



March 15, 2017

House Committee on Economic Development & Trade
Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

RE: Opposition to HB 2470 – requiring each Urban Renewal Board to include a member from each overlapping taxing jurisdiction

Dear Chair Lininger and Committee Members:

The City of Hillsboro urges you to protect local urban renewal boards by opposing HB 2470. This legislation would require Urban Renewal Boards to include a member from each overlapping taxing jurisdiction and would further require that any urban renewal plan be approved by any affected overlapping taxing jurisdiction.

Hillsboro has two urban renewal districts: Downtown and the North Hillsboro Industrial Renewal Area. Urban renewal is the only tool in a limited toolbox that Hillsboro possesses for both urban redevelopment activities and to prepare development ready land for industrial development and employment.

Hillsboro's City Council serves as the Urban Renewal Board for both of our districts. As the elected representatives for all of Hillsboro, including the urban renewal districts, the City Council is in the best position to represent these City-sponsored districts and to be responsive to any concerns about the urban renewal plans and projects.

The Downtown Urban Renewal District has been in place since 2010 and has to-date helped fund a transit oriented mixed use project in the heart of Downtown which would not have been possible without tax increment financing. In addition, the Downtown Storefront program, another urban renewal program, has funded six façade improvements with four more slated for 2017.

Hillsboro Urban Renewal Districts have been effective in attracting private investment, encouraging business expansion and creating jobs in our community. Since the inception of the Downtown Urban Renewal District in May 2010, tax increment has catalyzed six Downtown storefront improvements, a loan to Hillsboro's local professional theatre company to purchase a building to keep the company in Downtown, and helped to create a catalyst mixed-use project that added housing units and additional retail space to the Downtown. We need every tool we have to incentivize private development in our modest Downtown area.

We feel that HB 2470 is **unnecessary** and redundant for the following reasons:

- Urban renewal legislation already requires consultation and input from affected overlapping taxing districts.
- Our Urban Renewal Advisory Council already has representation of the majority of overlapping taxing jurisdictions and therefore this requirement would be redundant.
- HB 2470 could paralyze urban renewal if each overlapping jurisdiction were given veto authority.

HB 2470 would harm the primary tool in a limited toolbox for both urban redevelopment and to prepare development ready land for industrial development at the time that we need it the most.

Sincerely,

A handwritten signature in blue ink that reads "Mark Clemons". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Clemons, Director
Economic Development
City of Hillsboro