18 under ORS 457.420 to 457.460;

19 (g) A financial analysis of the plan with sufficient information to determine feasibility;

20 (h) A fiscal impact statement that estimates the impact of the tax increment financing, both until
21 and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban re-
22 newal area; *[and]*

23 (i) A relocation report *[which]* **that** shall include:

24 (A) An analysis of existing residents or businesses required to relocate permanently or tempo-
25 rarily as a result of agency actions under ORS 457.170;

26 (B) A description of the methods to be used for the temporary or permanent relocation of per-
27 sons living in, and businesses situated in, the urban renewal area in accordance with ORS 35.500
28 to 35.530; and

29 (C) An enumeration, by cost range, of the existing housing units in the urban renewal areas of
30 the plan to be destroyed or altered and new units to be added¹; **and**

31 **(j) For any social services proposed under the plan, the results of a study comparing the**
32 **economic viability of the plan with and without social services.**

33 (4) An urban renewal plan and accompanying report shall be forwarded to the planning com-
34 mission of the municipality for recommendations, prior to presenting the plan to the governing body
35 of the municipality for approval under ORS 457.095.

36 (5) An urban renewal plan and accompanying report shall be forwarded to the governing body
37 of each taxing district affected by the urban renewal plan and the agency shall consult and confer
38 with the taxing districts prior to presenting the plan to the governing body of the municipality for
39 approval under ORS 457.095. Any written recommendations of the governing body of each taxing
40 district shall be accepted, rejected or modified by the governing body of the municipality in adopting
41 the plan.

42 (6) No urban renewal plan shall be carried out until the plan has been approved by the gov-
43 erning body of each municipality pursuant to ORS 457.095 and 457.105.

44 **SECTION 4. The amendments to ORS 457.105 by section 1 of this 2009 Act apply to urban**
45 **renewal plans proposed, substantially amended or extended in area on or after the effective**

1 **date of this 2009 Act.**

2 **SECTION 5. The amendments to ORS 457.085 and 457.170 by sections 2 and 3 of this 2009**

3 **Act apply to urban renewal plans proposed on or after the effective date of this 2009 Act.**

4
