



COUNCIL ORDINANCE NO. 20690

**AN ORDINANCE ADOPTING AN AMENDED URBAN RENEWAL PLAN
FOR THE DOWNTOWN URBAN RENEWAL DISTRICT.**

ADOPTED: June 12, 2023

SIGNED: June 15, 2023

PASSED: 7:0

REJECTED:

OPPOSED:

ABSENT: Evans

EFFECTIVE: July 16, 2023



ORDINANCE NO. 20690

AN ORDINANCE ADOPTING AN AMENDED URBAN RENEWAL PLAN FOR THE DOWNTOWN URBAN RENEWAL DISTRICT.

The City Council of the City of Eugene finds that:

A. The Downtown Urban Renewal Plan (the “Plan”) was initially adopted on July 3, 1968, by Resolution No. 257 of the Urban Renewal Agency of the City of Eugene (the “Agency”), and on December 19, 1968, by Resolution No. 1609 of the Eugene City Council. The Plan has subsequently been amended, most recently by Ordinance No. 20644, adopted on November 23, 2020, by the Eugene City Council.

B. The City Council’s adopted 2021 Vision, Values, Goals and Outcomes include as a goal “A community that meets its present environmental, economic, and social needs while planning for and investing in the ability of future generations to meet their own needs,” as well as the outcomes of “encourage[ing] and sustain[ing] downtown, transit corridors, and riverfront growth,” and “[i]ncreas[ing] access and options to housing and shelter.”

C. In the Fall of 2022, city staff conducted a robust community outreach effort to identify priorities and projects that would enhance downtown Eugene’s role as the regional economic, governmental, and cultural center of the city. The effort also sought public input on projects and priorities to support downtown Eugene as a safe and vibrant place to live, work, and visit. The public outreach effort led to six categories of recommendations for Eugene’s downtown: Housing; Public Safety; Social Services; Commercial Activity and Development; Public Spaces and Mobility; and Events and Culture.

D. On January 25, 2023, the Urban Renewal Agency Board considered the recommendations from downtown community outreach effort and directed the Agency Director to draft a proposal to amend the Downtown Urban Renewal Plan to expand the Downtown Urban Renewal District’s financial capacity and to add language to the plan to allow urban renewal funds to be used for additional eligible projects.

E. On April 12, 2023, the Agency Board initiated the process to amend the Downtown Urban Renewal Plan to increase the Plan’s total maximum indebtedness limit by \$50 million and to expand the list of projects eligible for urban renewal funds. The new project categories include: development fee assistance for the creation of new housing in the Plan area; real property acquisition and disposition to support the creation of housing in the Plan area; physical improvements in the Plan area to address safety and comfort, including street, curb, alley and sidewalk improvements, streetscape projects, and pedestrian, bicycle and multi-modal transportation improvements; and emerging projects directed or initiated by the Agency Board, which could include community facilities, open spaces, and/or development support.

F. On April 20, 2023, copies of the proposed Plan amendments and the accompanying report were delivered to the following affected taxing districts by mail and email, along with an offer to consult and confer with each district: Lane County, Lane Community College District,

Lane Education Service District, and Upper Willamette Soil and Water Conservation District. The Lane County Board of Commissioners reviewed the proposed Plan amendment on May 2, 2023, and expressed support for the amendment. None of the other affected taxing districts submitted comments.

G. On April 19, 2023, copies of the proposed Plan amendments and the accompanying report were delivered to the Eugene School District 4J by mail and email, along with a request for concurrence from 4J Board in the proposed \$50 million increase in total maximum indebtedness for the Downtown Urban Renewal District. ORS 457.220 provides that in order to increase the Plan's total maximum indebtedness by more than 20% of the Plan's initial maximum indebtedness, the written concurrence of taxing districts imposing at least 75% of the permanent rate levy for the downtown urban renewal area is required. The City of Eugene and Eugene School District 4J impose more than 75% of the amount of the taxes imposed under permanent rate limits in the downtown urban renewal area. On May 17, 2023, the 4J Board voted to support the proposed Plan amendments and on May 26, 2023, the District provided a written statement of concurrence with the proposed Plan amendments.

H. On April 25, 2023, the Eugene Planning Commission reviewed the proposed Plan amendments and the accompanying report and recommended that the Council adopt the proposed Plan amendments.

I. On April 28, 2023, notice of the City Council's public hearing on the proposed Plan amendments was mailed to all owners of real property located in the City as required by ORS 457.120.

J. On May 15, 2023, the City Council held a public hearing on the proposed Plan amendment. On June 12, 2023, the City Council held a work session to consider public testimony, comments from affected taxing districts, and the Planning Commission's recommendation on the proposed Plan amendment.

K. Based on the recommendations of the Agency Board and the Planning Commission, and the written and oral testimony provided to the Planning Commission and the City Council, the City Council hereby finds and determines that:

(1) The revised Plan includes the following elements:

(a) An increase in the Plan's maximum indebtedness of \$50 million, for a total of \$116 million;

(b) The addition of new project categories to the Plan, including: development fee assistance for the creation of new housing in the Plan area; real property acquisition and disposition to support the creation of housing in the Plan area; physical improvements in the Plan area to address safety and comfort, including street, curb, alley and sidewalk improvements, streetscape projects, and pedestrian, bicycle and multi-modal transportation improvements; and emerging

projects directed or initiated by the Agency Board, which could include community facilities, open spaces, and/or development support; and

(c) Continued annual review of tax increment projects by the Expenditure Review Panel.

(2) The area defined in the Plan attached as Exhibit A is blighted for the reasons explained in Exhibit C to this Ordinance;

(3) The rehabilitation and redevelopment described in the Plan is necessary to protect the public health, safety or welfare of the City;

(4) The Plan conforms to the Eugene-Springfield Metropolitan Area General Plan, Statewide Land Use Planning Goals, the Downtown Plan, the City's adopted Growth Management Policies, the Vision for Greater Downtown Eugene, the Envision Eugene Comprehensive Plan, Eugene's Community Climate Action Plan 2.0, the Housing Implementation Pipeline, and other City plans and policies, and provides an outline for accomplishing the urban renewal projects proposed in the Plan;

(5) No specific relocation activity is identified in the Plan; however, provision has been made in Chapter 10 of the Report included in Exhibit B to this Ordinance, to, if necessary, house displaced persons within their financial means in accordance with ORS 35.500 to 35.530, and, except in the relocation of elderly individuals or individuals with disabilities, without displacing on priority lists persons already waiting for existing federally subsidized housing;

(6) To the extent acquisition of real property is provided for by the Plan, it is necessary to implement the projects included in the Plan;

(7) Adoption and carrying out of the Plan is economically sound and feasible as described in the Report included in Exhibit B to this Ordinance;

(8) The City shall assume and complete any activities prescribed it by the Plan; and

(9) The City Council concurs in the amount of total maximum indebtedness included in the Plan attached as Exhibit A to this Ordinance.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Based upon the above findings, the Report attached as Exhibit B, and the blight findings attached as Exhibit C to this Ordinance, all of which are hereby adopted, the revisions to the Urban Renewal Plan for the Downtown Urban Renewal District, as reflected in Exhibit A attached hereto, are approved and adopted as the urban renewal plan for the area set forth therein.

Section 2. The City Manager is requested to:

(a) Publish a notice of the adoption of the amended Plan in the Register-Guard, a newspaper published within the City of Eugene and having the greatest circulation within the City, no later than four days following the date that this Ordinance is adopted. In accordance with ORS 457.135, the notice shall contain a statement that the amended Plan shall be conclusively presumed valid for all purposes 90 days after its adoption by this Ordinance and that no direct or collateral attack on the action adopting the amended Plan may be commenced thereafter;

(b) Forward a copy of this Ordinance and the amended Plan to the Urban Renewal Agency of the City of Eugene, which Agency will cause the amended Plan to be recorded in the official records of Lane County, Oregon; and

(c) Forward a copy of this Ordinance and the amended Plan to the Lane County Assessor and request that the Assessor perform the duties directed by ORS 457.430 through ORS 457.435 and ORS 457.440 through ORS 457.450.

Passed by the City Council this


12th day of June, 2023



City Recorder

Approved by the Mayor this

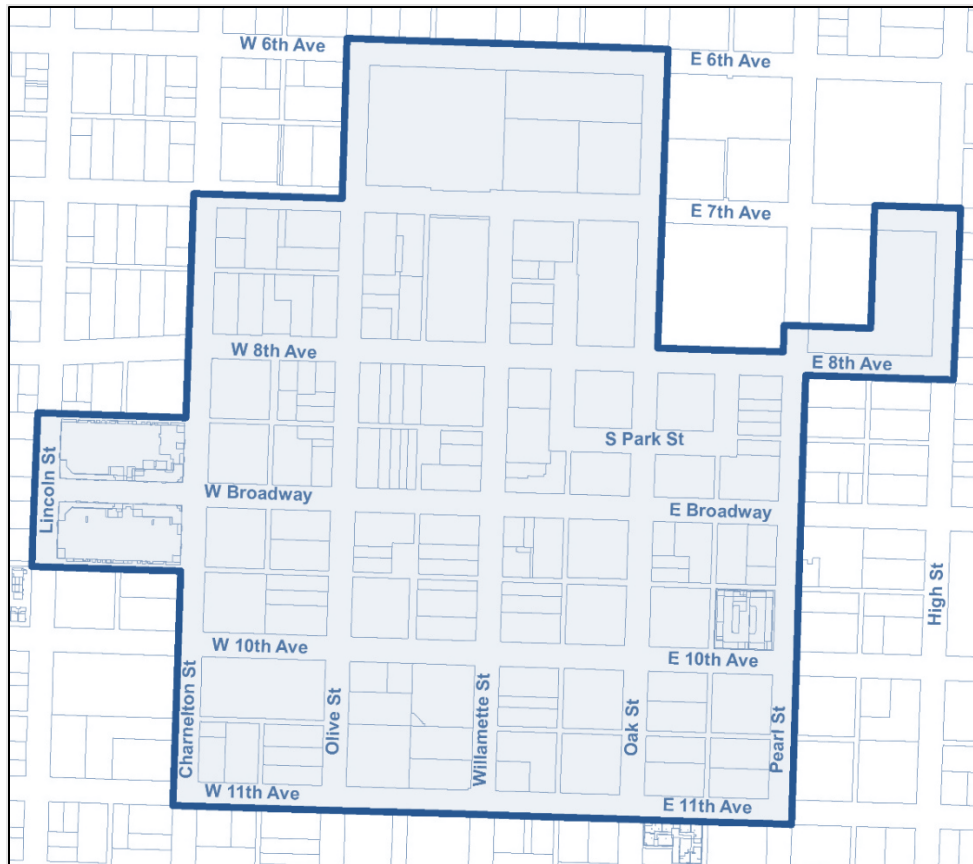
15 day of June, 2023



Mayor

Exhibit A

Urban Renewal Plan for the Downtown Urban Renewal District



Adopted July 1968

- Modified -

December 1968

December 1989

June 1998

September 13, 2004

May 24, 2010

June 13, 2016

November 23, 2020

Amended June 12, 2023 by Ordinance No. 20690

Urban Renewal Agency of the City of Eugene, Oregon



Table of Contents

Section 100 – Introduction.....	- 3 -
Section 200 – Definitions	- 3 -
Section 300 – Legal Description	- 4 -
Section 400 – Goals and Objectives.....	- 4 -
<i>A. Goals</i>	- 4 -
<i>B. Objectives</i>	- 4 -
Section 500 – Land Use Plan.....	- 5 -
Section 600 – Urban Renewal Projects.....	- 5 -
<i>A. Housing</i>	- 5 -
<i>B. Physical Improvements to Address Safety and Comfort</i>	- 6 -
<i>C. Emerging Projects Directed/Initiated by the Agency Board</i>	- 7 -
<i>D. Loans and Grants</i>	- 8 -
<i>E. Project Delivery and Administrative Activities</i>	- 8 -
<i>F. Existing Activities</i>	- 9 -
Section 700 – Methods for Financing the Projects.....	- 9 -
Section 800 – Annual Financial Statement Required.....	- 9 -
Section 900 – Community Member Participation	- 10 -
Section 1000 – Non-Discrimination.....	- 10 -
Section 1100 – Recording of this Plan	- 10 -
Section 1200 – Procedures for Changes or Amendments.....	- 10 -
<i>A. Type One Amendment – Substantial Change Requiring Special Notice</i>	- 10 -
<i>B. Type Two Amendment – Substantial Change Not Requiring Special Notice</i>	- 10 -
<i>C. Type Three Amendment – Minor Amendment</i>	- 10 -
<i>D. Amendment to the City’s Comprehensive Plan or Any of Its Implementing Ordinances</i>	- 11 -
Section 1300 – Duration and Validity of Approved Plan.....	- 11 -
<i>A. Duration of the Plan</i>	- 11 -
<i>B. Validity</i>	- 11 -
Section 1400 – Maximum Indebtedness.....	- 11 -
Section 1500 – Formal Matters.....	- 12 -
Plan Exhibit A: Plan Area Map	- 13 -
Plan Exhibit B: Plan Area Description.....	- 14 -
Plan Exhibit C: Analysis Of The Plan’s Conformance To The Comprehensive Plan And Other Local Plans	- 16 -
<i>A. Metro Plan - Eugene Springfield Metropolitan Area General Plan</i>	- 16 -
<i>B. Envision Eugene Comprehensive Plan</i>	- 19 -
<i>C. Eugene 2035 Transportation System Plan</i>	- 20 -
<i>D. Housing Implementation Pipeline</i>	- 21 -
<i>E. Climate Action Plan 2.0</i>	- 22 -
<i>F. Eugene Downtown Plan</i>	- 23 -

I. ADOPTION

Resolution Number	Date	Purpose
Resolution No. 257	7/3/1968	Adoption of the Urban Renewal Plan for the Central Eugene Project (the Plan).

II. AMENDMENTS

Amendment Number	Date	Purpose
Resolution No. 1609	12/19/1968	<ul style="list-style-type: none"> ○ Modified the Plan to allow for additional projects as required by HUD to receive additional federal funds.
Ordinance No. 19648	11/8/1989	<ul style="list-style-type: none"> ○ Aligned the Plan with Metro Plan policies: strengthen the area's position as a regional service center, maintain the Eugene central business district as a vital center, incorporate principles of compact urban growth, encourage retail and commercial development in the downtown area, and promote the development of parking structures in the downtown core. ○ Expiration set for FY10.
Ordinance No. 20120	6/1/1998	<ul style="list-style-type: none"> ○ Responded to Measure 50 to a) include a maximum amount of indebtedness and b) select Option 1 for the city-wide special levy as the method for collecting ad valorem property taxes for payment of debts related to urban renewal projects. ○ Limited expenditure of new funds to completing existing projects and construction of a new main library. ○ Removed the business assistance loan program. ○ Approved a plan to reduce district administration costs over the following three years.
Ordinance No. 20328	9/13/2004	<ul style="list-style-type: none"> ○ Expanded the projects for which tax increment funds could be used ○ Created a public advisory committee ○ Added the requirement for specific Agency approval of projects greater than \$250,000 (other than loans), and adding a limit of \$100,000 on the mandate for a public hearing in the event of a plan change (applies to minor amendments that can be approved by the URA without ORS 457.095 approval – Section 1200, C of the 2004 Plan). ○ Added the Downtown Revitalization Loan Program (DRLP). ○ Expiration set for 2024.
Ordinance No. 20459	5/24/2010	<ul style="list-style-type: none"> ○ Limited scope of two previously approved projects, removed the ability to initiate all other previously approved projects, and authorized one new project expenditure of new funds to completing existing projects and construction of a new library. ○ Except for the three projects and existing projects previously approved no initiation of additional projects. ○ Expiration upon the repayment or defeasance of debt related to the urban renewal projects specifically identified in the Plan.

Ordinance No. 20564	6/13/2016	<ul style="list-style-type: none"> ○ Increased maximum indebtedness by \$19.4 million to a total of \$66 million to fund the following projects: <ul style="list-style-type: none"> ○ Park Blocks and Open Space Improvements ○ Lane Community College Old LCC Building ○ Improved Space for Farmers' Market ○ High-Speed Fiber Network Downtown ○ Required additional public process, including community engagement and a public hearing, before the Agency Board can approve spending tax increment funds on any of the four previously listed projects ○ Expanded the Plan boundary by 7% to include the East Park Block and a portion of the former City Hall Block ○ Continued annual review of tax increment projects by the Expenditure Review Panel
Ordinance No. 20644	11/24/2020	<ul style="list-style-type: none"> ○ Removed spending cap on Farmers Market

URBAN RENEWAL PLAN FOR THE DOWNTOWN URBAN RENEWAL DISTRICT

Section 100 – Introduction

The Downtown Urban Renewal Plan was revised in 2023 to authorize several new projects.

The projects address the challenges that face the downtown core, as identified through a robust community outreach effort in fall of 2022, known as Downtown Priorities and Projects. The Downtown Priorities and Projects effort led to recommended improvements for Eugene’s downtown (which includes the Plan Area) in six categories: Housing; Public Safety; Social Services; Commercial Activity and Development; Public Spaces and Mobility; and Events and Culture.

The new projects are discussed in more detail under Section 600 of the Plan and include “Housing,” “Physical Improvements to Address Safety and Comfort” and “Emerging Projects Directed/Initiated by the Agency Board.” Eligible activities associated with two previously approved projects is “Public Parks, Public Plazas, Public Rest Rooms, Public Open Spaces, and Streets and “1059 Willamette” remain eligible under this Plan. The 2023 Amendment increased the maximum indebtedness from \$66 million to \$116 million, to allow for the addition of new projects to the Plan.

The Downtown Urban Renewal District will cease collecting tax increment dollars and return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts as provided in Section 1300A of this plan.

Section 200 – Definitions

The following definitions will govern this Plan.

1059 Willamette means the planned redevelopment of the City-owned property at 1059 Willamette Street in the Plan Area. The City acquired the property for the development of a mixed-income housing project. The Agency Board allocated \$700,000 for the approved housing project in October 2021. The project was previously referred to as “Old LCC Building” in the 2016 and 2020 Amendments.

2016 Amendment means the update to the Plan that was completed in 2016.

2020 Amendment means the update to the Plan that was completed in 2020.

2023 Amendment means the update to the Plan that was completed in 2023.

Agency means the Urban Renewal Agency of the City of Eugene.

Development Fee Assistance means the payment of development fees for development that results in creation of new housing in the Plan Area.

Downtown Plan means the Eugene Downtown Plan as adopted by the Eugene City Council in 2004 as a refinement of the Eugene Springfield Metropolitan Area General Plan.

Plan means this Urban Renewal Plan for the Downtown District.

Plan Area means the property included in the Downtown Urban Renewal District as more fully described in Section 300.

Projects means only the urban renewal projects that are listed in Section 600 of the Plan, as amended by the 2023 Amendment.

Tax Increment Financing means a method of financing urban renewal projects as authorized by ORS Chapter 457.

Willamette to Willamette Initiative means the collection of projects focusing on infrastructure and activity along 8th Avenue between the Willamette River and Willamette Street.

Section 300 – Legal Description

The Downtown Urban Renewal District includes an area of approximately 75 acres. The Plan Area includes all of the land within the boundaries designated on the map attached as Plan Exhibit A and described as containing all lots or parcels of property situated in the City of Eugene, County of Lane, State of Oregon, bounded generally as described in Plan Exhibit B.

Section 400 – Goals and Objectives

A. Goals

The goals of the Plan are to:

1. Improve the function, condition, and appearance of the Plan Area by:
 - a. Supporting the creation of a mix of new housing in the downtown core, including but not limited to redevelopment of 1059 Willamette Street, which will bring more people and positive activity into the Plan Area, thereby making the entire Plan Area more attractive for all downtown users.
 - b. Supporting commercial development by altering and repurposing of buildings to create the physical conditions that will help businesses thrive.
 - c. Making physical improvements to parks, plazas, open space, sidewalks, and streets to provide an inviting civic space aligned with the Willamette to Willamette Initiative to provide inviting and accessible connections between the parks, plazas and open space, and to address public safety concerns in the Plan Area
2. Eliminate blight and blighting influences;
3. Strengthen the economic conditions of the Plan Area; and
4. Enhance downtown’s role as the regional economic, governmental, and cultural center and a central location for public and private development and investment.

B. Objectives

Development in the Plan Area is intended to implement the adopted policies contained in the Downtown Plan and to develop downtown as the heart of a livable, economically strong, and sustainable city. The objectives for this Downtown Urban Renewal Plan are:

1. Address barriers that prevent the creation of new housing in downtown by helping make projects financially feasible. The creation of new housing in the Plan Area will:
 - a. Contribute to downtown vitality;
 - b. Help alleviate the undersupply of housing in Eugene; and
 - c. Support the City's climate action goals.
2. Improve public spaces in the Plan Area in order to make downtown a safe, accessible, and welcoming place for all users. These public improvements will:
 - a. Address public safety concerns by improving the physical environment;
 - b. Improve the human experience downtown;
 - c. Address bicycle and pedestrian needs integral to development within the Plan Area;
 - d. Support programming in public spaces by providing infrastructure;
 - e. Improve multi-modal transportation circulation to and through the Plan Area; and
 - f. Ensure downtown remains a gathering space for all community members.
3. Strengthen downtown's commercial environment by:
 - a. Investing in vacant or underutilized spaces to increase marketability and flexibility; and
 - b. Providing financial assistance for new and growing businesses.

Section 500 – Land Use Plan

The use and development of all land within the Plan Area shall comply with the regulations prescribed in the City's comprehensive plan, land use regulations, City charter, and any other applicable local, State, or Federal laws regulating the use of property within an urban renewal area.

Section 600 – Urban Renewal Projects

To achieve the objectives of this Plan, the Agency may incur indebtedness to finance the following urban renewal projects, and may pay that indebtedness with tax increment funds:

A. Housing

The Agency is authorized to support the creation of housing in the Plan Area through the following activities:

A-1. Development Fee Assistance

The Agency may use tax increment funds to pay development fees for development that results in the creation of new housing in the Plan Area. Development fees paid by the Agency may include System Development Charges, permit fees, and other government-imposed fees. The Agency Board will establish eligibility criteria for Development Fee Assistance. If the criteria are met, Agency Board approval per Section 700 is not needed. Eligible projects must result in new housing and include new construction or redevelopment of existing buildings.

A-2. Real Property Acquisition and Disposition

The Agency may use tax increment funds to acquire real property when the acquisition of the real property is necessary to support creation of new housing in the Plan Area.

The process for selling or disposing of property acquired for the purpose of supporting the creation of housing will be determined by the Agency Board. Property acquired to support the creation of housing may be offered to a developer for a reduced price or at no cost, as determined by the Agency Board.

B. Physical Improvements to Address Safety and Comfort

The Agency is authorized to make improvements to public spaces including street, curbs, and sidewalks in the Plan Area to create safe, accessible, and welcoming places for users. Possible improvements include:

B-1. Street, Curb, Alley, and Sidewalk Improvements

Improvements within the Plan Area may require the construction of new street, curb, and sidewalks. The Agency may fund sidewalk and roadway improvements in the Plan Area including design, redesign, construction, resurfacing, repair, and acquisition of right-of-way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects that may be undertaken include:

- Local street, curb, and sidewalk improvements to support commercial and other street-level activity in the Plan Area or identified in the Eugene Capital Improvements Program
- Other curb, sidewalk improvements identified by the Agency

B-2. Streetscape Projects

The Agency may participate in activities that will improve the visual appearance of the Plan Area, including but not limited to:

- Accent paving
- Decorative lighting
- Street trees, planters, and landscaping
- Furnishings, including benches, trash receptacles, bicycle racks
- Street and directional signage
- Public art and water features
- Gateway monuments and landscape features
- Undergrounding of utilities in the Plan Area

B-3. Pedestrian, Bike, and Multi-Modal Transportation Improvements

The Agency may participate in activities that support pedestrian, bicycle, other non-automobile, and transit uses in the Plan Area and connections between the Plan Area, the riverfront, public parks, and other areas of Eugene. Projects may include:

- Construction of bicycle parking and storage, transit stops, covered shelters, transit pullouts
- Provide new bike paths or lanes in the Plan Area

- Provide pedestrian connections to the broader downtown, riverfront, and surrounding areas
- Provide more prominent entrances to the downtown area
- Provide weather sheltering devices for the protection of pedestrians

C. Emerging Projects Directed/Initiated by the Agency Board

The Agency is authorized to participate in the following activities and projects should the Agency Board decide to pursue them:

C-1. Community Facilities

The Agency is authorized to participate in development of community facilities including new conference center or meeting spaces, or a cultural performance venue. These improvements will benefit the Plan Area by increasing public use of the area and by stimulating additional private investment in the Plan Area. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding regarding the benefit of that project to the Plan Area, and the importance of the project in carrying out Plan objectives. The type and location of these community facilities will be determined by future study.

C-2. Open Spaces

The Agency may participate in funding the design, acquisition, construction, and/or rehabilitation of public open spaces and parks within the Plan Area. Projects to be undertaken may include:

- Walkways and plazas
- Shelters
- Buildings
- Landscaping
- Accessibility improvements
- Lighting
- Furniture
- Art

C-3. Other Development Support

The Agency is authorized to support development and commercial activities within the Plan Area through the following activities:

a. Financial Assistance

The Agency may use tax increment funds to provide financial assistance to property owners, for physical improvements to privately-owned properties that will address the goals of the Plan. The activities eligible for financial assistance could include housing development, green building or renewable energy investments, improvements to ground-floor storefronts, and improvements to vacant or underutilized commercial spaces to increase flexibility and marketability.

b. Real Property Acquisition and Disposition

The Agency may use tax increment funds to acquire real property for the purpose of supporting the objectives of this Plan, including to support commercial activity.

The process for selling or disposing of property acquired for the purpose of supporting commercial activity will be determined by the Agency Board. Property acquired to support commercial activity may be offered to a developer for a reduced price or at no cost, as determined by the Agency Board.

D. Loans and Grants

The Agency may operate a low-interest loan and grant program to assist development and redevelopment of private property within the Plan Area. All dollars loaned must come from program revenue and not from tax increment funds. Property owners within the Plan Area proposing to improve their properties and receiving financial assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans, and procedures of the City of Eugene.

E. Project Delivery and Administrative Activities

Many of the Agency's project delivery and administrative activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004.

1. The Agency may retain the services of independent professional people or organizations to provide project delivery administrative or technical services such as:
 - a. Project management;
 - b. Preparation of market, feasibility, or other economic studies;
 - c. Public engagement;
 - d. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;
 - e. Preparation of property acquisition appraisals;
 - f. Provision of special rehabilitation, restoration, or renovation feasibility and cost analysis studies;
 - g. Provision of legal, debt issuance, accounting or audit services;
 - h. Assistance with preparation of the annual financial report required under Section 800 of this Plan and the financial review required under Section 900 of this Plan; and
 - i. Support ongoing investments within the Plan Area (e.g. potential new businesses, existing businesses with expansion, dealing with safety issues).

2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
3. The Agency may invest its reserve funds in interest-bearing accounts or securities authorized under ORS 294.
4. The Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this Plan.

F. Existing Activities

The Agency may complete urban renewal projects authorized prior to the 2023 Amendment (for example, 1059 Willamette Street, Farmers Market Project). The Park Blocks and Open Space improvements that were authorized in the 2016 Amendment are part of the activities identified in Section 600 C. The Agency may also continue to operate the Downtown Revitalization Loan Program. All dollars loaned must come from program revenue and not from tax increment funds.

Section 700 – Methods for Financing the Projects

The Agency may borrow money and accept advances, loans, grants, and other legal forms of financial assistance from the Federal government, State, City, County, or other public body, or from any source, public or private, for the purposes of undertaking and carrying out the Projects authorized by this Plan.

Ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Plan Area, shall be divided in accord with and pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457, and used by the Agency for the Projects authorized by this Plan.

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Every other year, the Agency shall develop a biennial budget in conformance with the provisions of ORS Chapter 294 and ORS 457, which shall describe sources of revenue, proposed expenditures, and activities.

The Agency Board must approve all projects, other than loans, in excess of \$250,000.

Section 800 – Annual Financial Statement Required

A financial statement shall be prepared that includes the information required by ORS Chapter 457. The statement shall be filed with the City Council and notice shall be published and mailed to the affected taxing districts in accordance with the requirements of ORS 457.

Section 900 – Community Member Participation

The activities and projects defined in this Plan, and the adoption of amendments to this Plan shall be undertaken with the participation of community members, owners, tenants as individuals, and organizations who reside within or who have financial interest within the Plan Area together with the participation of general residents of the City. The Agency shall convene not less than once each year a committee of such persons to: a) prepare a report on the activities of the Agency for the previous fiscal year, and b) determine whether the Agency's expenditure of tax increment dollars was limited to the projects authorized by this Plan and the associated administrative costs authorized by the Plan.

Section 1000 – Non-Discrimination

In the preparation, adoption, and implementation of this Plan no public official or private party shall take any action to cause any person, group, or organization to be discriminated against in a manner that violates Section 4.613 of the Eugene Code, 1971.

Section 1100 – Recording of this Plan

A copy of this Plan and Substantial Amendments to this Plan shall be recorded with the recording officer of Lane County.

Section 1200 – Procedures for Changes or Amendments

The Plan will be reviewed and analyzed periodically and may need to be modified based on this review. Types of Plan Amendments are:

A. Type One Amendment – Substantial Change Requiring Special Notice

Type One amendments shall require approval per ORS 457.095, and notice as provided in ORS 457.120. Type One plan changes will consist of:

1. Increases in the Plan Area boundary in excess of one percent (1%) of the existing area of the Plan.
2. Increases in the maximum indebtedness that can be issued or incurred under this Plan.

B. Type Two Amendment – Substantial Change Not Requiring Special Notice

Type Two amendments shall require approval per ORS 457.095, but will not require notice as provided in ORS 457.120. Type Two amendments will consist of any change or additions to the projects listed in Section 600.

C. Type Three Amendment – Minor Amendment

Minor amendments are any change that does not require a Type One or Type Two amendment and may be approved by the Agency Board in resolution form.

D. Amendment to the City's Comprehensive Plan or Any of Its Implementing Ordinances

Amendments to Eugene's adopted comprehensive plan and/or land use regulations that affect the Plan and/or the Plan Area shall be incorporated automatically into the Plan without any separate action required by the Agency Board or City Council. If a Type I or Type II amendment is prepared, the Exhibit C of this Plan will be updated at that time.

Section 1300 – Duration and Validity of Approved Plan

A. Duration of the Plan

Taxes may be divided under this Plan only until the maximum indebtedness for the Plan Area has been issued and paid or defeased, or the Agency has determined that it will not issue the full amount of that maximum indebtedness, and all indebtedness that will be issued has been issued and paid or defeased. When that indebtedness has been paid or defeased the Agency will notify the assessor pursuant to ORS 457.450(2) to cease dividing taxes for the Plan Area, and shall return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts. However, the Downtown District and this Plan may remain in effect as long as legally required to exist and until the Agency transfers any remaining assets and liabilities of the Plan Area to the City of Eugene. As of the date of the 2023 Amendment, it is estimated that the last fiscal year for which taxes will be divided is FY43.

B. Validity

Should a court of competent jurisdiction find any word, clause, sentence, section, or part of this Plan to be invalid, the remaining words, clauses, sentences, section, or parts shall be unaffected by any such finding and shall remain in full force and effect for the duration of the Plan.

Section 1400 – Maximum Indebtedness

The sum of \$33 million was established in 1998 as the spending limit (maximum amount of new indebtedness which could be issued or incurred from tax increment funds) under this Plan after June 1, 1998. That figure was developed using the estimated project costs, plus a 5% annual inflation factor.

The 2010 Amendment increased the maximum indebtedness amount by \$13.6 million, to a total of \$46.6 million.

The 2016 Amendment increased the maximum indebtedness amount by \$19.4 million, to a total of \$66 million.

The 2020 Amendment did not increase the maximum indebtedness.

The 2023 Amendment increased the maximum indebtedness amount by \$50 million to a total of \$116 million. The maximum indebtedness limit established by this Section 1400 does not apply to or limit:

1. The obligation of the Agency to pay interest on indebtedness issued or incurred under this Plan;
2. Any indebtedness issued to refund indebtedness issued or incurred under this Plan, to the extent that the refunding indebtedness does not exceed the principal amount of the refunded indebtedness, plus the amount of the refunding indebtedness that is used to pay costs of the refunding;
3. Funds to repay indebtedness existing on the date of the 1998 Amendment; and
4. Expenditures made from funds other than tax increment funds, such as loans made from the Downtown Revitalization Loan Program.

Legislation passed in 2009 (ORS 457.220) placed additional limits on how much a municipality can increase maximum indebtedness. That same legislation, however, also provides that those limitations *“do not apply to the extent the municipality approving a plan obtains the written concurrence of taxing districts imposing at least 75 percent of the amount of taxes imposed under permanent rate limits in the urban renewal area.”*

The City concurred with the increase in maximum indebtedness included in the 2023 Plan amendment when it approved the Plan. After consultation with the other overlapping taxing districts, the Eugene School District 4J Board voted 5:0 on May 17, 2023, “to concur with the Eugene City Council’s proposed plan amendment to increase maximum indebtedness for the Downtown Urban Renewal District by \$50 million in accordance with ORS 457.220 and 457.470(7).” The City and Eugene School District 4J imposed at least 75% of the amount of taxes imposed under permanent rate limits in the Downtown Urban Renewal District in FY23. Therefore, the legislative limitations are not applicable to the proposed maximum indebtedness increase resulting from the 2023 amendment.

Section 1500 – Formal Matters

At this time, no property is anticipated to be purchased that would result in relocation. If property is identified for purchase that would involve relocation, the Agency would develop provisions for relocation.

If the Agency acquires occupied real property in the implementation of the Plan, occupants of such property shall be offered relocation assistance, in such circumstances as may be required under the applicable state law. Those displaced will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 35.500-35.530 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 35.510. The Agency will prepare, adopt, and maintain a Relocation Policy prior to acquiring any property that will cause displacement.

Plan Exhibit A: Plan Area Map



Plan Exhibit B: Plan Area Description

Beginning at the southwest corner of the intersection of 11th Avenue and Charnelton Street in the City of Eugene, Lane County, Oregon, commencing northerly along the west right-of-way line of Charnelton Street to the point of intersection of the south right-of-way line of the alley between 10th Avenue and Broadway;

- (1) thence, westerly along the south right-of-way line of said alley to the west line of Lincoln Street;
- (2) thence, northerly along the west right-of-way line of Lincoln Street to the point of intersection of the north right-of-way line of the alley between Broadway and 8th Avenue if extended;
- (3) thence, easterly along the north right-of-way line of said alley to the west right-of-way line Charnelton Street;
- (4) thence, northerly along the west right-of-way line of Charnelton Street to the northwest corner of the intersection of 7th Avenue and Charnelton Street;
- (5) thence, easterly along the north right-of-way line of 7th Avenue to the northwest corner of the intersection of 7th Avenue and Olive Street;
- (6) thence, northerly along the west right-of-way line of Olive Street to the northwest corner of the intersection of 6th Avenue and Olive Street;
- (7) thence, easterly along the north right-of-way line of 6th Avenue to the northeast corner of the intersection of 6th Avenue and Oak Street;
- (8) thence, southerly along the east right-of-way line of Oak Street to the northeast corner of Oak Street and South Park Avenue;
- (9) thence, easterly along the north right-of-way line of South Park Avenue extended to the east right-of-way line of Pearl Street;
- (10) thence, southerly along the east line of Pearl Street to the southeast corner of the intersection of Pearl Street and West 11th Avenue; and
- (11) thence westerly along the south right-of-way line of West 11th Avenue to the point of beginning.

Portion of the Former City Hall Block description

A tract of land located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian being more particularly described as follows; Beginning at the Southwest corner of Block 18 as platted and recorded in Skinner's Donation to Eugene per Judgement Docket "A" page 2, Lane County Oregon Plat Records in Lane County, Oregon; thence Southerly along the westerly line of Block 23 of said Skinner's Donation to Eugene to the Northwest corner of Block A of Mulligan Addition to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon; thence Westerly along the Northerly line of Block 1 of said Mulligan Addition to Eugene to the Northwest corner of said Block 1 of said Mulligan Addition to Eugene; thence northerly to the Southwest corner of said Block 24; thence West to the Southeast corner of Block 7 Skinner Donation to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon; thence northerly

along the East line of said Block 7, 71.47 feet; thence running 71.47 feet distant and parallel to the south line of said Block 24 to the centerline of the now vacated alley within said Block 24; thence Northerly along said alley centerline to the South line of Block 17 in said Skinner's Donation to Eugene; thence along the South line of said Block 17 to the Southwest corner of Said Block 18 and there ending, all in Eugene, Lane County, Oregon.

East Park Block Area description

A tract of land located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian being more particularly described as follows; Beginning at the Southwest corner of Block 24 as platted and recorded in Skinner's Donation to Eugene per Judgement Docket "A" page 2, Lane County Oregon Plat Records in Lane County; thence Southerly along the west line of Block 1 of Mulligan Addition to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon to the Southwest corner of Lot 3, Block 1 of said Mulligan Addition; thence Westerly along the projected south line of Lot 6, Block 12 of said Mulligan Addition and along the north right-of-way line of South Park Street to the intersection with the east right-of-way line of Oak Street; thence northerly along said east right-of-way line of said Oak Street to the northerly right-of-way line of East 8th Avenue; thence Easterly along said northerly right-of-way line of said East 8th Avenue to the point of beginning being the Southwest corner of said Block 24 of Skinner's Donation to Eugene and there ending, all in Eugene, Lane County, Oregon.

Plan Exhibit C: Analysis Of The Plan's Conformance To The Comprehensive Plan And Other Local Plans

ORS 457.095 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Additionally, ORS 457.085(2)(d) requires that the plan include an explanation of the plan's relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements. This section complies with that statutory requirement to identify definite local objectives regarding land use, transportation, etc., by reference to local planning documents. Relevant local planning and development objectives are contained within the following local planning documents:

- Eugene Springfield Metropolitan Area General Plan (Metro Plan)
- Envision Eugene Comprehensive Plan (Envision Eugene)
- Eugene 2035 Transportation Systems Plan
- Housing Implementation Pipeline
- Eugene Climate Action Plan 2.0
- Eugene Downtown Plan

The following section describes the purpose and intent of these planning documents, applicable goals and policies within each planning document, and an explanation of how the Urban Renewal Plan for the Downtown Urban Renewal District (Plan) relates to the applicable goals and policies. .

The numbering of the goals and policies within this section reflects the numbering that occurs in the original planning document. Italicized text is text that has been taken directly from an original planning document and therefore cannot be changed. Some verbiage may say "complies with", which, in this document is synonymous with "conforms to" as stated in ORS 457.095.

A. Metro Plan - Eugene Springfield Metropolitan Area General Plan updated through June 30, 2019

Metropolitan Residential Land Use and Housing Element Goal: Provide viable residential communities so all residents can choose sound, affordable housing that meets individual needs.

FINDING: The 2023 Amendment to the Urban Renewal Plan for the Downtown Urban Renewal District (2023 Amendment) provides tax increment resources to help create additional housing opportunities and affordable housing opportunities for Eugene residents. The resources may be used for acquisition, assisting with developer costs, and providing incentives to make a project economically feasible. The Plan conforms to the Housing Element Goals of the Metro Plan.

Economic Element

Goal: Broaden, improve, and diversify the metropolitan economy while maintaining or enhancing the environment.

Policies:

- *B.14 Continue efforts to keep the Eugene and Springfield central business districts as vital centers of the metropolitan area.*
- *B.28 Recognize the vital role of neighborhood commercial facilities in providing services and goods to a particular neighborhood.*
- *B.29 Encourage the expansion or redevelopment of existing neighborhood commercial facilities as surrounding residential densities increase or as the characteristics of the support population change.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities and affordable housing opportunities for Eugene residents. Workers in the downtown area need affordable housing options and having increased residents in the downtown will supply increased economic activity to the area. The downtown is a neighborhood, and providing a mix of residential and commercial activities will support the vitality of this mixed use area. The Plan conforms to the Goal and Policies B.14, B.28, and B.29 of the Metro Plan.

Transportation Element

Goals:

1. *Provide an integrated transportation and land use system that supports choices in modes of travel and development patterns that will reduce reliance on the automobile and enhance livability, economic opportunity, and the quality of life.*
2. *Enhance the Eugene-Springfield metropolitan area's quality of life and economic opportunity by providing a transportation system that is:*
 - *Balanced,*
 - *Accessible,*
 - *Efficient,*
 - *Safe,*
 - *Interconnected,*
 - *Environmentally responsible,*
 - *Supportive of responsible and sustainable development,*
 - *Responsive to community needs and neighborhood impacts, and*
 - *Economically viable and financially stable.*

Policies:

- *F.3 Provide for transit-supportive land use patterns and development, including higher intensity, transit-oriented development along major transit corridors and near transit stations; medium- and high-density residential development within ¼ mile of transit stations, major transit corridors, employment centers, and downtown areas; and development and redevelopment in designated areas that are or could be well served by existing or planned transit.*

- *F.4 Require improvements that encourage transit, bicycles, and pedestrians in new commercial, public, mixed use, and multi-unit residential development.*
- *F.11 Develop or promote intermodal linkages for connectivity and ease of transfer among all transportation modes.*
- *F.13 Support transportation strategies that enhance neighborhood livability.*
- *F.14 Address the mobility and safety needs of motorists, transit users, bicyclists, pedestrians, and the needs of emergency vehicles when planning and constructing roadway system improvements.*
- *F.22 Construct and improve the region's bikeway system and provide bicycle system support facilities for both new development and redevelopment/expansion.*
- *F.23 Require bikeways along new and reconstructed arterial and major collector streets.*
- *F.24 Require bikeways to connect new development with nearby neighborhood activity centers and major destinations.*
- *F.26 Provide for a pedestrian environment that is well integrated with adjacent land uses and is designed to enhance the safety, comfort, and convenience of walking.*
- *F.27 Provide for a continuous pedestrian network with reasonably direct travel routes between destination points.*
- *F.37 Consider and include among short-term project priorities, those facilities and improvements that support mixed-use, pedestrian-friendly nodal development, and increased use of alternative modes.*

FINDING: The 2023 Amendment provides tax increment resources to provide for improved multi-modal transportation systems including street, curb, alley and sidewalk improvements, streetscape improvements and pedestrian, bike and transit improvements. The Plan conforms to the Goals and listed policies of the Transportation Element of the Metro Plan.

Public Facilities and Services Element

Goals:

1. *Provide and maintain public facilities and services in an efficient and environmentally responsible manner.*
2. *Provide public facilities and services in a manner that encourages orderly and sequential growth.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities and affordable housing opportunities for Eugene residents. This area in Eugene already has existing services and increasing the density of the area makes efficient use of existing resources. The Plan conforms to the Public Facilities and Services Element Goals of the Metro Plan.

Parks and Recreation Facilities Element

Goal:

Provide a variety of parks and recreation facilities to serve the diverse needs of the community's citizens.

Objectives:

- 4. Develop park sites and recreation facilities in the manner best suited to serve the diverse interests of local residents and in areas of greatest need.*
- 5. Close the gap between the current supply of park and recreation facilities and the projected demand.*

FINDING: The 2023 Amendment provides tax increment resources to improve the public spaces within the area acknowledging that increasing the residents in the area will increase demand for park facilities. The Plan conforms to the Goal and Objectives 4 and 5 of the Parks and Recreation Facilities Element of the Metro Plan.

B. Envision Eugene Comprehensive Plan

June 2017

Chapter 3 Economic Development

Downtown, Key Corridors, and Core Commercial Areas – Policies in this section support geographic areas of particular economic intensity.

- 3.32 Priority development areas. Promote redevelopment and reuse in prioritized areas including downtown, key corridors, and core commercial areas.*
- 3.33 Urban economy. Promote downtown as a hub of creative, entrepreneurial activity that can attract new investment and retain and grow existing businesses that thrive in the urban environment.*
- 3.34 Multifaceted, regional center. Strengthen downtown's role as a destination and the functional center for government, business and commerce, entertainment and the arts, and education in Eugene and the Southern Willamette Valley.*
- 3.35 Neighborhood vitality. Recognize the vital role of commercial facilities that provide services and goods in complete, walkable neighborhoods throughout the community. Encourage the preservation and creation of affordable neighborhood commercial space to support a broad range of small business owners across all neighborhoods.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities and affordable housing opportunities for Eugene residents. Workers in the downtown area need affordable housing options and having increased residents in the downtown will supply increased economic activity to the area. The downtown is a neighborhood, and providing a mix of residential and commercial activities will support the vitality of this mixed use area. The Plan conforms to the Economic Development Element of the Envision Eugene Comprehensive Plan.

Chapter 9 Transportation

Policy 9.1 Local transportation planning. The Eugene 2035 Transportation System Plan, not including the transportation financing program, serves as the transportation element of the Envision Eugene Comprehensive Plan and amendments to that plan shall constitute amendments to this plan.

FINDING: The findings of conformity with the Eugene 2035 Transportation System Plan, laid out in more detail below, support a finding of conformity with the Transportation Chapter of the Envision Eugene Comprehensive Plan.

C. Eugene 2035 Transportation System Plan

The following are projects specified in the Eugene Transportation System Plan in the Plan Area.

- *Improved connections from Downtown to other corridors*
- *Neighborhood greenway*
 - *PB111 – Broadway, Charnelton to High*
 - *PB486 – Willamette, 7th to 13th*
- *Protected bike lane*
 - *PB571 – Lincoln, 5th to 13th*
 - *PB583 – 8th, Lincoln to Broadway*
- *Bike lane, on-street*
 - *PB226 – 13th, Washington to Lincoln*
 - *PB574 – 6th to 4th Ave*
- *Future study projects*
 - *S3 – Improvements to North-South Travel/Circulation South of Downtown – Evaluate north/south circulation options on the Oak/Pearl Streets and Hilyard/Patterson Streets couplets*
- *Intro:*
 - *Identified potential action items include aligning the City's land use and parking regulating to encourage walking, biking, and use of public transit and periodically reviewing parking needs in the downtown, Federal Courthouse, and riverfront districts and balance supply with other objectives, such as economic vitality; support for transit, walking, and biking; reduced consumption of fossil fuels; and human-scaled urban form.*
- *P. 17 – promote transportation demand management programs along Key Corridors, including downtown*
- *P. 39 Support higher-speed and higher frequency passenger rail service and use of the historic Eugene Depot in downtown Eugene as a passenger rail station.*

FINDING: The 2023 Amendment provides tax increment resources to provide for improved multi-modal transportation systems including street, curb, alley and sidewalk improvements, streetscape improvements and pedestrian, bike and transit improvements. The Plan conforms to the Eugene 2035 Transportation Systems Plan.

D. Housing Implementation Pipeline

July 1, 2022 – June 30, 2027

The Housing Implementation Pipeline (HIP) is an internal, cross-departmental, five-year work plan for the City. This work plan coordinates current and future City resources, goals, and priorities with a systems-thinking approach to housing across the full continuum from people experiencing homelessness to overall housing supply. A target goal in the HIP is to increase the amount of housing downtown by 50% from 2021; an increase of over 1,000 units.

The HIP work plan period begins July 1, 2022 and concludes June 30, 2027. The HIP will be reviewed and updated on a two year schedule to occur in year 3 (2025) and year 5 (2027)

Downtown Housing Strategies

Encouraging compact development in the downtown core is one critical way to provide housing for our growing community. Increasing the number of housing units in the downtown core achieves other policy goals related to climate recovery and resiliency, compact development transportation efficiency, downtown vibrancy and fiscal sustainability.

Despite community benefits from a strong residential presence downtown, new residential construction faces a number of competitive disadvantages, particularly financial challenges, compared with development in other parts of the city.

Prior support for downtown housing has come in multiple forms, especially 1) Affordable Housing investments such as HOME funds and tax exemptions from Low-Income Rental Housing Property Tax Exemption (LIRHPTE), 2) tax exemption under the Multi Unit Property Tax Exemption (MUPTE) program, 3) Urban Renewal, and 4) regulatory incentives, such as the removal of parking minimums in the downtown area. These tools have led to the creation of the majority of the housing units in downtown today, including Broadway Place, First on Broadway, Aurora Building, and West Town on 8th.

The City could look to continue this type of support by exploring tax exemption opportunities (see page 28) as well as the possibility of extending the life of the Downtown and Riverfront Urban Renewal Districts for the purposes of supporting more housing downtown. Support for downtown housing will allow the City to meet its goal of adding at least 1,000 new units downtown.

Middle Housing Incentives

Throughout the public engagement process for Middle Housing Code Amendments (HB 2001), community members and the Planning Commission emphasized the need for incentivizing smaller and more affordable housing options. To increase desired middle housing, the City will explore a suite of incentives such as fee reductions, tax exemptions, preapproved plans, first-time home buyer assistance, and land use code changes (e.g., density bonuses). Potential incentives would complement other items in the HIP and some incentive programs could be expanded to include middle housing in certain places or city wide if specific targets are met including efficiency targets like small square footage, or income restriction targets. It is anticipated that a comprehensive approach that pairs financial incentives with regulatory changes will have the greatest impact. This policy exploration could occur starting in FY25, if the additional resources are secured.

Anti-Displacement Action Plan

If additional resources are made available, City staff will look to coordinate policies and actions to promote equitable development and reduce the harmful impacts of involuntary displacement as Eugene continues to grow. The action plan will guide many of our existing and proposed policies or programs.

Academic and professional publications on anti-displacement identify production, preservation and protection as key policy areas to combating the negative effects of displacement. In developing the plan, the City will look to other cities and models that have proven effective at preventing the effects of involuntary displacement.

As shown in Appendix A, the plan could be created beginning in early 2023, if additional resources are made available for this work. An Anti-Displacement Action Plan will be co-created with community members, building off the work of the Equity Panel and with a particular focus on engaging with communities that are most impacted by displacement. It could include direction on tenant/renter protection regulations, Affordable Housing preservation and development, rental assistance, homeownership assistance, community land trust support, inclusionary zoning requirements, and a housing-specific equity lens toolkit.

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities in the downtown for Eugene residents. The Housing Implementation Pipeline includes the use of urban renewal as a potential resource for creating additional housing. The Housing Implementation Pipeline also includes exploration of incentives of middle housing production, which can occur with urban renewal. The Plan supports the Housing Implementation Pipeline.

E. Climate Action Plan 2.0

July 2020

The Climate Action Plan 2.0 identifies actions that will help Eugene reach its climate goals. The Plan includes multiple strategies that support the development of downtown and increase compact housing in the downtown. Housing policy is a cornerstone of any City's climate policy. Housing stock characteristics like size, affordability, and location relative to transit, jobs, and other amenities all impact residents' environmental impact. Size has multiple impacts including the emissions from creating the building materials and the emissions from energy used to heat and cool the home. Smaller homes tend to have a smaller carbon footprint during construction and use. In addition, housing units built close to transit, jobs, and other amenities allow residents to access the community using fewer vehicle trips.

Action T11 *COE to make compact urban development easier in the downtown, on key transit corridors, and in core commercial areas. This includes removing regulatory barriers, flexible uses within industrial and commercial, reduce financial obstacles, restructure SDCs for smaller additional incentives, flexible land use codes, and ensure transportation system can support planned densities. This action is part of the Promote Compact Urban Development and Efficient Transportation Options Pillar of Envision Eugene.*

Action T13 COE to plan for growth so that an increasing proportion of residents live in 20-Minute Neighborhoods where residents can meet most of their daily needs near their homes without the use of an automobile. This includes identifying location opportunities for flexible codes, transportation infrastructure improvements, parks and open space, partnerships and incentives. This action is part of the Plan for Climate Change and Energy Resiliency Pillar of Envision

Action T14 COE to incentivize transit-oriented development and walkable neighborhoods using tools such as the Multi-Unit Property Tax Exemption (MUPTE), a state-enabled 10-year property tax exemption, to stimulate the construction of multiunit housing downtown and along key corridors. MUPTE is currently authorized to be used in downtown Eugene. Programs to facilitate more housing downtown, including MUPTE, are an Envision Eugene strategy anticipated to achieve an additional 1,000 dwellings by 2032.

Action T15 COE to encourage housing diversity in all neighborhoods. Support the construction of duplexes, triplexes, quadplexes, townhomes, and cottage clusters throughout the community. Directly implement House Bill (HB) 2001, the state law that enables missing middle housing options on lots zoned for residential uses by June 2022. (HTS Process, Envision Eugene, SB 1051, HB 2001)

Recommendation E1

Implement City land use policies that encourage higher density land use. Higher density housing results in more walkable, rideable, or roll-able communities.

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities and affordable housing opportunities for Eugene residents. Providing for increased housing density in the downtown helps compact urban development and plans for growth for increasing the proportion of the residents who live in 20 Minute Neighborhoods, and encourages housing diversity by providing increased housing opportunities. The Plan conforms to the Climate Action Plan 2.0.

F. Eugene Downtown Plan

April 12, 2004

Building a Downtown

Policies

1. *Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.*
2. *Use downtown development tools and incentives to encourage development that provides character and density downtown.*

Implementation Strategies

- C. *Expand the use of revenues in the Downtown Urban Renewal District in order to provide financial tools and incentives for desired development within the district.*
- G. *Identify and facilitate infrastructure improvements as a public incentive for private development.*

Living Downtown

Policies

- 1. Stimulate multi-unit housing in the downtown core and on the edges of downtown for a variety of income levels and ownership opportunities.*
- 2. Reinforce residential use in neighborhoods abutting the downtown commercial core to help contain commercial activity in downtown and maintain the historic character and livability of adjacent neighborhoods.*

Implementation Strategies

- C. Develop additional financial tools to assist with the development of housing, including the use of bonds, tax increment financing, land assembly and parking.*
- E. Reinforce opportunities for home ownership downtown.*
- F. Seek opportunities to equalize the costs of building housing in and near downtown compared with locations elsewhere in the city.*

FINDING: The 2023 Amendment provides tax increment resources to help create additional housing opportunities and affordable housing opportunities for Eugene residents. Major policies in the Downtown Plan call for an active, vital downtown, encouraging development downtown, stimulating downtown multi-unit housing, developing additional financial tools and seeking the opportunity to equalize the costs of building housing in and near downtown. All of these policies are supported by the 2023 Amendment. The Plan conforms to the Eugene Downtown Plan.

Exhibit B

**Downtown Urban Renewal District
Report**

For the Downtown Urban Renewal District Plan

Originally Adopted July 3, 1968 by Eugene Urban Renewal Agency Resolution No. 257

Amended December 19, 1968 by City Council Resolution No. 1609

Amended November 8, 1989 by City Council Ordinance No. 19648

Amended June 1, 1998 by City Council Ordinance No. 20120

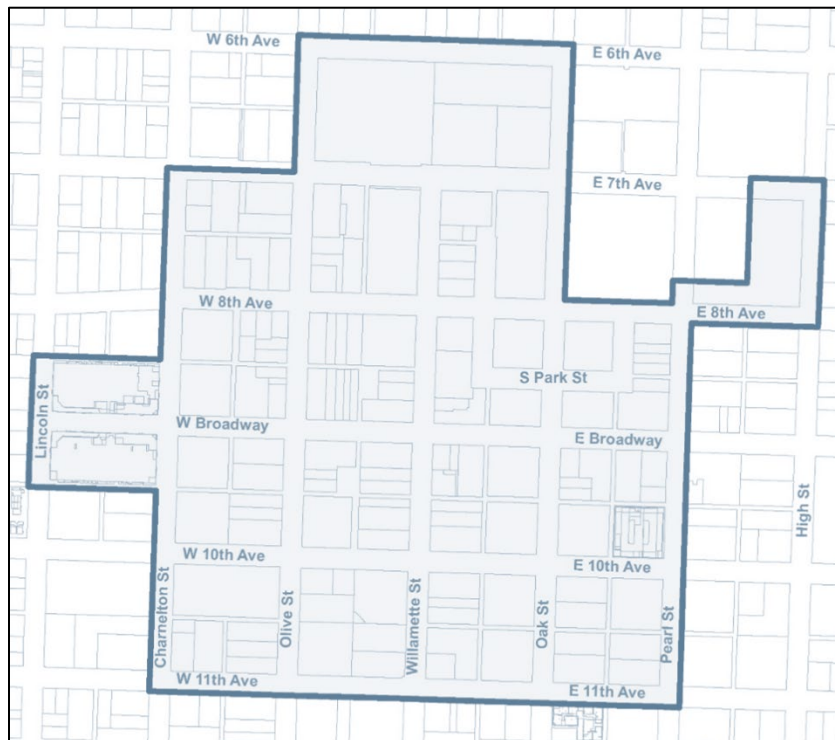
Amended September 13, 2004 by City Council Ordinance No. 20328

Amended May 24, 2010 by City Council Ordinance No. 20459

Amended June 13, 2016 by City Council Ordinance No. 20564

Amended November 24, 2020 by City Council Ordinance No. 20644

Amended June 12, 2023 by City Council Ordinance No. 20690



Urban Renewal Agency of the City of Eugene, Oregon



ACKNOWLEDGEMENTS

Eugene City Council and Urban Renewal Agency Board

Mayor Lucy Vinis

Emily Semple

Matt Keating

Alan Zelenka

Jennifer Yeh

Mike Clark

Greg Evans

Lyndsie Leech

Randy Groves

City of Eugene Staff

Sarah Medary, City Manager

Kristie Hammitt, Assistant City Manager

Matt Rodrigues, Assistant City Manager

Kathryn Brotherton, City Attorney

Martha Baldwin

Maurizio Bottalico

Denny Braud

Eric Brown

Amanda D'Souza

Will Dowdy

Anne Fifield

Amanda Nobel Flannery

Lauren Sommers

Table of Contents

Chapter 1:	Introduction.....	5
Chapter 2:	Description of Physical, Social, Economic, and Environmental Conditions in the Plan Area	5
Chapter 3:	Expected Impact, Including Fiscal Impact, of the Plan in Light of Added Services or Increased Population.....	10
Chapter 4:	Reasons for Selection of the Plan Area.....	11
Chapter 5:	Relationship Between Existing Conditions and Each Project Activity Undertaken in the Plan.....	13
Chapter 6:	Estimated Total Cost of Each Project or Activity, Sources of Money, and Anticipated Completion Date for Each Project or Activity	16
Chapter 7:	Estimated Amount of Money and Anticipated Year in Which Indebtedness will be Retired or Otherwise Provided For Under ORS 457.420 to 457.460.....	18
Chapter 8:	Financial Analysis of the Plan with Sufficient Information to Determine Feasibility	20
Chapter 9:	Fiscal Impact Statement that Estimates the Impact of the Tax Increment Financing, Both Until and After the Indebtedness is Repaid, Upon All Entities Levying Taxes Upon Property in the Plan Area.....	21
Chapter 10:	Relocation Report.....	25
Chapter 11:	Appendix.....	27
	Exhibit A: Plan Area Map	
	Exhibit B: Zoning District Map	
	Exhibit C: Census Boundaries Map	
	Exhibit D: Table 7 – Projected Revenues & Expenditures for the Plan Area	
	Exhibit E: Table 8 – Impact of Urban Renewal on an Individual Tax Bill	
	Exhibit F: Table 9 – Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY24-FY43	
	Exhibit G: Table 10 – Estimated Impact of Downtown District Tax Increment Collections on Overlapping Jurisdictions, FY22 Tax Data (Including the impact of State school funding formula and Measure 5/50 tax rate compression)	

INDEX OF TABLES

Table 1. Generalized Land Use	6
Table 2. Zoning.....	6
Table 3. Median Household Income.....	8
Table 4. Assessed Value Limitations.....	9
Table 5. List of Project Activities and Estimated Costs.....	18
Table 6. Maximum Indebtedness Calculation.....	20
Table 7. Projected Revenues and Expenditures for the Plan Area	31
Table 8. Impact of Urban Renewal on an Individual Tax Bill.....	34
Table 9. Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY24-FY43.....	35
Table 10. Estimated Impact of Downtown District Tax Increment Collections on Overlapping Jurisdictions, FY22 Tax Data (Including the impact of State school funding formula and Measure 5/50 tax rate compression)	36
Table 11. Estimated Revenue in FY44 After Termination of Downtown Urban Renewal District	25

REPORT ON THE DOWNTOWN URBAN RENEWAL DISTRICT PLAN

Chapter 1: Introduction

The 2023 Amendment to the Downtown Urban Renewal District Plan (the “Plan”) makes the following changes:

- Specifies project activities to be undertaken;
- Sets an increase in the maximum indebtedness to allow for those specific projects; and
- General updating of the Plan.

The City of Eugene has prepared an amendment to the Plan, originally adopted in July 1968 and modified December 1968, November 1989, June 1998, September 2004, May 2010, June 2016, and November 2020. The 2023 amendment is considered a substantial amendment under ORS 457 as it increases the maximum indebtedness of the Plan. This Report accompanies the Plan and consists of text, tables, and appendices.

The Downtown Urban Renewal District contains approximately 75 acres (the “Plan Area”). The legal description for the Plan Area is in Section 300 of the Plan and is further described on graphic exhibits included in the Plan and in the appendix to this Report.

Chapter 2: Description of Physical, Social, Economic, and Environmental Conditions in the Plan Area

Note: This description and assessment is current to the identified dates. In many cases, the 2020 Amendment information is still current and does not need to be updated.

A. Physical Conditions

1. Land Area

The Plan Area encompasses about 75 acres. See Appendix, Exhibit A for a map of the Plan Area.

The total incorporated land area for the City of Eugene, as of March 2023 is 28,544 acres. The Plan Area represents about 0.26 percent of the City’s total land area. This area combined with the Riverfront Urban Renewal District of approximately 245 acres, equals approximately 320 acres in renewal districts, which is one percent of the City’s total land area and well below the 15 percent maximum allowed by Oregon State law.

2. Existing Land Use and Zoning

Table 1 shows generalized land use in the Plan Area as of March 2023 by category. Table 2 shows the zoning as of March 2023. A description of permitted uses is found in the City Land Use Code. (The zoning map is located in the Appendix, Exhibit B.)

Table 1. Generalized Land Use

Land Use Code	Number of Addresses	% Total
C: Communication	4	0.5%
E: Education	6	0.7%
F: Transportation Related	5	0.6%
G: Government	16	1.8%
I: Industrial	3	0.3%
J: Religious, Charitable	2	0.2%
L: Recreation	24	2.7%
M: Multi-family	313	35.5%
O: General Services	354	40.2%
P: Parks	2	0.2%
R: Retail	151	17.1%
V: Vacant	1	0.1%
Grand Total	872	100.0%

Source: Regional GIS: Site Address Land Use, March 2023

Table 2. Zoning

Zoning	Acres
C-2 Community Commercial	0.7
C-3 Major Commercial	39.1
PL Public Land	4.6
S-H Historic	0.1
Total Zoned property	44.6
Non-Taxloted Right-of-Way	30.3
Total	74.9

Source: Regional GIS, March 2023

3. Historic Structures

In the past, numerous old buildings were lost in the downtown core area due to demolition or neglect. While not all of these structures were historically or architecturally significant, it is clear that our urban heritage was not considered worthy for preservation or re-use. Today, the Agency aims to take an active role in celebrating that urban heritage by preserving and reclaiming obsolete or underutilized buildings as well as parts of the urban landscape in need of improvements, that form an important part of the fabric and history of downtown, which is part of our legacy for future generations.

4. Parks and Plazas

Downtown plays a variety of roles in our city, as a shared civic, cultural, and economic center, and as a neighborhood of its own. To fulfill these roles, downtown needs parks and plazas that provide public gathering spaces, room for events, and greenspace in the heart of the city. As development continues downtown, the role of these open spaces becomes even more important, supporting overall livability for residents and downtown employees alike. Further, improved open spaces will draw and sustain a high quality and diverse mix of commercial, governmental, residential, and cultural uses. The open spaces that are currently downtown (Kesey Square, the Park Blocks, and the Hult Center Plaza) do not appear to meet the area’s needs for open space; the Agency began making improvements to open space with the 2016 amendment, but portions remain unattractive and unwelcoming, showing signs of deterioration and lacking in public amenities that would attract people. Obscured sight lines and poor lighting contribute to real and perceived safety concerns. The

design of those spaces is not generally conducive to modern events and programming. The lack of infrastructure in those spaces, such as electricity and water, limits programming and commercial opportunities. Improvements to parks and plazas within the Plan Area will increase the utility, desirability, and economic impact of these spaces, make the Plan Area more inviting and attractive overall, and create the conditions for increased residential and commercial investment in the future.

5. Telecommunications Utility System

The 2016 amendment authorized the use of urban renewal funds to support the construction of a telecommunications fiber network in the downtown. Eugene Water and Electric Board (EWEB) completed the installation of the fiber network throughout the designated footprint of the project boundary in 2019.

The project also included improvements to the interconnect facility at 859 Willamette Street, an internet switching center. The improvements expanded its capacity so that the facility can host more Internet Service Providers.

6. Streets, Alleys, Sidewalks

As documented in the blight findings attached to the Ordinance amending the Plan, many of the pedestrian walkways as well as portions of paved streets and alleys in the Plan Area have significantly deteriorated. In addition, some streets are in need of repair and renovation to enhance their function, safety and attractiveness for public use. As an example, Park Street, which runs adjacent to the Park Blocks on three sides, needs sidewalk and accessibility improvements, curb changes, and a redesign of parking to better accommodate activities that spill over from the Park Blocks.

Using funds allocated in the 2016 amendment, the northwest portion of Park Street and adjacent sidewalks were improved to complement the construction of the Farmers Market Pavilion.

Oak Street and 8th Avenue are the major streets bisecting the Park Blocks; both only carry traffic in one direction. Plans and policy direction support the conversion of 8th Avenue to a two-way street. Both Oak Street and 8th Avenue need improvements to maintain traffic flow and allow for ease of pedestrian use, such as lane narrowing and bump-outs.

Sixth Avenue and 7th Avenue form a couplet of one directional streets running in opposite directions. These roads are wide and fast moving, creating a physical and psychological barrier between the traditional core of downtown and the rapidly developing Market District and Riverfront. Policy direction supports narrowing these roads, adding parking, and pedestrian bulb-outs. There are multiple alleyways throughout the Plan Area that offer pedestrian pathways throughout. The alleys are dark and the pavement is of varied condition. Improving the alleys will enhance their function and safety, which will improve the pedestrian experience throughout the Plan Area.

7. Sanitary Sewer System

The sanitary sewer system was upgraded as part of the original renewal project. This upgrading consisted of relining the existing lines with plastic pipe liners. Each building was reconnected at that time. The engineering analysis showed that the existing capacity was sufficient.

8. Water Delivery System

According to the Eugene Water and Electric Board, the water delivery system throughout the original Downtown Urban Renewal District is in sufficient condition and of sufficient capacity to support additional development.

B. Social Conditions

1. Housing

There were 313 housing units in the Plan Area as of December 13, 2020. An estimated 75 of these units are located in the Lane Community College Titan Court student housing, which are shared apartments for 255 residents. (Source: Regional GIS, August 2020 Site Address Land Use.) There are no units of affordable housing (income-qualifying) within the Plan Area. The monthly rents that are representative of the Area from one of the large housing complexes in 2023 are:

- Studio \$1,525
- 1-Bedroom \$1,750
- 2 Bedroom \$1,885

2. Socio-Economic

Based on information from the 2021 5-Year American Community Survey (ACS) data, there are 2,891 people living in the two block groups that contain the Plan Area. The median household income in the Plan Area is well below the median household income in the City of Eugene. (Table 3 and Appendix Exhibit C – Census Boundaries Map.)

Table 3. Median Household Income

	Population	Margin of Error (+/-)	Median Household Income	Margin of Error (+/-)
City of Eugene	173,278	136	\$ 55,776	\$ 1,824
Census Tract 3900, Block Group 1	1,296	407	\$ 35,662	\$ 4,675
Census Tract 3900, Block Group 2	1,595	290	\$ 29,896	\$ 9,308
Total Population	2,891			

Source: ACS 2021-Year Estimates. B01003 Total Population, B19013 Median Household Income

3. Employment

In early 2023, there were 389 employers and about 5,400 employees in the Plan Area. The largest employers in the district were the City of Eugene, Lane Council of Governments, and Venture Data (Source: InfoUSA, 2023.).

The Plan Area has been an employment center for decades and most of the structures in the Plan Area support office uses. The COVID-19 pandemic brought about a shift in how people conduct office work, with many people choosing to work from home all or some days per week. Data from parking structures owned by the City of Eugene show occupancy levels during normal business hours in November 2022 were 78% of 2019 parking occupancy levels during the same month. Additionally, transit ridership through our downtown station is down 40% from 2019 levels. This shift in office work habits has led to fewer office workers in the downtown, greatly reducing demand for goods and services.

C. Economic Conditions

1. Value of Property

The FY23 taxable assessed value for the City of Eugene is \$18,254,461,170. The total taxable assessed value for the Downtown District Plan Area as of FY23 is \$240,398,656. The excess value, also known as ‘increment’, of the Plan Areas for Eugene’s two Urban Renewal Districts is \$411,398,048. The increment, or excess value, is the growth in assessed value of the Plan Area after its initial adoption. Table 4 below demonstrates that the combined frozen bases for the Downtown and Riverfront Urban Renewal Districts is well below the 15 percent limit of the City of Eugene assessed value minus the increment (excess) value of the Urban Renewal Plan Areas as imposed by ORS 457.420.

Table 4. Assessed Value Limitations

A. City of Eugene Total Assessed Value (AV)	\$ 18,254,461,170
B. Total Frozen Base AV of URAs	\$ 84,346,194
Downtown District	\$ 33,736,746
Riverfront District	\$ 50,609,448
C. Total Increment AV of URAs	\$ 411,398,048
Downtown District	\$ 206,661,910
Riverfront District	\$ 204,736,138
D. Frozen Base AV as % of City AV: B/(A-C)	0.5%

2. Relationship of the Value of Improvements to the Value of Land

The current ratio of improvement value to land value within the Plan Area, based on 2020 assessment records and excluding all tax-exempt property, is 6 to 1.

D. Environmental Conditions

The Plan Area has been an established commercial business area for many years. Most streets, sidewalks, alleys, and sewers are in place and should be upgraded and maintained. The public park areas within the Plan Area should be maintained as needed by the City. There are opportunities through the additional resources from the Plan Amendment to improve the function and condition of some of the streets, public parks, and public plazas.

- The Park Blocks are directly on a pedestrian, bicycle, and vehicular path to the river and are a critical piece of the Willamette to Willamette Initiative.
- A central intent of that project is to transform 8th Avenue from a predominantly one-way west-bound street with inadequate pedestrian and bicycle amenities into a two-way, inviting, and accessible path to and from the river and the ongoing development on the Downtown Riverfront property as well as the university area to the east. Design is nearly complete and construction is expected to start this spring.
- The Plan Area lies near newly redeveloped areas to the north and east. Existing roads create barriers between the Plan Area and its neighbors. Improvements to crossings on wide streets will reduce the negative elements, attracting those areas' residents and visitors into the Plan Area.

Chapter 3: Expected Impact, Including Fiscal Impact, of the Plan in Light of Added Services or Increased Population

The projects in the 2023 Amendment support the Plan goal to strengthen the economic conditions of the Plan Area as increased residential uses will provide increased activity to the businesses in the Area. The projects will also contribute to the goal of enhancing downtown's role as the regional economic, governmental, and cultural center and central location for public and private development and investment. Improvements to right of way, parks, and open space will contribute to the goal of reinforcing the Plan Area as a place to live, work, or visit by providing inviting and highly functional spaces for the community to enjoy on a daily basis as well as for programmed events.

These projects also support the Plan goal to strengthen the economic conditions of the Plan Area. One measure of this goal is the expected increase in the taxable property values caused by the projects. Areas adjacent to the Plan Area are also expected to become more valuable. From FY23 through the estimated remaining life of the District (FY43), property values in the Plan Area are estimated to increase by about \$194 million.

Potential direct impacts to School District 4J from the 2023 Amendment are residential development projects that will ideally increase the number of people living downtown. Whether or not those residents have school-aged children is unknown at this time. However, the schools are funded on a per pupil basis, so additional school-aged students could mean additional funding for the schools. The amount of increased residential units will not likely require new school facilities. (See Chapter 9 for a summary of the financial impact that the Downtown District has on 4J.)

The projects included in the 2023 Amendment, like all development projects, are expected to impact police services, transportation, utilities, and other public services.

City Council selected projects within the Plan Area for the way in which they support planning efforts and strategies, such as Envision Eugene, and adopted policy documents, such as the Eugene Downtown Plan and the Climate Action Plan 2.0. Developed with significant public input, the planning documents were based on assumptions about the value of and expected need for higher density of uses and development, with a consequent need for new and improved services and amenities. The Amendment is expected to facilitate improvements within the Plan Area, thereby addressing the goals and policies in these documents. The policies of the Downtown Plan strongly support increased residential and mixed-use development downtown, and the reinforcement of downtown as the economic and cultural center of the community.

The pillars of Envision Eugene that will be addressed by the 2023 Amendment are to provide housing affordable to all income levels and to promote compact development and efficient use of transportation. Specifically, the 2023 Amendment projects are expected to meet more of Eugene's multi-unit housing needs downtown, increase job opportunities, offer retail goods and services, and transform downtown into a mixed-use neighborhood that fosters active, walkable community living. The projects in the Plan do not result in an intensification of development beyond that previously anticipated under the planning documents.

The Agency will use tax increment revenues to carry out the Plan. The use of tax increment revenues will affect the property tax revenues of other taxing jurisdictions that share assessed value with the Plan Area. The property tax impacts are described in Chapter 9.

Chapter 4: Reasons for Selection of the Plan Area

The Plan Area was adopted in 1968 with approximately 70 acres. This area was selected after a comprehensive community process under the guidance of the Federal Department of Housing and Urban Development (HUD). The 2016 Amendment expanded the Plan Area by five acres to include a portion of the former City Hall block on 8th Avenue at High Street and the East Park Block area. The four goals of the Plan are to (1) improve the function, condition, and appearance of the Plan Area, (2) eliminate blight and blighting influences, (3) strengthen the economic conditions of the Plan Area, and (4) enhance downtown's role as the regional economic, governmental, and cultural center and a central location for public and private development and investment.

According to ORS 457.010, "blighted areas" means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions.

- (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial, or other purposes, or any combination of those uses, that are

unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

- (A) Defective design and quality of physical construction;
 - (B) Faulty interior arrangement and exterior spacing;
 - (C) Overcrowding and a high density of population;
 - (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 - (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
- (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.
 - (c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.
 - (d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.
 - (e) The existence of inadequate streets and other rights of way, open spaces and utilities.
 - (f) The existence of property or lots or other areas that are subject to inundation by water.
 - (g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.
 - (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare.
 - (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

As part of the 2020 amendment to the Downtown Urban Renewal Plan, city staff conducted a detailed evaluation of properties in the District for conditions of blight, as defined by ORS 457.010. A total of 63 properties (54%) out of a total of 116 surveyed in the Downtown Urban Renewal District are determined to have blighted conditions. In addition to the 63 properties with blighted conditions, 20 locations found in roads, public walkways, and sidewalks also have blighted conditions. These conditions are so prevalent and consistent in the area that the city concludes that the entire Downtown Urban Renewal District area is blighted. The blighted conditions impact the safety, health and welfare of the community through potentially unsafe conditions for accessibility through deteriorating public rights-of-way, deficiencies in maintenance of public buildings and open spaces, decreased property values and taxable values, extensive vacancies, and outdated structural designs that are deteriorating. The evidence of blight and blighting influences reduces the economic activity in the area, leading to lowered value and a disincentive to invest. In preparation for the 2023 amendment, city staff reviewed the 2020 blight findings and determined that the majority of the blighted areas identified in 2020 continue to exhibit blighted conditions, despite the successful progress toward, and completion of, projects identified in the 2020 amendments. Additional information about blight findings can be found in the Property Analysis Report (Exhibit C to the Ordinance).

Chapter 5: Relationship Between Existing Conditions and Each Project Activity Undertaken in the Plan

All Projects set forth in Section 600 of the Plan are intended to correct the existing deficiencies in the Plan Area as described in Chapter 2 this report.

The projects in Section 600 of the Plan are:

- 1) Housing;
- 2) Physical improvements to address safety and comfort; and
- 3) Emerging projects directed/initiated by the Agency Board.

The projects address the challenges that the face the downtown core, as identified through a robust community outreach effort in Fall of 2022, known as Downtown Priorities and Projects. That effort built on community outreach conducted over the previous few years and complementary professional recommendations. The Downtown Priorities and Projects effort led to recommended improvements for Eugene's downtown (which includes the Plan Area) in six categories: Housing; Public Safety; Social Services; Commercial Activity and Development; Public Spaces and Mobility; and Events and Culture. Staff presented a summary of the Downtown Priorities and Projects recommendations to the Agency Board in January 2023.

A. Housing

The Plan Area has long been challenged by under-utilized or vacant buildings. These structures create empty spaces between active uses that lack vibrancy and add to a perceived lack of safety. The COVID-19 pandemic has exacerbated this problem. Office buildings that were previously full of daytime workers prior to the 2020 pandemic are now much less full. Some buildings have leased space to commercial firms, but the employees at those firms choose to work from home many, if not all, days of the work week.

This shift in office work patterns has reduced the viability of commercial activity in the Plan Area. The reduced number of daytime office workers has reduced demand for commercial office space. In addition, the lack of daytime office workers has reduced the number of people buying goods and services near those offices, making it more difficult for ground-floor retail activity to be financially viable.

Increasing the supply of housing addresses these problems. Converting under-utilized commercial buildings to residential uses will fill in empty spaces in the Plan Area. New housing units will attract people who will in turn increase demand for retail goods and services and expand the number of people walking throughout the Plan Area, enhancing vitality and perceptions of safety.

Expanding the Plan Area's housing supply also supports Eugene's efforts to resolve housing issues and reduce per capita carbon emissions, described in the following documents:

- The Housing Implementation Pipeline (HIP) summarizes the City's goals, efforts, and coordination of housing production across the Eugene community. The HIP has a goal of issuing 6,000 permits for new housing units by the end of FY27 to address the undersupply of housing in Eugene. Increasing the number of housing units in the Plan Area will help support this goal.

- The Climate Action Plan 2.0 (CAP 2.0) identifies strategies that the Eugene community can take to address climate change. The CAP 2.0 states that housing policy is a cornerstone of any City's climate policy, because housing units built close to transit, jobs, and other amenities allow residents to access the community using fewer vehicle trips. Downtown already offers all these amenities. The CAP 2.0 identifies specific actions that the City can take to encourage compact development.
 - Action T10 – Plan to meet all of the 20-year multi-family housing and commercial job needs within the existing Urban Growth Boundary (UGB). This action includes planning to integrate new development and redevelopment in the downtown, on key transit corridors, and in core commercial areas.
 - Action T11 – Make compact urban development easier in the downtown, on key transit corridors, and in core commercial areas. This includes removing regulatory barriers, allowing flexible uses within industrial and commercial land use codes, reducing financial obstacles, restructuring SDCs for smaller homes and denser development, additional incentives, flexible land use codes, and ensuring the transportation system can support planned densities.

An important reason for the lack of housing in the Plan Area is the relatively high cost of construction in dense areas. Downtown sites are often constrained construction sites. The lack of 'elbow room' means more complicated logistics for the builder to manage. The sites often do not have on-site staging areas and have a higher likelihood of needing street/sidewalk closures compared to construction in less dense neighborhoods.

Many properties in the downtown have existing structures on them. Some of these structures could be converted from prior commercial uses to residential uses, but the financial feasibility of the project is hampered by the cost of the existing building. In addition, the change of use triggers requirements for seismic upgrades and Systems Development Charges (SDCs) to cover the cost of adding to infrastructure systems. These costs can render the cost of redevelopment to be equal to the cost of new development. Redevelopment may require paying for an existing building and elevated construction costs.

Some properties in the Plan Area may not easily convert from prior commercial uses to residential uses. For example, some buildings have very large floor plates. These large rectangular plates leave little opportunity for individual residential units to have windows, a required safety feature for every bedroom. Resolving the issue will require drastically altering an existing building or demolishing the structure entirely. This adds to the cost of construction.

The availability of incentives and predictability of the funds directly impacts the creation of new housing units. An ongoing fee assistance program that covers fees related to construction of housing would create an incentive for the projects, while also continuing to fund the programs and activities those fees pay for (such as the infrastructure capacity for new growth). For example, the Transportation System Plan and Parks and Rec System Plan, and their companion SDC project lists, not only provide capacity for new

development, they also serve as integral plans to meeting the goals of Envision Eugene and the Climate Action Plan 2.0

B. Physical Improvements to Address Safety and Comfort

Improvements to the public right of way benefit downtown workers, visitors, and residents, as well as the community at large with a safe and attractive downtown core. Blighted conditions in these areas include barren spaces with broken and deteriorated pedestrian walkways, poorly lit walkways, lack of amenities such as seating or drinking water, and areas that do not meet accessibility standards. The expenditure of urban renewal funds for the spaces will improve or remove blighted conditions, which will in turn provide a healthier and safer place for Eugene residents and visitors to congregate.

There is significant new development north of the Plan Area, in the 5th Street Market District, and east of the Plan Area near the University of Oregon. Existing street crossings and pedestrian walkways that connect to these newly improved areas are narrow and uninviting. For the Plan Area to flourish it should have street connectivity to ensure multiple mobility modes can easily access the Plan Area. Enhancing these public spaces will create an improved environment, so that the on-street experience is pleasant and perceived to be safe. Enhancing connectivity for multiple modes of mobility will encourage individuals to cross streets into the Plan Area.

Street, curb, and sidewalk improvements will improve deteriorated spaces that are uneven and inaccessible. Improvements will make the pedestrian environment safe, accessible, and attractive, which will enhance the pedestrian experience as individuals move from within and through the Plan area. These improvements are consistent with the CAP 2.0, Action T7, which states the City of Eugene will develop a sidewalk infill program and strategy for upgrading unimproved streets and connectivity to parks, shopping, and important community resources.

C. Emerging Projects Directed/Initiated by the Agency Board

The Plan Area includes centrally located parks and public facilities that serve the whole community. The Parks Blocks at 8th Avenue and Oak Street play an important role in the community, despite their size, design, and condition. They have hosted the Saturday Market for decades, attracting local residents and visitors to city center. The newly constructed Farmers Market Pavilion has enhanced the setting for the Lane County Farmers Market, expanding the Market's season and number of visitors. The City-owned Hult Center is the region's premier entertainment venue, attracting visitors from across Oregon and beyond our state's borders.

These public facilities range in age from brand new to many decades old. Investing in older facilities, so they remain relevant and safe, will ensure that they continue to attract local residents and visitors to the city center. Some facilities have not been updated to meet current accessibility standards or expanded market demand.

For example, the Park Blocks are difficult to navigate for individuals with limited mobility. Not only are the concrete areas uneven due to wear and tear, but the design of the area also includes steps, not ramps, and a large fountain that gets in the way of programming and doesn't offer any interactive features. Accessibility standards have changed and the Park

Blocks—in the heart of the City—should be accessible to the whole community. Urban renewal funds could support enhancements to update the Plan Area.

Urban renewal funds would also support physical improvements to privately owned properties to improve the look and feel of the Plan Area and enhance the experience of downtown residents, workers, and visitors. The Agency would be stimulating economic activity and bringing positive ground-floor presence to the street by assisting with façade improvements or investing to make properties more marketable for a variety of uses.

Chapter 6: Estimated Total Cost of Each Project or Activity, Sources of Money, and Anticipated Completion Date for Each Project or Activity

This Report on the 2023 Amendment includes the estimated cost of Projects to be carried out following the adoption of the amendment.

Table 5 lists the project activities included in the Plan and estimated costs. Because elements of each project are yet to occur or will not be known until implemented, there is a range of opportunities within each project. The estimated range gives a sense of scale and scope that could be possible. Below is a short description of each of the projects.

A. Projects

1. Housing

At least 50% of project funding would be allocated to support the creation of new housing.

For **Development Fee Assistance**, funds would be allocated based on projects meeting criteria approved by the Agency Board. Funds could be allocated to pay up to 100% of development fees. It is assumed it would take about four years from allocating funds to a project to when construction would be completed. Funds would be allocated during the Plan period with the final units estimated to be completed by FY43. Total cost is dependent on the specifics of developments undertaken, and any future adjustment of fee rates during the years ahead. Estimating based on development fees for recently completed projects in and near downtown, fees could be approximately \$10,000 per unit. If at least 50% of the housing funding was allocated for development fee assistance, (\$8.38 million), the Agency would be able to support the creation of about 840 residential units.

For **Land Acquisition**, total cost is dependent on the properties being acquired. Approximately half of the funds allocated for housing are estimated to be for land acquisition (\$8.38 million). As stated in the Plan, Agency Board approval is required before land will be acquired or sold.

2. Physical Improvements to Address Safety and Comfort

It is estimated approximately 20% of funding would be allocated to physical improvement projects that increase safety and comfort. Funds would be allocated during the Plan period. Actual costs will depend on projects and priorities.

3. Emerging Projects Directed/Initiated by the Agency Board

It is estimated approximately 30% of funding would be allocated to activities listed in Section 600 C, Emerging Projects Directed/Initiated by the Agency Board, which includes Community Facilities, Open Space Improvements, and Development Support. Further study is needed to determine costs, feasibility, and timing for possible Community Facilities. Based on 2022 estimates, Park Blocks renovations could range from \$4 million to \$13 million depending on how much of the project the Agency chooses to pursue. Development Support will depend on the need and will be administered according to the rules in the Plan.

B. Project Delivery Administration

Actions for this activity include program administration (project management, loan and grant administration, support for ongoing investments within the Plan Area, public engagement, financial services, debt issuance and administration); legal services; reporting (budgets, financials); preparation of market, feasibility, or other economic studies; preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies; providing accounting or audit services; providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies; assisting in preparation of the annual financial reports required under Sections 800 and 900 of the Plan; providing property acquisition appraisals; and evaluation of the plan and the success of its activities. Many of the activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004. The Agency may also acquire, rent, or lease office space and office furniture, equipment, and facilities necessary to conduct its affairs in the management and implementation of this plan.

Projections for district administration assume that once the projects are complete, district administration expenses will be reduced to a level that will be sufficient to run the loan and grant program, support ongoing investments within the Plan Area, and ensure administration of outstanding debt, budget development, annual review of project activities, and financial report preparation. Specifically, the administration projection summarized in the bullet points below includes staffing for project delivery, ongoing financial administration, and the loan and grant program. Additional items in the projection include legal and consulting fees necessary to protect the City/Agency and complete the Projects, debt issuance cost needed for the Projects, and property management shown below for a maximum indebtedness increase of \$50 million.

- **Project delivery**
 - Average of 2.7 FTE at an average cost of \$661,000 per year FY25 through FY43; personnel costs are projected to increase 5% per year due to inflation and higher health and retirement costs.
- **Legal costs, public engagement, financial administration, overhead and miscellaneous**
 - \$200,000 average per year FY25 through FY43; higher in the early years and a smaller amount for maintenance over time.
- **Debt issuance costs**
 - \$100,000 when issued; to be determined.

Table 5. List of Project Activities and Estimated Cost Allocations

Project Activity	Estimated Cost Allocations
Housing - Development Fee Assistance	\$ 8,379,000
Housing - Land Acquisition	\$ 8,379,000
Physical Improvements to Address Safety and Comfort	\$ 6,704,000
Emerging Projects	\$ 10,055,000
Debt Issuance Costs	\$ 100,000
Project Delivery and Administration	\$ 16,383,000
Total	\$ 50,000,000

Source: Tiberius Solutions

Note: The amounts provided in Table 5 are estimates. The Agency Board will approve actual amounts to be spent on individual projects after project details are reviewed. The Agency Board may ultimately approve spending for an individual project above or below the estimates listed in this table; however, the total spending for all projects will not exceed the 2023 cumulative spending limit (maximum indebtedness) of \$116 million. The Agency Board has indicated they intend to allocate the majority of the funds to support the creation of new housing.

Project implementation will begin in FY24. Decisions on priorities of funding for Projects will be made by the Agency Board at regular Agency Board meetings, all of which are open to the public. Construction of the projects contemplated in the 2023 Amendment is expected to be completed by FY43. Debt issued to fund the projects is estimated to be paid off by FY43 depending on future tax increment revenue levels.

The Agency shall convene not less than once each year the Expenditure Review Panel to (1) prepare a report on the activities of the Agency for the previous fiscal year, and (2) determine whether the Agency’s expenditure of tax increment dollars was limited to the Projects and the associated administrative costs authorized by the Plan.

Chapter 7: Estimated Amount of Money and Anticipated Year in Which Indebtedness will be Retired or Otherwise Provided For Under ORS 457.420 to 457.460

The projects will be funded with a combination of urban renewal tax increment financing under ORS 457 and other sources. The Agency may apply for funding from other federal, state, and local grants in order to complete the projects. In addition, the community facilities included within the Plan may also be funded in part with other public funds, such as systems development charges and general obligation bonds, among other sources.

Oregon Revised Statutes require that each urban renewal district that receives property taxes include a “maximum indebtedness” limit in their urban renewal plan. “Maximum indebtedness” is a required spending cap for all property tax expenditures over a period of time. “Maximum indebtedness” is not a legal debt limit; it is a spending limit.

Adopting a maximum indebtedness figure does not authorize or obligate the Agency to spend money or enter into debt. Within the maximum indebtedness limitation, the Agency Board has the ability to fund projects over time, either with cash or by issuing debt.

Certain expenditures are included in the maximum indebtedness calculation and certain expenditures are excluded. For instance, cash payments for projects and administrative expenses are included in the calculation, but expenditures made from sources other than tax increment revenues are not included in the spending limit, such as Downtown Loans program funds. In addition, interest on debt is not included in maximum indebtedness, nor is the refinancing of existing indebtedness.

The City Council amended the Plan in 1998 to include a maximum indebtedness limit of \$33 million. The \$33 million figure represented the amount that the Agency was allowed to cumulatively spend in tax increment revenues starting in 1998. That figure excluded existing debt and was based on the estimated cost of building a new main library, plus continuation of the administrative costs in the district, preparing annual financial statements, disposing of the former Sears building on 10th Avenue and Charnelton Street (which is now the site of the new LCC downtown campus), overseeing completion of the Broadway Place and Overpark elevator projects, and administering the loan portfolio.

In 2010, the maximum indebtedness limit of \$33 million was almost fully spent or committed, with the bulk having been spent on building the downtown library. City Council amended the Plan in order to complete three projects: LCC downtown campus; Farmers' Market improvements, and assuming the Broadway Place Garages debt. Maximum indebtedness was increased by \$13.6 million, which resulted in a revised maximum indebtedness figure of \$46.6 million for the cumulative spending in the Plan Area from 1998 to the end of the Plan. This revised maximum indebtedness amount was the estimated amount needed to accomplish the three additional projects and to provide for district administration.

In 2016, the maximum indebtedness was almost fully spent or committed on the three projects included in the 2010 Amendment. City Council amended the plan in order to accomplish four additional projects: Park Blocks and open space improvements, year-round Farmers Market, high-speed fiber, and 1059 Willamette redevelopment. Maximum indebtedness was increased by \$19.4 million, which resulted in a revised maximum indebtedness figure of \$66.0 million for the cumulative spending in the Plan Area from 1998 to the end of the Plan.

The 2020 Amendment removed the project specific spending cap on the amount of tax increment funds for the Farmers Market project, but did not increase the overall amount of maximum indebtedness.

The 2023 Amendment increases the maximum indebtedness as shown in Table 6 below, adds specific projects to the Plan, and includes general updating.

Table 6. Maximum Indebtedness Calculation

Amendment	Maximum Indebtedness Increases
1998 Plan Amendment	\$33.0M
2010 Plan Amendment	\$13.6M
2016 Plan Amendment	\$19.4M
2020 Plan Amendment	No maximum indebtedness increase
2023 Plan Amendment	\$50.0M
<i>Total Maximum Indebtedness</i>	<i>\$116.0M</i>

Table 7 in Exhibit D includes information about future revenues and expenditures in the Plan Area. The timing and amounts for individual project activities will be determined by the Agency Board and every other year during the biennial budget process. Completion dates for individual activities may be affected by changes in the plans of other private or public partners, local economic and market conditions, changes in the availability of tax increment funds, and changes in priorities for carrying out project activities.

Current projections show that the tax increment revenues should be sufficient to pay for the projects and associated debt by FY43. The district would cease collecting tax increment funds once there are sufficient tax increment funds available to repay all debt issued or obligations created to fund the Projects.

These projections of future tax increment revenues account for mandatory revenue sharing (i.e., underlevying) as described in ORS 457.470. In all years after the annual tax increment revenues equal or exceed ten percent of the initial maximum indebtedness of the Plan, the Agency must begin to “share” a portion of the increment value with overlapping taxing districts. This results in only a portion of the increment value being used for the purposes of calculating tax increment revenues. This financial forecast anticipates that the Plan will be subject to revenue sharing beginning in FY28, though the actual timing will depend upon actual collections of tax increment revenues.

Chapter 8: Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

The financial analysis of the plan shown in Table 7 in Exhibit D includes the anticipated tax increment revenues over the projected remaining life of the Plan. The analysis shows that the anticipated tax increment revenues are based on reasonable projections of new development and appreciation in existing property values. The projection of tax increment revenues is based on the following assumptions:

- Property assessed values will increase by 3% per year, which includes increases on existing property as well as a small amount of new investment in existing downtown area properties.
- No significant, new taxable development is anticipated during the next several years.

The projections result in urban renewal tax revenues between FY24 and FY43 of approximately \$66.7 million. Together with other revenues and existing fund balances, these revenues will support \$50 million of increased maximum indebtedness plus the interest on the debt to fund the 2023 Amendment projects. In addition to the redevelopment projects, the revenues will be sufficient to pay for other obligations, such as project delivery and administrative activities, including an allocation of overhead costs. Those costs are projected to increase over time due to inflation and higher health and retirement costs at a rate of about 5% per year.

The Agency will also carry a balance equal to two months of operating costs each year, per City of Eugene financial policy and a debt service reserve account, if required by lenders.

Chapter 9: Fiscal Impact Statement that Estimates the Impact of the Tax Increment Financing, Both Until and After the Indebtedness is Repaid, Upon All Entities Levying Taxes Upon Property in the Plan Area

Taxing bodies that overlap with the Plan Area are affected by the use of tax increment funds to implement the Plan. When a district is first created, the assessed value within the Plan Area is established as the “frozen base.” This is a way of keeping the overlapping taxing districts “whole” as of the date the urban renewal district is created. Property taxes from the overlapping jurisdictions (schools, general governments) are then divided among the jurisdictions that continue to receive taxes on the frozen base. In theory, urban renewal investments will spur additional development and the assessed value of the district will grow above the base. That increase is called the “incremental value” or “excess value.” The Agency receives taxes on the incremental value. This has an impact on the amount of revenue that the overlapping jurisdictions receive, versus what they would have received if there were no urban renewal districts in effect.

A. Impact on Tax Bills

In addition to the impact on the overlapping taxing jurisdictions, urban renewal also makes individual tax bills look different. Urban renewal districts do not impose new taxes; rather, they redistribute taxes from overlapping taxing districts to the urban renewal districts. There are two basic steps to understand how an individual’s tax bill is affected by tax increment financing in Oregon. The first step determines the amount of property taxes that the urban renewal agency should receive, and the second step determines how the taxes are accounted for on property tax statements.

The first step consists of applying the tax rates of the taxing districts (such as the city, county, and school districts) to the incremental value of the urban renewal district. That product is the amount of taxes that the urban renewal agency should receive. The second step determines how to divide or split the tax rates of the taxing districts so that when those “divided rates” are applied to all tax bills in the city, the urban renewal agency receives its share, and the taxing districts receive the remainder. As of January 2023, there

were eight urban renewal districts in Lane County, and the calculation is done for each of these districts.

The Lane County Assessor determines how the tax rates for the schools, city, and county are divided between the taxing districts and the urban renewal districts. As an example, the City's permanent tax rate is \$7.0058 per \$1,000 of assessed value. For the FY22 tax year, the Lane County Assessor divided that tax rate into three pieces: \$6.8511 goes to the City of Eugene, \$0.0774 goes to the Downtown Urban Renewal District, and \$0.0773 goes to the Riverfront Urban Renewal District. This calculation is done for each tax rate on the tax bill.

With the information from the Lane County Assessor about the division of tax rates, an analysis can determine how an individual tax bill is affected by urban renewal division of tax. For the typical Eugene home that the Lane County Assessor calculated for FY22, this taxpayer would pay the same amount of total taxes before or after urban renewal division of taxes. The only difference is that some of the tax revenues go to the urban renewal districts, instead of to the overlapping taxing districts. Table 8 in Exhibit E sets out this calculation for the typical taxpayer in Eugene. As can be seen, **the before and after urban renewal views of this taxpayer's bill are exactly the same.**

B. Impact on Tax Rates

Prior to the 2023 Amendment, the Downtown Urban Renewal District was a "reduced rate plan" under State statutes, which meant that property taxes used to fund urban renewal activities were limited to the permanent tax rates and any bonded debt levies approved by voters prior to October 2001. Per updated State statutes, the 2023 Amendment turns the Plan into a "permanent rate plan", meaning it may only take taxes from the permanent rate levies going forward. Bonded debt levies will no longer be impacted by this urban renewal plan. This change will have no impact on district revenues starting in FY24 given that bonds approved by voters prior to October 2001 will be paid off in FY23.

C. Impact on Overlapping Taxing District Revenues

A share of property taxes from the "excess value" or "incremental value" is not collected by the overlapping jurisdictions during the period of an active district, which is foregone revenue. The incentive for the overlapping districts to support urban renewal is higher property tax revenues in the long run and potential direct and indirect benefit from the urban renewal funded projects.

The Eugene School District 4J Board discussed the proposed plan amendment on May 3, 2023. The Board voted 5:0 on May 17, 2023 "to concur with the Eugene City Council's proposed plan amendment to increase maximum indebtedness for the Downtown Urban Renewal District by \$50 million in accordance with ORS 457.220 and 457.470(7)."

The Lane County Board of Commissioners reviewed the proposed Plan amendment on May 2, 2023, and expressed support for the amendment.

The estimated amount of urban renewal taxes to be divided over the remaining term of the Plan (net of discounts, delinquents, etc.) is shown in Table 9 in Exhibit F. As can be seen in the table, in FY24, it is estimated that the City of Eugene would forego about \$1.44 million

of revenue because of the Downtown Urban Renewal District division of tax calculation. In FY44, after tax increment financing is terminated, the City of Eugene is estimated to receive \$1.97 million of additional tax revenue per year. Lane County is estimated to forego \$264,000 of revenue in FY24, and to receive \$359,000 of additional tax revenue per year in FY44 after division of tax is terminated.

The impact on school districts from the termination of the urban renewal district is more complicated. Table 9 shows the foregone taxes, excluding any impacts from tax rate compression under Measure 5 and Measure 50 and excluding any impacts from the State school funding formula. Compression occurs when levied property taxes exceed the Measure 5 limits of \$5 per \$1,000 of real market value for education taxes (or \$10 per \$1,000 for general government taxes). If taxes exceed that limit, a property is in 'compression' and the taxes are reduced until the limits are met. Table 9 shows that the combined school districts (4J, Lane Community College, and Lane Education Service District) are estimated to forego \$1.15 million of revenue in the first fiscal year, and to benefit by \$1.57 million of additional annual tax revenue in FY44 after the division of tax is terminated. This is not the complete story, however.

The impact on schools from the division of tax calculation for urban renewal districts is largely an impact on the State's budget because schools are mainly funded on a per-pupil funding formula (rather than by the level of property tax dollars generated within their boundaries). The State determines how much money must be allocated for the education of each pupil across the state. If the money is not available from local property taxes, the State will make up the difference. If more funds are available through local school property taxes, the State would have additional dollars to allocate as it chooses. In other words, the State can choose to allocate any extra money to education or to some other budgetary priority. If the State chooses to keep the money in education, some of that money would return to schools and education service districts based on the applicable statewide school funding formula and the rest would be distributed to school and education service districts across Oregon.

The Lane County Assessor conducted an analysis of the impact of the Downtown Urban Renewal District on School District 4J's local option levy, including the impacts of tax rate compression in FY22. The analysis, which is included as Table 10 in Exhibit G, shows that the Downtown Urban Renewal District currently provides 4J an estimated net benefit of \$150,000 per year. Table 10 shows the impact of tax rate compression in the education category for an additional 569 properties that would occur if the Downtown District were not collecting division of tax revenue.

This analysis concludes that 4J is better off financially if the Downtown Urban Renewal District continues to collect tax increment funds than it would be if tax increment financing were terminated. The reason is that taxes that are currently counted under the "general government" category for Measure 5 tax rate limitations (i.e., the "school property tax dollars" that now go to urban renewal) would move into the "education" category. When that happens, the education category of taxes must be reduced for a number of individual properties within the City because schools are already collecting as much as they can under Measure 5 limits for those properties. State law says that local option levy proceeds are the first to be reduced in the event of compression.

In order to understand the Lane County Tax Assessor's analysis for 4J impact for FY22, there are three factors to consider:

1. Revenue from 4J's permanent levy would increase by approximately \$810,000 if the Downtown District no longer collects tax increment funds, for a net gain of approximately \$20,000 after applying the State school funding formula. (4J receives about 3% of the total State-wide funding.) This is the best-case scenario that assumes all else is equal, and the State decides to provide more funding for schools as a result of having more property tax revenue available.
2. 4J would lose about \$170,000 of local option levy proceeds (after discounts and delinquencies) if the Downtown District no longer collects tax increment funds because of compression. The State funding formula does not apply to local option levies, so the full impact of this reduction would be felt in 4J's budget. Both of these estimates are based on FY22 tax roll information and would vary in future years with changes in market conditions.
3. There is also a one-time impact. If tax increment collections are terminated, there would be a return of any excess tax increment funds collected by the Downtown District to the overlapping taxing districts. The amount returned would depend on how much tax increment is on hand at the time of the calculation, which cannot be estimated at this time. However, the State confirmed that this would not represent additional money to be spent on education in 4J; rather, it would go through the State school funding formula, and 4J would receive about 3% of the total on a one-time basis.

In summary, 4J would experience an ongoing loss in its budget of about \$150,000 annually as a result of terminating tax increment collections in the Downtown District and a one-time impact of about 3% of any one-time funds provided to the State. Lane Education Service District is also funded through the State School Fund and would experience similar impacts as 4J on the permanent rate levy, however, Lane Education Service District does not have a local option levy. Lane Community College is also funded on a formula according to classes taken, not directly through permanent rate property taxes.

Table 11 shows the impacts to taxing districts in FY44, which is the first year after the Downtown District is expected to terminate taking division of taxes. Some definitions help with the understanding of this table:

- Frozen Base is the total assessed value of the District at the time it was established. 'Revenue from Frozen Base' is the tax revenue from that assessed value.
- Excess Value is the growth in assessed value in the District from the time it was established, also known as 'increment.' 'Revenue from Excess Value Used' is the tax revenue received by the urban renewal agency from the excess value. This column represents the estimated new revenue that overlapping taxing districts would receive in FY44 upon termination of Downtown District division of taxes (excluding the aforementioned State school fund and compression impacts).

- ‘Revenue from Excess Value Shared’ is the taxes received by the taxing districts from the excess value that was subject to revenue sharing. The excess value becomes subject to revenue sharing (i.e., not subject to the division of tax) in all years after the annual tax increment revenues equal or exceed ten percent of the initial maximum indebtedness of the Plan.
- ‘Total Revenue at District Termination’ reflects the full taxes from the assessed value of the properties within the District at termination of the District.

Table 11 – Estimated Revenue in FY44 After Termination of Downtown Urban Renewal District

Taxing District	Type	Tax Rate per \$1,000 of AV	Revenue from Frozen Base	Revenue from Excess Value Used	Revenue from Excess Value Shared	Total Revenue at District Termination
General Government						
City of Eugene	Permanent	7.0058	\$236,000	\$1,968,000	\$929,000	\$3,133,000
Lane County	Permanent	1.2793	\$43,000	\$359,000	\$170,000	\$572,000
Upper Willamette Soil & Water	Permanent	0.0700	\$2,000	\$20,000	\$9,000	\$31,000
Education						
Eugene SD 4j	Permanent	4.7485	\$160,000	\$1,334,000	\$630,000	\$2,124,000
Lane Community College	Permanent	0.6191	\$21,000	\$174,000	\$82,000	\$277,000
Lane ESD	Permanent	0.2232	\$8,000	\$63,000	\$30,000	\$100,000
Total		13.9459	\$470,000	\$3,917,000	\$1,849,000	\$6,237,000

Source: Tiberius Solutions

Chapter 10: Relocation Report

A. Requirement

An analysis of the existing residences or businesses required to relocate permanently or temporarily as a result of Agency actions under ORS 457.170.

Response

No specific relocation activity is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 35.500 through 35.530.

B. Requirement

A description of the methods to be used for the temporary or permanent relocation of persons living in and businesses situated in, the Plan Area in accordance with ORS 35.500 through 35.530.

Response

No specific relocation activity to be initiated by the Agency is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 35.500 through 35.530.

C. Requirement

An enumeration, by cost range, of the existing housing units in the Plan Area to be destroyed or altered and new units to be added.

Response

No specific existing housing units are proposed to be removed by actions of the Plan.

D. Requirement

A description of new residential units which are likely to be constructed within the Plan Area.

Response

Some new residential units are expected to be constructed within the Plan Area.

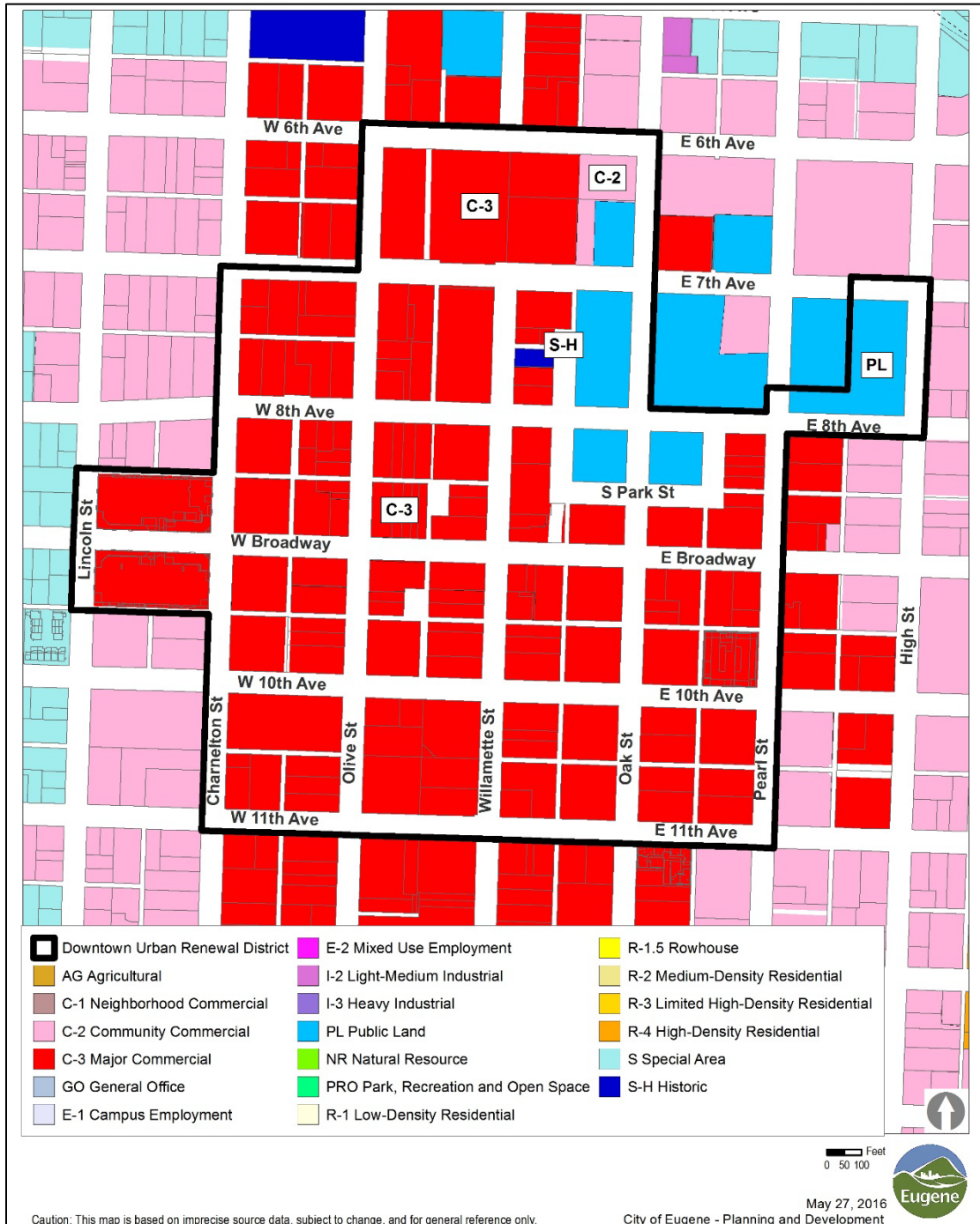
Chapter 11: Appendix

- Exhibit A: Plan Area Map
- Exhibit B: Zoning District Map
- Exhibit C: Census Boundaries Map
- Exhibit D: Table 7 – Projected Revenues and Expenditures for the Plan Area
- Exhibit E: Table 8 – Impact of Urban Renewal on an Individual Tax Bill
- Exhibit F: Table 9 – Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY24 – FY43
- Exhibit G: Table 10 – Estimated Impact of Downtown District Tax Increment Collections on Overlapping Jurisdictions, FY22 Tax Data (Including the impact of State school funding formula and Measure 5/50 tax rate compression)

Report Exhibit A – Plan Area Map



Report Exhibit B – Zoning District Map



Report Exhibit C – Census Boundaries Map

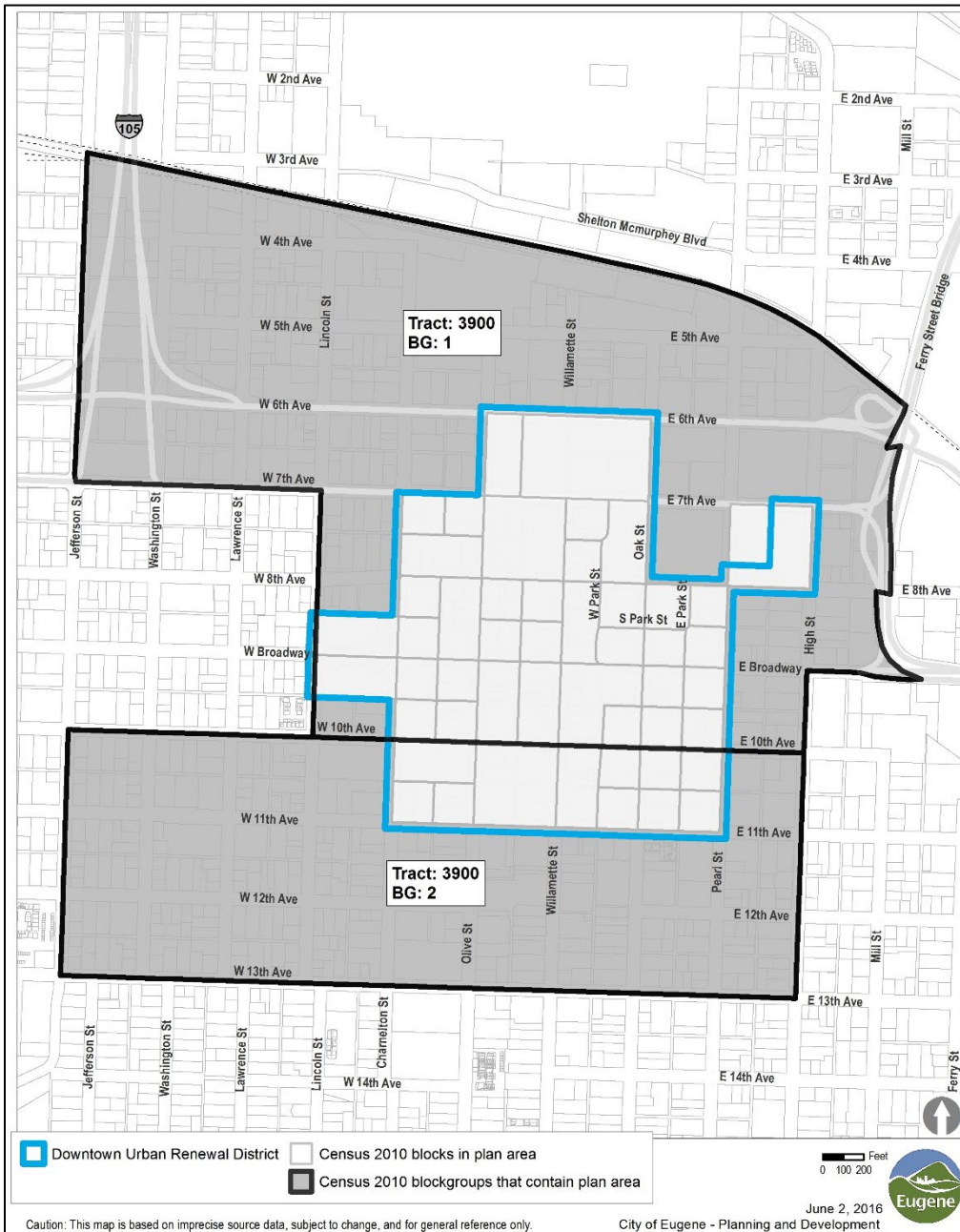


Table 7 shows estimated revenues, expenditures and allocation to projects over the life of the Plan (project timing may vary). This table reflects a \$50 million increase in maximum indebtedness.

Report Exhibit D: Table 7 – Projected Revenues and Expenditures for the Plan Area (page 1)

	Total	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Resources								
Beginning Working Capital		2,395,000	-	-	-	-	-	-
Interest Earnings	12,000	12,000	-	-	-	-	-	-
Tax Increment Revenues	66,678,000	2,875,000	2,974,000	3,077,000	3,183,000	3,210,000	3,238,000	3,267,000
Bond/Loan Proceeds	22,100,000	-	22,100,000	-	-	-	-	-
Total Resources	91,185,000	5,282,000	25,074,000	3,077,000	3,183,000	3,210,000	3,238,000	3,267,000
Requirements								
Debt Service								
Existing Debt Service	2,197,000	2,197,000	-	-	-	-	-	-
New Debt Service	37,639,000	-	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000
Subtotal	39,836,000	2,197,000	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000
Existing Maximum Indebtedness								
Project Delivery and Administration	583,000	583,000	-	-	-	-	-	-
Subtotal	583,000	583,000	-	-	-	-	-	-
New Maximum Indebtedness								
Housing - Development Fee Assistance	8,380,000	433,000	5,554,000	68,000	86,000	83,000	101,000	99,000
Housing - Land Acquisition	8,380,000	433,000	5,554,000	68,000	86,000	83,000	101,000	99,000
Physical Improvements	6,704,000	346,000	4,443,000	54,000	69,000	67,000	81,000	79,000
Emerging Projects	10,057,000	519,000	6,665,000	82,000	103,000	100,000	122,000	119,000
Debt Issuance Costs	100,000	-	100,000	-	-	-	-	-
Project Delivery and Administration	16,383,000	-	778,000	825,000	858,000	896,000	852,000	890,000
Subtotal	50,000,000	1,730,000	23,094,000	1,097,000	1,203,000	1,229,000	1,257,000	1,286,000
Funded by Program Revenue		-	-	-	-	-	-	-
Downtown Loans Program	771,000	771,000	-	-	-	-	-	-
Subtotal	771,000	771,000	-	-	-	-	-	-
Total Requirements	91,185,000	5,282,000	25,074,000	3,077,000	3,183,000	3,210,000	3,238,000	3,267,000
Ending Fund Balance		-	-	-	-	-	-	-
Annual Impact on Maximum Indebtedness	50,583,000	2,314,000	23,094,000	1,097,000	1,203,000	1,229,000	1,257,000	1,286,000
Cumulative Maximum Indebtedness Used to Date		67,730,000	90,824,000	91,921,000	93,123,000	94,353,000	95,610,000	96,896,000

Source: Tiberius Solutions

Table 7 Table 7 shows estimated revenues, expenditures and allocation to projects over the life of the Plan (project timing may vary). This table reflects a \$50 million increase in maximum indebtedness.

Report Exhibit D: Table 7 – Projected Revenues and Expenditures for the Plan Area (page 2)

	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038
Resources								
Beginning Working Capital	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
Tax Increment Revenues	3,297,000	3,327,000	3,359,000	3,392,000	3,425,000	3,460,000	3,495,000	3,532,000
Bond/Loan Proceeds	-	-	-	-	-	-	-	-
Total Resources	3,297,000	3,327,000	3,359,000	3,392,000	3,425,000	3,460,000	3,495,000	3,532,000
Requirements								
Debt Service								
Existing Debt Service	-	-	-	-	-	-	-	-
New Debt Service	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000
Subtotal	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000
Existing Maximum Indebtedness								
Project Delivery and Administration	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-
New Maximum Indebtedness								
Housing - Development Fee Assistance	97,000	102,000	107,000	122,000	120,000	148,000	146,000	211,000
Housing - Land Acquisition	97,000	102,000	107,000	122,000	120,000	148,000	146,000	211,000
Physical Improvements	78,000	82,000	85,000	98,000	96,000	118,000	117,000	168,000
Emerging Projects	116,000	122,000	128,000	147,000	144,000	177,000	176,000	253,000
Debt Issuance Costs	-	-	-	-	-	-	-	-
Project Delivery and Administration	928,000	939,000	952,000	922,000	965,000	889,000	929,000	709,000
Subtotal	1,316,000	1,347,000	1,378,000	1,411,000	1,444,000	1,479,000	1,515,000	1,551,000
Funded by Program Revenue	-	-	-	-	-	-	-	-
Downtown Loans Program	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-
Total Requirements	3,297,000	3,327,000	3,359,000	3,392,000	3,425,000	3,460,000	3,495,000	3,532,000
Ending Fund Balance	-	-	-	-	-	-	-	-
Annual Impact on Maximum Indebtedness	1,316,000	1,347,000	1,378,000	1,411,000	1,444,000	1,479,000	1,515,000	1,551,000
Cumulative Maximum Indebtedness Used to Date	98,212,000	99,559,000	100,937,000	102,348,000	103,793,000	105,272,000	106,786,000	108,338,000

Source: Tiberius Solutions

Table 7 shows estimated revenues, expenditures and allocation to projects over the life of the Plan (project timing may vary). This table reflects a \$50 million increase in maximum indebtedness.

Report Exhibit D: Table 7 – Projected Revenues and Expenditures for the Plan Area (page 3)

	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043
Resources					
Beginning Working Capital	-	-	-	-	-
Interest Earnings	-	-	-	-	-
Tax Increment Revenues	3,570,000	3,609,000	3,649,000	3,690,000	3,049,000
Bond/Loan Proceeds	-	-	-	-	-
Total Resources	3,570,000	3,609,000	3,649,000	3,690,000	3,049,000
Requirements					
Debt Service					
Existing Debt Service	-	-	-	-	-
New Debt Service	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000
Subtotal	1,981,000	1,981,000	1,981,000	1,981,000	1,981,000
Existing Maximum Indebtedness					
Project Delivery and Administration	-	-	-	-	-
Subtotal	-	-	-	-	-
New Maximum Indebtedness					
Housing - Development Fee Assistance	212,000	213,000	215,000	216,000	47,000
Housing - Land Acquisition	212,000	213,000	215,000	216,000	47,000
Physical Improvements	170,000	170,000	172,000	173,000	37,000
Emerging Projects	255,000	256,000	258,000	259,000	56,000
Debt Issuance Costs	-	-	-	-	-
Project Delivery and Administration	740,000	776,000	807,000	846,000	882,000
Subtotal	1,589,000	1,628,000	1,668,000	1,709,000	1,068,000
Funded by Program Revenue	-	-	-	-	-
Downtown Loans Program	-	-	-	-	-
Subtotal	-	-	-	-	-
Total Requirements	3,570,000	3,609,000	3,649,000	3,690,000	3,049,000
Ending Fund Balance	-	-	-	-	-
Annual Impact on Maximum Indebtedness	1,589,000	1,628,000	1,668,000	1,709,000	1,068,000
Cumulative Maximum Indebtedness Used to Date	109,927,000	111,555,000	113,223,000	114,932,000	116,000,000

Source: Tiberius Solutions

Although Table 7 does not show a specific ending fund balance in future fiscal years, it is likely the Downtown District will maintain an ending fund balance to be determined through the biennial budget process and also a debt service reserve, if required by lenders.

Report Exhibit E: Table 8 – Impact of Urban Renewal on an Individual Tax Bill

	Taxes	Taxes Directed To:				Taxes	Difference
	Before UR Reallocation	Taxing Districts	Downtown UR District	Riverfront UR District	After UR Reallocation		
Education Taxes							
Eugene School District 4J	\$1,094.88	\$1,065.25	\$14.83	\$14.80	\$1,065.25	(\$29.63)	
Eugene School District 4J LOL	345.86	345.86	0.00	0.00	345.86	0.00	
Lane Community College	142.75	139.61	1.57	1.57	139.61	(3.14)	
Lane Education Service District	51.46	50.36	0.55	0.55	50.36	(1.11)	
Total	\$1,634.95	\$1,601.08	\$16.95	\$16.92	\$1,601.08	(\$33.87)	
General Government Taxes							
City of Eugene	\$1,615.35	\$1,579.68	\$17.85	\$17.82	\$1,579.68	(\$35.67)	
City of Eugene Library LOL	37.38	37.38	0.00	0.00	37.38	0.00	
City of Eugene Parks & Rec LOL	41.32	41.32	0.00	0.00	41.32	0.00	
Lane County	294.97	288.47	3.25	3.25	288.47	(6.50)	
Lane County 4-H/Extension LOL	6.46	6.46	0.00	0.00	6.46	0.00	
Lane County Public Safety LOL	126.82	126.82	0.00	0.00	126.82	0.00	
Upper Willamette Soil & Water	16.14	15.82	0.16	0.16	15.82	(0.32)	
Eugene UR Downtown District	0.00	0.00	0.00	0.00	38.25	38.25	
Eugene UR Riverfront District	0.00	0.00	0.00	0.00	45.84	45.84	
Total	\$2,138.42	\$2,095.93	\$21.26	\$21.24	\$2,180.02	\$41.60	
Bonded Debt Taxes							
City of Eugene Bond I	\$4.38	\$4.29	\$0.05	\$0.05	\$4.29	(\$0.09)	
City of Eugene Bond II	190.34	188.24	0.00	2.10	188.24	(2.10)	
Eugene School District 4J Bond II	348.07	343.37	0.00	4.70	343.37	(4.70)	
Lane Community College Bond II	52.11	51.56	0.00	0.55	51.56	(0.55)	
Lane Community College Bond III	25.43	25.16	0.00	0.28	25.16	(0.28)	
Total	\$620.33	\$612.61	\$0.05	\$7.68	\$612.61	(\$7.72)	
Total Taxes	\$4,393.71	\$4,309.62	\$38.25	\$45.84	\$4,393.71	\$0.00	

Source: Lane County Assessment & Taxation, Table 4e, Detail of Urban Renewal Plan Areas by Taxing District, Tax Year 2021-22. Note: Calculations based on assessed value of \$230,573 for typical Eugene home per Lane County Assessor media release October 2021.

Notes:

1. See Chapter 9 “Impact on Overlapping Taxing District Revenues” section for more information on net impact to schools.
2. The 2023 Amendment will eliminate the future division of tax impact on bonded debt taxes in the Downtown District.

Report Exhibit F: Table 9 – Estimated Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY24 – FY43

FY	City of Eugene	Lane County	Upper Willamette Soil & Water	Eugene School District 4J	Lane Community College	Lane Education Service District	Total
2024	\$1,444,000	\$264,000	\$14,000	\$979,000	\$128,000	\$46,000	\$2,875,000
2025	\$1,494,000	\$273,000	\$15,000	\$1,013,000	\$132,000	\$48,000	\$2,974,000
2026	\$1,546,000	\$282,000	\$15,000	\$1,048,000	\$137,000	\$49,000	\$3,077,000
2027	\$1,599,000	\$292,000	\$16,000	\$1,084,000	\$141,000	\$51,000	\$3,183,000
2028	\$1,612,000	\$294,000	\$16,000	\$1,093,000	\$142,000	\$51,000	\$3,210,000
2029	\$1,627,000	\$297,000	\$16,000	\$1,102,000	\$144,000	\$52,000	\$3,238,000
2030	\$1,641,000	\$300,000	\$16,000	\$1,112,000	\$145,000	\$52,000	\$3,267,000
2031	\$1,656,000	\$302,000	\$17,000	\$1,122,000	\$146,000	\$53,000	\$3,297,000
2032	\$1,672,000	\$305,000	\$17,000	\$1,133,000	\$148,000	\$53,000	\$3,327,000
2033	\$1,687,000	\$308,000	\$17,000	\$1,144,000	\$149,000	\$54,000	\$3,359,000
2034	\$1,704,000	\$311,000	\$17,000	\$1,155,000	\$151,000	\$54,000	\$3,392,000
2035	\$1,721,000	\$314,000	\$17,000	\$1,166,000	\$152,000	\$55,000	\$3,425,000
2036	\$1,738,000	\$317,000	\$17,000	\$1,178,000	\$154,000	\$55,000	\$3,460,000
2037	\$1,756,000	\$321,000	\$18,000	\$1,190,000	\$155,000	\$56,000	\$3,495,000
2038	\$1,774,000	\$324,000	\$18,000	\$1,203,000	\$157,000	\$57,000	\$3,532,000
2039	\$1,793,000	\$327,000	\$18,000	\$1,215,000	\$158,000	\$57,000	\$3,570,000
2040	\$1,813,000	\$331,000	\$18,000	\$1,229,000	\$160,000	\$58,000	\$3,609,000
2041	\$1,833,000	\$335,000	\$18,000	\$1,242,000	\$162,000	\$58,000	\$3,649,000
2042	\$1,854,000	\$338,000	\$19,000	\$1,256,000	\$164,000	\$59,000	\$3,690,000
2043	\$1,531,000	\$280,000	\$15,000	\$1,038,000	\$135,000	\$49,000	\$3,049,000
Totals:	\$33,495,000	\$6,116,000	\$335,000	\$22,703,000	\$2,960,000	\$1,067,000	\$66,676,000

Source: Tiberius Solutions

Notes:

1. Tax increment revenue will need to be collected in FY 2024 to repay previous maximum indebtedness of the District, regardless of the amendment to increase the maximum indebtedness.
2. Property tax collections for all years is projected to be 95%.
3. Analysis does not include impact on School District 4J's local option levy, which currently benefits from the existence of the urban renewal districts. Additionally, the impact on schools is really an impact on the State's budget because schools are mainly funded on a per-pupil funding formula rather than by the level of property tax dollars generated within their boundaries. See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information and Exhibit G – Table 10.
4. Existing property values are projected to increase 3% per year.
5. The final year assumes only a partial year of tax increment collection is needed to reach maximum indebtedness.

Report Exhibit G: Table 10 – Estimated Impact of Downtown District Tax Increment Collections on Overlapping Jurisdictions¹, FY22 Tax Data (Including the impact of State school funding formula and Measure 5/50 tax rate compression)

Taxing District	Levy	<u>With</u> Downtown Tax Increment ¹	<u>Without</u> Downtown Tax Increment ¹	Difference	Estimated Revenue If Downtown District Ends Tax Increment Collection ²
EDUCATION					
Eugene School District 4J	Permanent Rate	65,854,942	66,698,123	843,181	20,000 ³
Eugene School District 4J	Local Option Levy (LOL)	22,583,195	22,406,493	(176,702)	(170,000)
Lane Community College	Permanent Rate	10,559,124	10,667,630	108,506	104,000
Lane Education Service District	Permanent Rate	3,808,608	3,846,826	38,218	36,000
Total Education		\$102,805,869	\$103,619,072	\$813,203	(\$10,000)
GENERAL GOVERNMENT					
City of Eugene	Permanent Rate	120,414,945	121,775,327	1,360,382	1,300,000
City of Eugene	Library LOL	2,849,082	2,849,082	-	-
City of Eugene	Parks and Rec LOL	3,149,636	3,149,636	-	-
Lane County	Permanent Rate	21,989,683	22,237,508	247,825	236,000
Lane County	4-H/Extension LOL	1,057,157	1,057,157	-	-
Lane County	Public Safety LOL	20,765,725	20,765,725	-	-
Upper Willamette Soil & Water	Permanent Rate	1,205,732	1,218,034	12,302	11,000
Eugene Urban Renewal Downtown	Urban Renewal	2,708,072	-	(2,708,072)	(2,585,000)
Eugene Urban Renewal Riverfront	Urban Renewal	3,220,716	3,220,716	-	-
Total General Government		\$177,360,748	\$176,273,185	(\$1,087,563)	(\$1,038,000)
BONDS					
City of Eugene	Bond I	326,919	330,437	3,518	3,000
City of Eugene	Bond II	14,349,300	14,349,300	-	-
Eugene School District 4J	Bond II	21,365,213	21,365,213	-	-
Lane Community College	Bond II	3,926,424	3,926,424	-	-
Lane Community College	Bond III	1,915,797	1,915,797	-	-
Total Bonds⁴		\$41,883,653	\$41,887,171	\$3,518	\$3,000
TOTAL		\$322,050,270	\$321,779,428	(\$270,842)	(\$1,045,000)

Notes:

1. Data provided by Lane County Assessment & Taxation, tax year 2021-22.
2. Revenue estimates adjusted for discounts, delinquencies, State school funding formula, and compression.
3. Assumes that legislature allocates the additional property taxes to schools throughout the State and 4J receives approximately 3% of the total.
4. The 2023 Amendment turns the Plan into a “permanent rate plan”, meaning it may only take taxes from the permanent rate levies going forward. Bonded debt levies will no longer be impacted by this urban renewal plan.

Exhibit C: Blight Findings for 2023 Plan Amendment

As part of the 2020 amendment to the Downtown Urban Renewal Plan, City of Eugene staff completed a detailed evaluation of properties in the Downtown Urban Renewal District for conditions of blight, as defined by ORS 457.010.

In 2020, a total of 63 properties (54%) out of a total of 116 surveyed in the Downtown Urban Renewal District were determined to have blighted conditions. In addition to the 63 properties with blighted conditions, 20 locations found in roads, public walkways, and sidewalks were also determined have blighted conditions. In preparation for the 2023 amendment to the Downtown Urban Renewal Plan, City of Eugene staff reviewed the 2020 blight findings and determined that the majority of the blighted areas identified in 2020 continue to exhibit blighted conditions, despite the successful progress toward, and completion of, the projects identified in the 2020 amendments to the Plan. This is likely due in large part to the effects of the COVID-19 pandemic.

The 2020 survey of downtown properties was performed in September and October 2020, eight months into the COVID-19 pandemic. COVID restrictions, including regulations related to masking and gathering, remained in place for much of the time between Fall of 2020 and Spring of 2023. Downtown Eugene, including the Downtown Urban Renewal District, has been heavily impacted by the necessary restrictions enacted in response to the pandemic. During the pandemic many customers elected to stay home instead of coming downtown to eat, shop, or recreate. Many office-based businesses have continued to encourage workers to work from home, which has added to the loss of a customer base for already struggling downtown store-front businesses. Vandalism has become increasingly prevalent in the downtown core area and impacts the business community along with those wishing to visit the downtown, increasing the risk for continued blighting influences.

While there have been a few successful developments within the Downtown Plan Area since 2020; for example, construction of the new Farmers Market Pavilion and Plaza, and construction of pedestrian connections near the intersections of Willamette and 6th and 7th Avenues, all of the blight findings documented in 2020 continue to exist, except blight findings on the following properties:

- #83 – Taxlot 17-03-31-13-04400 – In 2020 this property was unoccupied with boarded up windows. Today, the property is occupied by The Big Dirty, a live music venue.
- #95 – Taxlot 17-03-31-13-01000 – In 2020 renovations of this property were in the process of being completed. Today the property is occupied by Broadway Metro, an independent movie theater.
- #107 – Taxlot 17-03-31-11-09501 – In 2020 this property was occupied by an older, run-down parking structure. Today, the property is the site of the recently constructed Farmers Market Pavilion and Plaza

The blighted conditions within the Downtown Urban Renewal District continue to be so prevalent and consistent that the City concludes that the entire Downtown Urban Renewal District area is blighted. The blighted conditions impact the safety, health, and welfare of the community through potentially unsafe conditions for accessibility through deteriorating public rights-of-way, deficiencies in maintenance of public buildings and open spaces, decreased property values and taxable values, extensive vacancies, and outdated structural designs that are deteriorating. The evidence of blight and blighting influences reduces the economic activity in the area, leading to lowered value and a

disincentive to invest. Urban renewal funds that are directed at improving or reducing the blighted conditions will attract positive activity downtown, stimulate economic development and private investment, promote downtown revitalization, and enhance the value of the area as a whole. As the number of businesses and opportunities for investment increases, existing businesses and development, including restaurants, retail, and housing, will also benefit, leading to improved conditions and higher property values within the Urban Renewal District.

The determination of blight for a particular property is an indication of the character of the area and substantiation of the need for reinvestment and improvement in the District; it is not an indication that a specific property is targeted for improvement or for demolition. Even though not every property in the Downtown Urban Renewal District is determined to be “blighted,” the City concludes that overall, the area within the Downtown Urban Renewal District is blighted due to the number of properties with blighted conditions. This conclusion is supported by substantial evidence, as supported by these 2023 findings and the attached 2020 Blight Findings; therefore, it is determined that the area defined the Downtown Urban Renewal Plan remains blighted, as defined by ORS 457.010. Attached is the 2020 Property Analysis Report and attachments, including a map, photos, and descriptions, and a review of characteristics of “blight”.

Property Analysis Report for 2020 Plan Amendment

10-19-2020

Urban Renewal Amendment

Documentation of Blighted Areas

In the Fall of 2020, public and private properties within the Downtown Urban Renewal Plan District were evaluated by City of Eugene staff for conditions of blight, as defined by ORS 457.010. This Property Analysis Report provides a summary of staff's findings. A more detailed report with photos and descriptions is provided in Attachment 2 to this Property Analysis Report. A map showing the area included in this analysis is provided as Attachment 1 to this Property Analysis Report. Properties and locations reviewed for characteristics of "blight" as the term is defined in ORS 457.010(1), are listed in Attachment 3 to this Report.

1 SUMMARY OF FINDINGS

A total of 63 properties (54%) out of a total of 116 surveyed in the Downtown Urban Renewal District are determined to have blighted conditions. In addition to the 63 properties with blighted conditions, 20 locations found in roads, public walkways, and sidewalks also have blighted conditions. These conditions are so prevalent and consistent in the area that the city concludes that the entire Downtown Urban Renewal District area is blighted. The blighted conditions impact the safety, health and welfare of the community through potentially unsafe conditions for accessibility through deteriorating public rights-of-way, deficiencies in maintenance of public buildings and open spaces, decreased property values and taxable values, extensive vacancies, and outdated structural designs that are deteriorating. The evidence of blight and blighting influences reduces the economic activity in the area, leading to lowered value and a disincentive to invest.

Urban renewal funds that are directed at improving or reducing the blighted conditions will attract positive activity downtown, stimulate economic development and private investment, promote downtown revitalization, and enhance the value of the area as a whole. As the number of businesses and opportunities for investment increases, existing businesses and development, including restaurants, retail and housing, will also benefit, leading to improved conditions and higher property values within the Urban Renewal District.

This survey of properties was performed in September and October 2020, eight months into the COVID-19 pandemic. Downtown Eugene, including the Downtown Urban Renewal District has been heavily impacted by the necessary restrictions put in place in response to the pandemic. These restrictions have happened in a tiered process with businesses only recently opening more fully to serve customers. Many office-based businesses have continued to encourage workers to work from home, which has added to the loss a customer base for already struggling downtown store-front businesses. Downtown has also suffered from extensive vandalism, with 36% of the area inventoried having graffiti present. Some businesses have boarded up entrances or windows, such as Wells Fargo bank, which has temporarily vacated downtown and boarded up their entire first floor. Vandalism has become increasingly prevalent in the downtown core area and impacts the business community along with those wishing to visit the downtown, increasing the risk for continued blighting influences. The current state of the economy and impact of the duration of the pandemic were taken into consideration with this inventory.

At the same time as this blight inventory was conducted, staff noted the status of ground-floor street-facing businesses in the district. It was found that of the 224 businesses, 75% (168) were open, and 8 temporarily closed including major performing arts companies which are a draw to downtown. There were also 14 vacant store fronts and 13 businesses which have stated they are permanently closed. The status of 21 businesses could not be determined, but overall, 16% of ground-floor street-facing businesses in the Downtown Urban Renewal District are closed or empty.

2 INFORMATION ABOUT THIS REPORT

The determination of blight for a particular property is an indication of the character of the area and substantiation of the need for reinvestment and improvement in the District; it is not an indication that a specific property is targeted for improvement or for demolition. Even though not every property in the Downtown Urban Renewal District is determined to be “blighted,” the City concludes that overall, the area within the Downtown Urban Renewal District is blighted due to the number of properties with blighted conditions. This conclusion is supported by substantial evidence, as discussed below. Information related to surveyed properties was gathered primarily from visual surveys of the building exteriors and property, and of public rights-of-way; however, information collected does also include staff knowledge of particular sites.

A total of 178 taxlots are located within the Downtown Urban Renewal District. The Blight Findings Matrix (Attachment 3) includes a row for each property and associated taxlots. Properties are defined as the area of business use, for example, a restaurant with a parking lot could have multiple taxlots, or one, but it is counted as a single property. The matrix includes columns relating to each of the criteria in ORS 457.010(1). For a determination that a property is “blighted,” only one of the criteria evaluated needs to be met. The final column on the table indicates whether there are property characteristics that make it “blighted” under the definition/criteria of ORS 457.010(1).

3 GENERAL FINDINGS

Properties were evaluated against nine categories included in the statutory definition of “blighted areas” in ORS 457.010(1). The categories are located in ORS 457.010(1)(a) through (1)(i). ORS 457.010(1)(a) includes five sub-categories (A-E) for evaluation if a building is “unfit” or “unsafe” to occupy or for living, commercial, industrial or other purposes.

ORS 457.010(1)(a)(A-E)

The statute does not elaborate on what “unfit” or “unsafe to occupy” means, nor does it state that the building must be literally unusable or uninhabitable. **The City concludes that a building meets the criteria under (A) – (E) if it has conditions that indicate that the structure is “unfit” for its intended purpose or “unsafe to occupy,” even if the building is in fact occupied and otherwise habitable.** These conditions are described below.

ORS 457.010(1)(a)

“The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions”.

ORS 457.010(1)(a)(A): Defective design and quality of physical construction

None of the properties surveyed were determined to contain structures that are unfit for their intended purpose or unsafe to occupy because of “*defective design and quality of physical construction*”.

ORS 457.010(1)(a)(B): Faulty interior arrangement and exterior spacing

None of the properties surveyed were determined to be unfit or unsafe to occupy based on “*faulty interior arrangement and exterior spacing*”.

ORS 457.010(1)(a)(C): Overcrowding and a high density of population

None of the properties surveyed were determined to contain structures that are unfit for their intended purpose or unsafe to occupy due to “*overcrowding and a high density of population*”.

ORS 457.010(1)(a)(D): Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities

None of the properties surveyed were determined to be unfit or unsafe to occupy based on “*inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities*”.

ORS 457.010(1)(a)(E): Obsolescence, deterioration, dilapidation, mixed character or shifting of uses

One property, 1059 Willamette (identified as property #11 in the attachments to this Report), was determined to be unfit or unsafe to occupy based on “*obsolescence, deterioration, dilapidation, mixed character or shifting of uses*” due to building deterioration and extended vacancy.

ORS 457.010(1)(b): An economic dislocation, deterioration or disuse of property resulting from faulty planning

Four properties were determined to be blighted due to “*economic dislocation, deterioration or disuse of property resulting from faulty planning*”. These are the properties identified as #7 (Parking lot – former McAyeal’s Cleaners), #11 (1059 Willamette), #71 (West Park Block), and #83 (former Rogue) in the attachments to this Report. These properties were identified as blighted based on this criterion due to prior environmental contamination, extended vacancy, deterioration and damage. These properties have maintenance issues that led to deterioration of the quality of the property impacting the district.

ORS 457.010(1)(c): The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development

Two properties were classified as blighted due to the “*division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development*”. These are the properties identified as #11 (1059 Willamette), and #106 (Parking Lot – former City Hall) in the attachments to this Report. These properties comprise multiple taxlots that are a variety of sizes.

ORS 457.010(1)(d): The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions

None of the properties surveyed are characterized by the existence of “*property or lot layouts in disregard of contours, drainage or other physical characteristics of the terrain and surrounding conditions*”.

ORS 457.010(1)(e): The existence of inadequate streets and other rights of way, open spaces and utilities

A total of 21 locations and/or properties were determined to be blighted based on the criterion: “*the existence of inadequate streets and other rights of way, open spaces and utilities*”. Of these, 20 are right-of-way (ROW)

locations such as sidewalks, pedestrian walkways, alleys or crosswalks. Locations were classified as meeting this criterion if there were extensive breaks in the sidewalk resulting in an uneven surface, large holes in the pavement, or crosswalks with holes and uneven ramps; all of which contribute to lack of accessibility.

One property, a city Park identified as property # 71 (West Park Block) in the attachments to this Report, met this criterion due to the unmaintained nature of the property.

ORS 457.010(1)(f): The existence of property or lots or other areas that are subject to inundation by water

None of the properties surveyed are characterized by the existence of property or lots or other areas that are subject to inundation by water.

ORS 457.010(1)(g): A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered

Fifty-seven properties were determined to meet the blight criterion: *“a prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered”*.

Specifically, properties with depreciated values were classified as blighted. Depreciated values are defined in this survey as having a ratio of 4:1 or less of property Improvement Value to Land Value. These properties are identified in Attachment 3. Some of these properties have multiple taxlots, so the ratio was created by totaling values for taxlots. Tax data for the year 2020 was used for this calculation.

The depreciation ratio is based on staff research in 2010 comparing analyses completed by other communities in the state, including Springfield, Tillamook and Portland. The depreciation ratio for properties that have no land value such as public buildings, open space, or public plazas, is identified as N/A (not applicable) in the Attachments 2 and 3 to this Report.

ORS 457.010(1)(h): A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare

Five properties were determined to be blighted based on the following criterion: *“a growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare”*. These properties are identified as #7 (Parking lot-former McAyeal’s), #11 (1059 Willamette), #71 (West Park Block), #83 (former Rogue), and #107 (Butterfly lot) in the attachments to this Report. These properties were classified as blighted under this criterion due to extended vacancies and/or property damage, all of which negatively contribute to the surrounding community.

ORS 457.010(1)(i): A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere

Four publicly owned properties were determined to be blighted based on the criterion: *“a loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere”*.

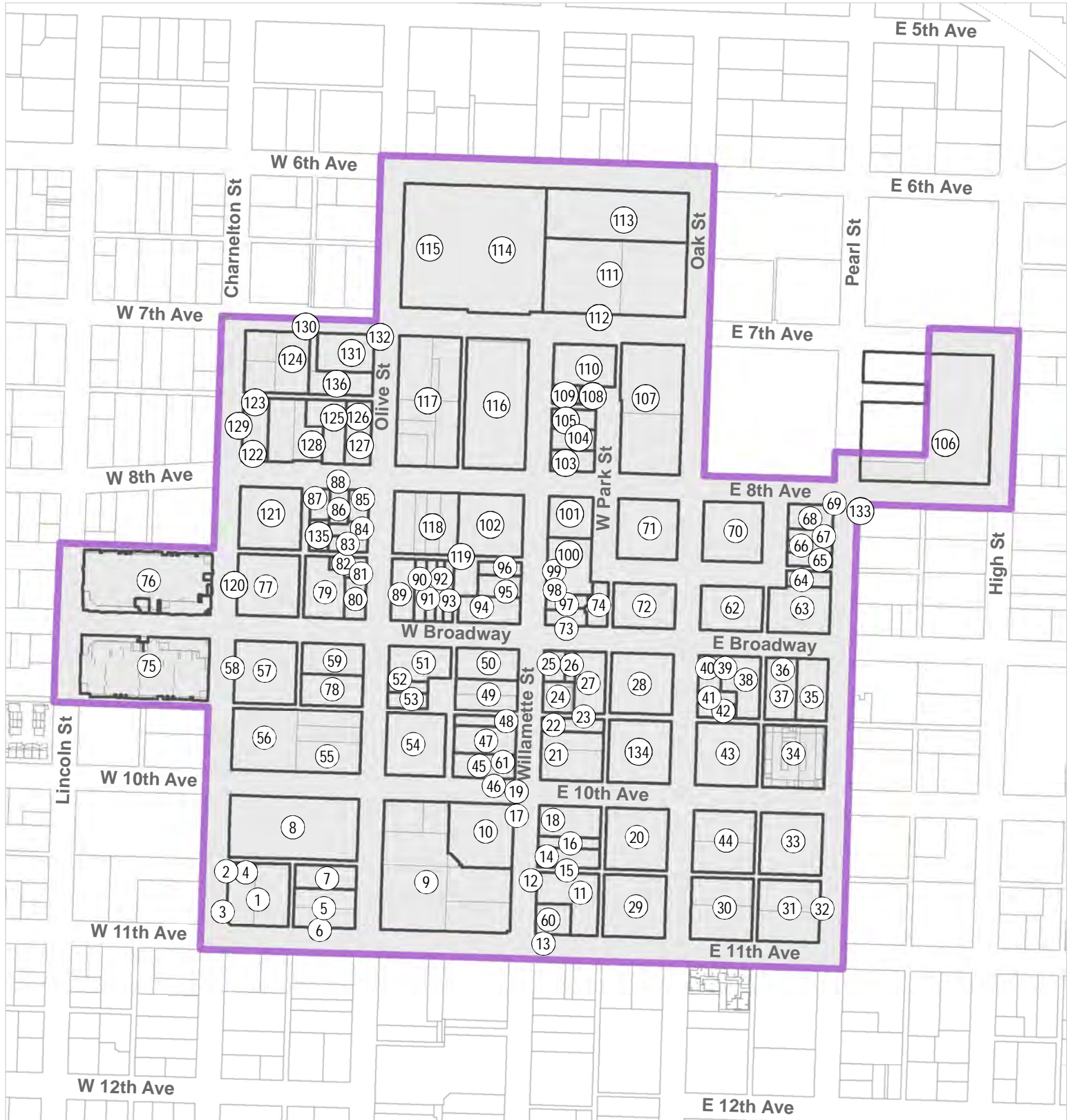
This determination was based on a review of the properties’ state of disrepair and lack of apparent maintenance including vegetation overgrowth, rusted materials, graffiti, garbage, and potential contamination. Property in these conditions and the continued deterioration of those properties add to current costs of maintenance and public services. The properties found to comply with this criterion are identified as #7 (Parking lot – former

McAyeal's), #11 (1059 Willamette), #71 (West Park block), and #107 (Butterfly lot) in the attachments to this Report.

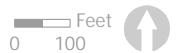
4 CONCLUSION

A total of 63 properties (54%) surveyed in the Downtown Urban Renewal District are determined to have blighted conditions. In addition to the 63 blighted properties, 20 locations in roads, public walkways, and sidewalks have blighted conditions. Due to the presence of many closures and vacancies of businesses in the district, combined with high property depreciation value and the state of disrepair of many buildings, the city concludes that the Downtown Urban Renewal District is blighted.

Downtown Urban Renewal District - Slums and Blight Inventory 2020



- Downtown Urban Renewal District Boundary
- Slums and Blight Inventory Properties
- Taxlots

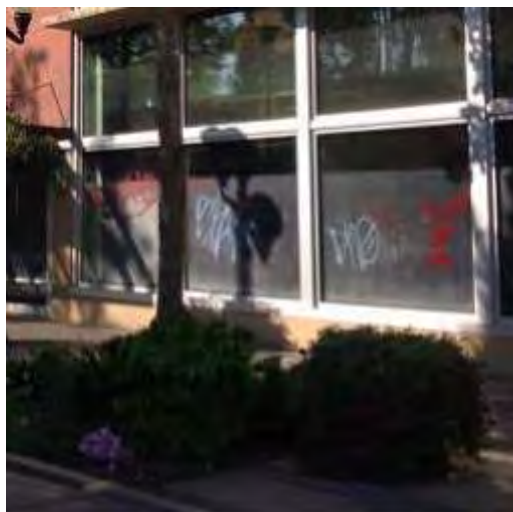
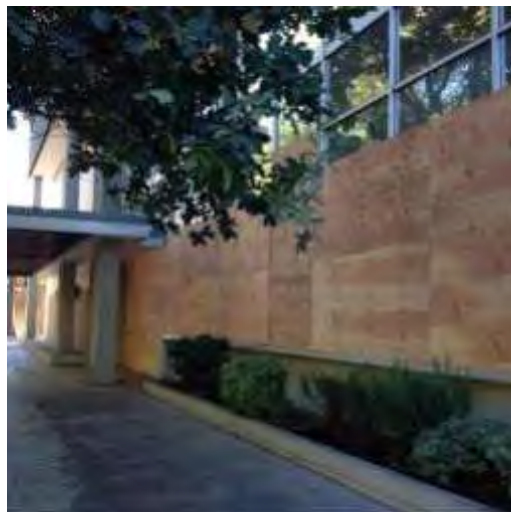


Caution: This map is based on imprecise source data, subject to change, and for general reference only.

City of Eugene

Downtown Urban Renewal District Blight Survey

Detailed Property Report 2020



Detailed Property Report

To assist the user with reading this report a list of definitions are provided below.

Property: This is an auto-generated number to keep track of properties.

Name: This is the main or identifiable business name for the property. There may be multiple businesses on a property, this was the first seen or known by the staff conducting the inventory.

Determination of Blight: If the property was found to have blight it is noted here with a “Yes”. This finding will correspond with Attachment 3 to Exhibit C.

Depreciation Ratio: Using data from the Lane County Tax and Assessment office, a mathematical calculation creates a ratio from the improvement values to land values, where the improvement value for a property is divided by the land value for a property. If there are multiple taxlots for an identified property, then the values for each tax lot were totaled to create this ratio. Tax data is from tax year 2020 and derived from regional geographic information systems (GIS).

Taxlot(s): These are the taxlot(s) associated with that property.

Property Notes: The property notes are the observations collected during inventory, and do not necessarily indicate blight.

Property:	1	Determination of Blight:	Yes
Name:	Spice N Steam	Depreciation Ratio:	0.26
Taxlot(s):	17-03-31-13-06200 , 17-03-31-13-06300		
Property Notes:	Property has depreciated Values. Building has graffiti. Parking lot has extensive potholes and is degraded.		
		Graffiti:	Y



Property:	2	Determination of Blight:	Yes
Name:	Vacant	Depreciation Ratio:	3.22
Taxlot(s):	Same taxlot as #4, 17-03-31-13-0640		
Property Notes:	Property has depreciated values and is vacant.		
		Graffiti:	N



Property:	3	Determination of Blight:	Yes
Name:	Sidewalk ROW - Charnelton btwn 10th & 11th, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is uneven and overgrown presenting possible accessibility issues.		
		Graffiti:	N



Property:	4	Determination of Blight:	Yes
Name:	Residence. 4 units.	Depreciation Ratio:	3.22
Taxlot(s):	17-03-31-13-0640, Same taxlot as #2		
Property Notes:	The property has depreciated values.		
		Graffiti:	N



Property:	5	Determination of Blight:	Yes
Name:	Kiva Grocery	Depreciation Ratio:	1.73
Taxlot(s):	17-03-31-13-06000, 17-03-31-13-06100		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	6	Determination of Blight:	Yes
Name:	Sidewalk ROW - 11th Ave between Charnelton St and Olive St, north side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:			
		Graffiti:	N



Looking West

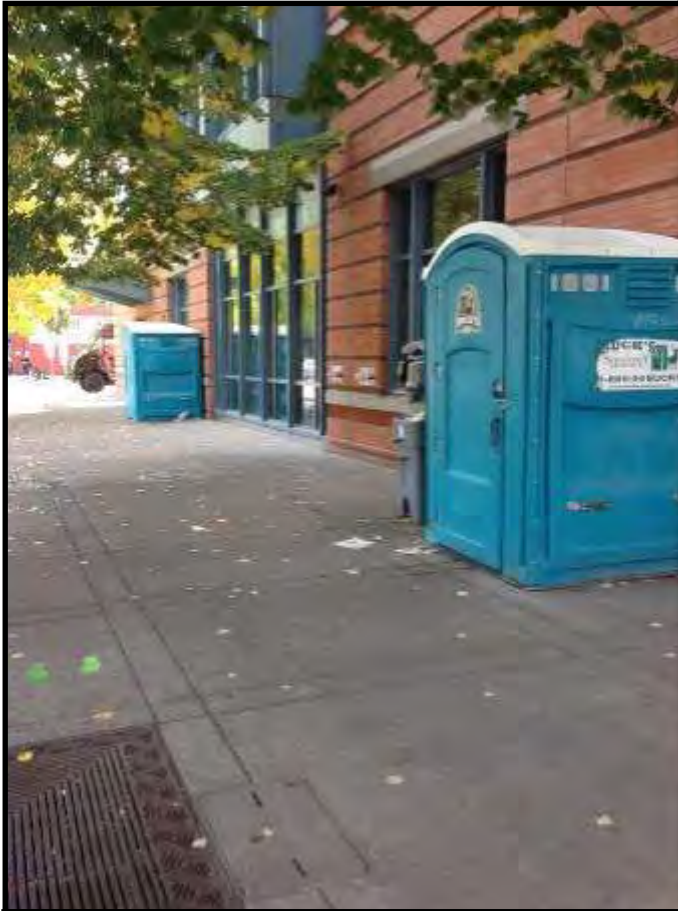


Ramp at 11th Ave & Olive St

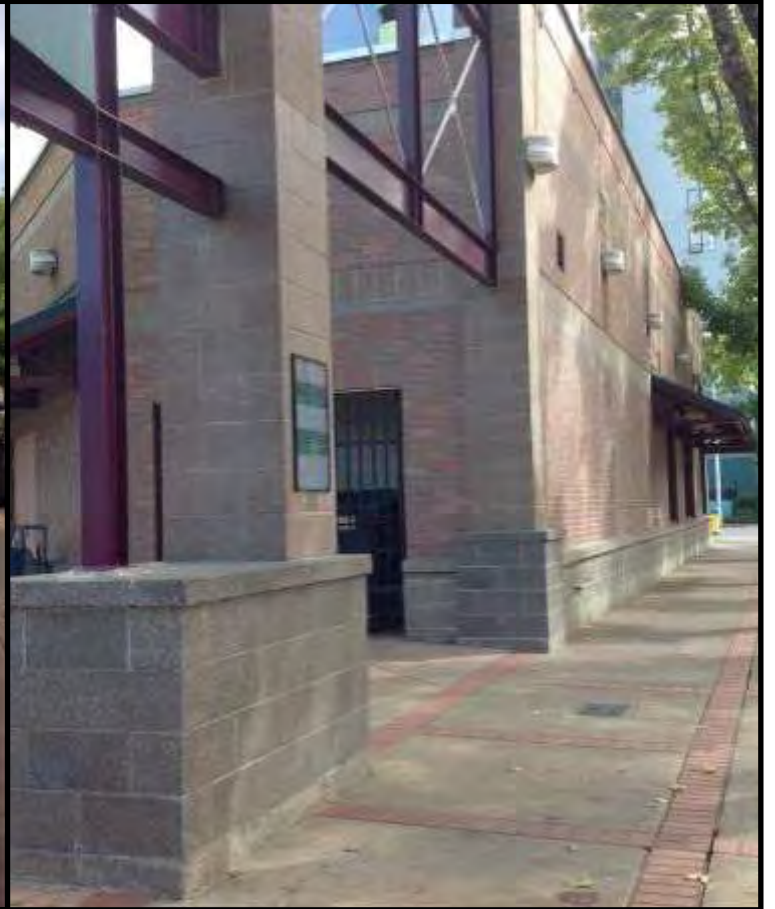
Property:	7	Determination of Blight:	Yes
Name:	Parking lot—Former McAyeal's Cleaners	Depreciation Ratio:	0.69
Taxlot(s):	17-03-31-13-05900		
Property Notes:	Property has depreciated values and is currently a parking lot. Site has undergone DEQ remediation. Property is overgrown, has potholes, and graffiti.		
		Graffiti:	Y



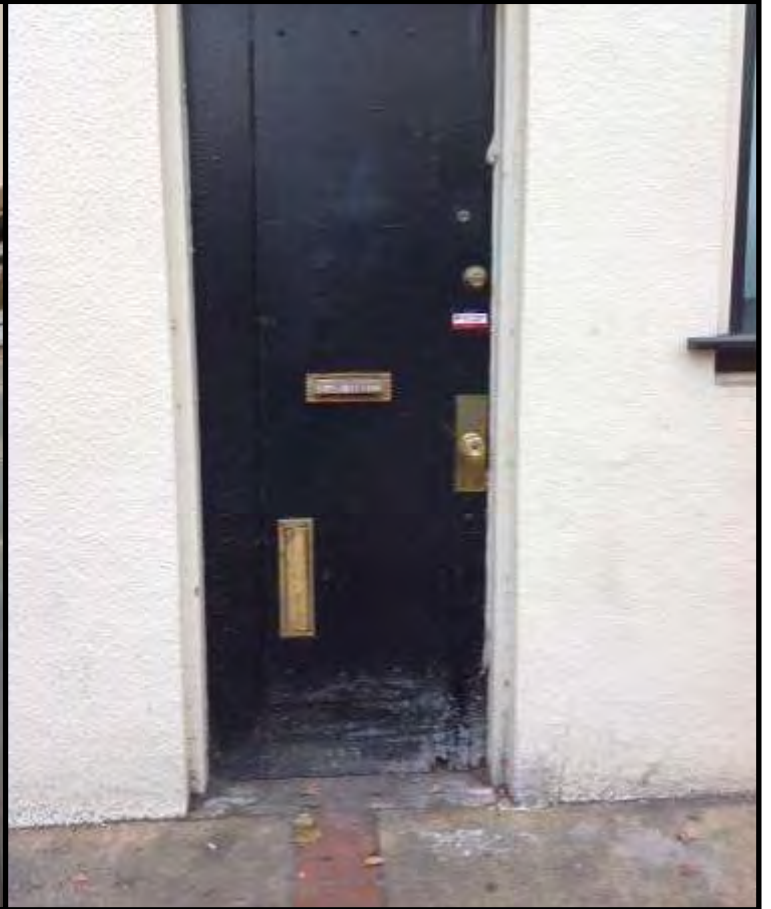
Property:	8	Determination of Blight:	No
Name:	Public Library	Depreciation Ratio:	21.67
Taxlot(s):	17-03-31-13-06500		
Property Notes:	Portable toilets out front with garbage. Plastic wrapped around bike racks.		
		Graffiti:	N



Property:	9	Determination of Blight:	Yes
Name:	LTD Downtown Station	Depreciation Ratio:	0.92
Taxlot(s):	17-03-31-13-01901, 17-03-31-13-02000, 17-03-31-13-02100, 17-03-31-13-02200, 17-03-31-13-02300, 17-03-31-13-02400, 17-03-31-13-02500		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	10	Determination of Blight:	Yes
Name:	McDonald Theater building	Depreciation Ratio:	1.34
Taxlot(s):	17-03-31-13-01900		
Property Notes:	Property has depreciated values. Site has vacancy with 3 of 7 ground floor businesses open; 2 closed/ vacant.; 1 temp closed and 1 with unknown status. The building has windows covered or frosted over, is damaged, and has graffiti.		
		Graffiti:	Y



Property:	11	Determination of Blight:	Yes
Name:	1059 Willamette	Depreciation Ratio:	6.52
Taxlot(s):	17-03-31-14-12800		
Property Notes:	Building is the former Lane Community College downtown campus. Currently building is vacant with exterior damage and graffiti. Property is an odd parcel shape.		
		Graffiti:	Y



Property:	12	Determination of Blight:	Yes
Name:	Sidewalk ROW - Willamette St btwn 10th Ave & 11th Ave, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is uneven with large holes from missing bricks. The crosswalk does not align with ramp and a grate is in the way of ramp creating potential accessibility issues.		
		Graffiti:	N



Property:	13	Determination of Blight:	Yes
Name:	Sidewalk ROW - 11th Ave btwn Willamette St & Oak St, northwest portion	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is very uneven which creates potential accessibility issues.		
		Graffiti:	N



Property:	14	Determination of Blight:	No
Name:	Concentric Sky	Depreciation Ratio:	4.62
Taxlot(s):	17-03-31-14-12700		
Property Notes:	The other half of the building is vacant.		
		Graffiti:	N



Property:	15	Determination of Blight:	Yes
Name:	Pedestrian walkway	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The pedestrian walkway is deteriorated and uneven with holes and missing bricks. There are unsanitary conditions and graffiti. Width of pathway entrance and condition present potential accessibility issues.		
	Graffiti:	Y	



Property:	16	Determination of Blight:	Yes
Name:	TJs on Willamette	Depreciation Ratio:	2.19
Taxlot(s):	17-03-31-14-12600		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	17	Determination of Blight:	Yes
Name:	Sidewalk ROW - Old broken phone in ROW Willamette St btwn 10th Ave& 11th Ave	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	This is an old phone stand that is damaged and has wires coming out of it.		
		Graffiti:	N



Property:	18	Determination of Blight:	N
Name:	Schaefer building. LCOG SDS	Depreciation Ratio:	7.19
Taxlot(s):	17-03-31-14-12500		
Property Notes:	Building has graffiti on back.		
		Graffiti:	Y



Back of building

Property:	19	Determination of Blight:	Yes
Name:	Crosswalks at 11th Ave and Willamette St	Depreciation Ratio:	N/A
Taxlot(s):	N/Z		
Property Notes:	These are very uneven, deteriorated crosswalks with missing bricks and holes. This is next to Senior and Disabled Services (SDS) and is one of two main walking paths from public bus station to SDS.		
	Graffiti:	N	



Property:	20	Determination of Blight:	No
Name:	Overpark Garage South Lot	Depreciation Ratio:	5.12
Taxlot(s):	17-03-31-14-12300		
Property Notes:			
		Graffiti:	N



Property:	21	Determination of Blight:	No
Name:	DAC	Depreciation Ratio:	6.07
Taxlot(s):	17-03-31-14-05600, 17-03-31-14-05700		
Property Notes:			
		Graffiti:	N



Property:	22	Determination of Blight:	Yes
Name:	Shoe-a-holic	Depreciation Ratio:	1.62
Taxlot(s):	17-03-31-14-05500		
Property Notes:	Property has depreciated values. Building facade is broken and brickwork on side looks bulging at top. Business has mural on side facing pedestrian pathway which is not included in graffiti inventory.		
		Graffiti:	Y



Property:	23	Determination of Blight:	Yes
Name:	Pedestrian walkway off Willamette between Broadway and 10th Ave, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Pedestrian walkway has graffiti, refuse on ground, and both dead and live rats.		
		Graffiti:	Y



Property:	24	Determination of Blight:	Yes
Name:	Persian Rugs and Imports	Depreciation Ratio:	1.40
Taxlot(s):	17-03-31-14-04800, 17-03-31-14-05300, 17-03-31-14-05400		
Property Notes:	Property has depreciated values. The building windows are scratched with graffiti and a substance smeared on them.		
		Graffiti:	Y



Property:	25	Determination of Blight:	Yes
Name:	Broadway plaza	Depreciation Ratio:	0.10
Taxlot(s):	17-03-31-14-04801		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	26	Determination of Blight:	Yes
Name:	VooDoo Doughnut	Depreciation Ratio:	3.30
Taxlot(s):	17-03-31-14-04900		
Property Notes:	Property has depreciated values.		
		Graffiti:	Y



Property:	27	Determination of Blight:	No
Name:	40 E Broadway, former Pacific University	Depreciation Ratio:	4.38
Taxlot(s):	17-03-31-14-05200		
Property Notes:	Pacific University moved 6/24 (note on door), building vacancy not known. Building has occupied storefronts.		
		Graffiti:	Y



Property:	28	Determination of Blight:	Yes
Name:	Summit Bank Block	Depreciation Ratio:	2.02
Taxlot(s):	17-03-31-14-06200		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	29	Determination of Blight:	Yes
Name:	Oregon Pacific Bank	Depreciation Ratio:	1.06
Taxlot(s):	17-03-31-14-06200		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	30	Determination of Blight:	Yes
Name:	Pacific Cascade Federal Credit Union	Depreciation Ratio:	2.53
Taxlot(s):	17-03-31-14-11700, 17-03-31-14-12000		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	31	Determination of Blight:	Yes
Name:	Old Firestone	Depreciation Ratio:	0.09
Taxlot(s):	17-03-31-14-11200, 17-03-31-14-11300		
Property Notes:	Property has depreciated values. Site is a large lot with vacant building and black plastic in windows.		
		Graffiti:	N



Property:	32	Determination of Blight:	Yes
Name:	Sidewalk ROW - Pearl St btwn 10th Ave & 11th Ave, west side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk is an uneven surface with unmaintained vegetation.		
		Graffiti:	N



Property:	33	Determination of Blight:	No
Name:	Pearl St Garage	Depreciation Ratio:	5.44
Taxlot(s):	17-03-31-14-11400		
Property Notes:			
		Graffiti:	N



Property:	34	Determination of Blight:	No
Name:	Togos Parking Garage	Depreciation Ratio:	N/A
Taxlot(s):	17-03-31-14-07401, 17-03-31-14-07402, 17-03-31-14-07403, 17-03-31-14-07404, 17-03-31-14-07405, 17-03-31-14-07406, 17-03-31-14-07407, 17-03-31-14-07408, 17-03-31-14-07409, 17-03-31-14-07410, 17-03-31-14-07411, 17-03-31-14-07412, 17-03-31-14-07413		
Property Notes:	Property has graffiti and no land value.		
		Graffiti:	Y



Property:	35	Determination of Blight:	Yes
Name:	Ambrosia Parking lot	Depreciation Ratio:	0.03
Taxlot(s):	17-03-31-14-07600, 17-03-31-14-07700		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



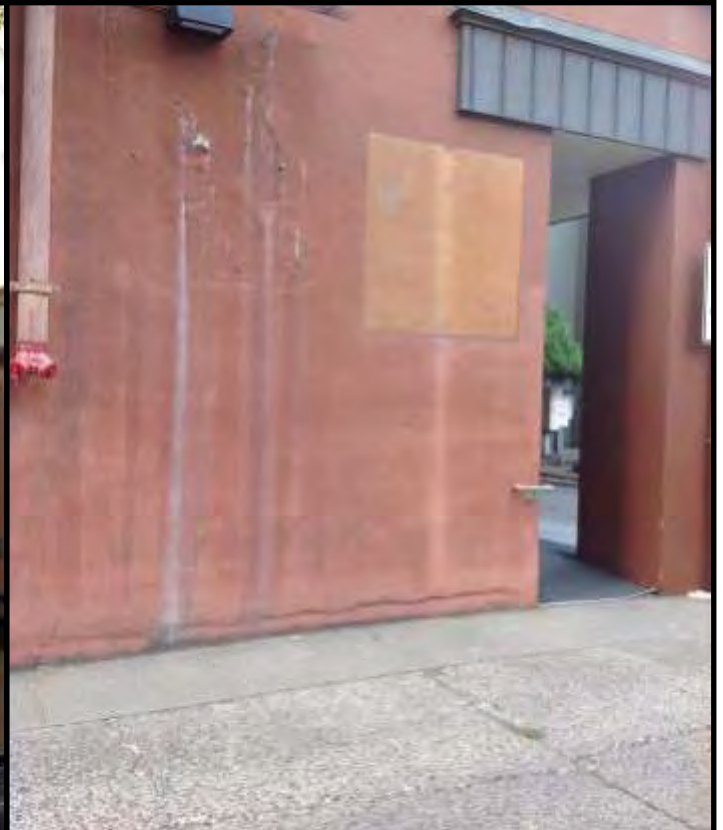
Property:	36	Determination of Blight:	No
Name:	Ambrosia	Depreciation Ratio:	5.95
Taxlot(s):	17-03-31-14-07500, same as #37		
Property Notes:			
		Graffiti:	N



Property:	37	Determination of Blight:	No
Name:	Quackenbush Building	Depreciation Ratio:	5.95
Taxlot(s):	17-03-31-14-07500, same as #36		
Property Notes:			
		Graffiti:	N



Property:	38	Determination of Blight:	No
Name:	The Miner Building	Depreciation Ratio:	9.64
Taxlot(s):	17-03-31-14-06600, same as #39		
Property Notes:	Property has some peeling paint on alley.		
		Graffiti:	N



Property:	39	Determination of Blight:	No
Name:	Passionflower	Depreciation Ratio:	9.64
Taxlot(s):	17-03-31-14-06600, same as #38		
Property Notes:			
		Graffiti:	N



Property:	40	Determination of Blight:	No
Name:	IDX	Depreciation Ratio:	10.20
Taxlot(s):	17-03-31-14-06500		
Property Notes:			
		Graffiti:	N



Property:	41	Determination of Blight:	No
Name:	Funk and Levis	Depreciation Ratio:	5.40
Taxlot(s):	17-03-31-14-06700		
Property Notes:			
		Graffiti:	N



Property:	42	Determination of Blight:	No
Name:	Alliance Insurance	Depreciation Ratio:	6.75
Taxlot(s):	17-03-31-14-06700		
Property Notes:			
		Graffiti:	N



Property:	43	Determination of Blight:	No
Name:	Citizens Building	Depreciation Ratio:	17.20
Taxlot(s):	17-03-31-14-06900		
Property Notes:			
		Graffiti:	N



Property:	44	Determination of Blight:	No
Name:	CenturyLink	Depreciation Ratio:	N/A
Taxlot(s):	17-03-31-14-11500. 17-03-31-14-11600		
Property Notes:	Property has an empty looking ground floor. Many spaces outside on ground floor recessed and unkept with empty planters with garbage, clothing, and what looks like unsanitary conditions.		
		Graffiti:	N



Property:	45	Determination of Blight:	Yes
Name:	Actors Cabaret	Depreciation Ratio:	1.95
Taxlot(s):	17-03-31-13-01800, same taxlot as #61		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	46	Determination of Blight:	Yes
Name:	Sidewalk ROW - 10th Ave btwn Olive St & Willamette St	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk is uneven with significant differences in height.		
		Graffiti:	N



Property:	47	Determination of Blight:	Yes
Name:	DAC Newberry	Depreciation Ratio:	2.52
Taxlot(s):	17-03-31-13-01700		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	48	Determination of Blight:	No
Name:	Harry Ritchie	Depreciation Ratio:	4.42
Taxlot(s):	17-03-31-13-01600		
Property Notes:	Property has depreciated values and has had graffiti evidenced by painted sections.		
		Graffiti:	Y



Property:	49	Determination of Blight:	No
Name:	Woolworth Building	Depreciation Ratio:	20.47
Taxlot(s):	17-03-31-13-01400, 17-03-31-13-01500		
Property Notes:			
		Graffiti:	N



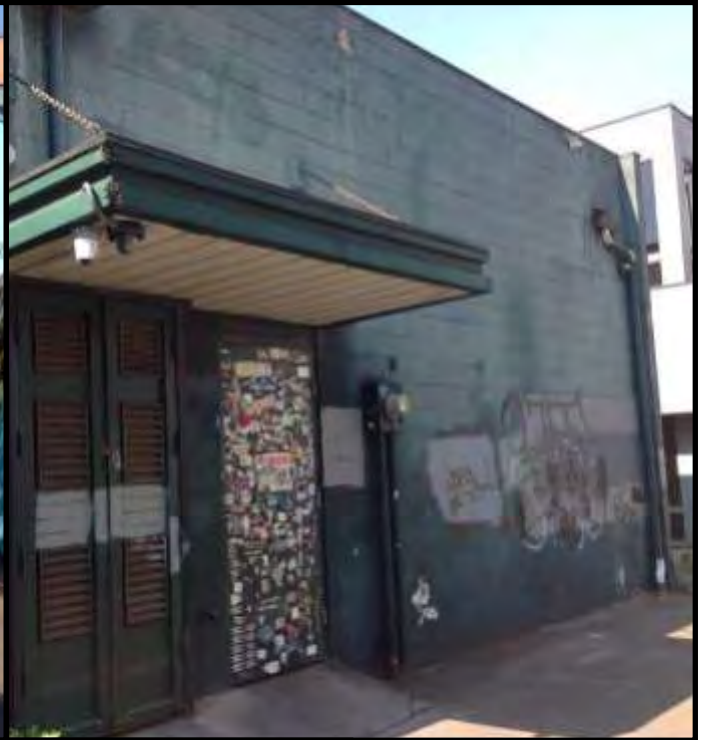
Property:	50	Determination of Blight:	No
Name:	Centre Court	Depreciation Ratio:	13.97
Taxlot(s):	17-03-31-13-01300		
Property Notes:			
		Graffiti:	N



Property:	51	Determination of Blight:	No
Name:	Washburne Building	Depreciation Ratio:	5.68
Taxlot(s):	17-03-31-13-02900		
Property Notes:			
		Graffiti:	N



Property:	52	Determination of Blight:	Yes
Name:	Luckey's Cigar Club	Depreciation Ratio:	1.64
Taxlot(s):	17-03-31-13-02800		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	53	Determination of Blight:	No
Name:	Sweet Leaf Cannabis	Depreciation Ratio:	4.20
Taxlot(s):	17-03-31-13-02700		
Property Notes:	Property has extensive exterior damage and graffiti. Half of building front vacant (on Olive St).		
		Graffiti:	Y



Property:	54	Determination of Blight:	No
Name:	Atrium Building	Depreciation Ratio:	7.73
Taxlot(s):	17-03-31-13-02600		
Property Notes:	Property has graffiti and the outer steps look damaged.		
		Graffiti:	Y



Property:	55	Determination of Blight:	No
Name:	LCC Downtown Campus	Depreciation Ratio:	23.49
Taxlot(s):	17-03-31-13-05100, 17-03-31-13-05200, 17-03-31-13-05300, 17-03-31-13-06600, same as #56		
Property Notes:			
		Graffiti:	N



Property:	56	Determination of Blight:	No
Name:	LCC Titan Court Housing	Depreciation Ratio:	23.49
Taxlot(s):	17-03-31-13-05100, 17-03-31-13-05200, 17-03-31-13-05300, 17-03-31-13-06600, same as #55		
Property Notes:			
		Graffiti:	N



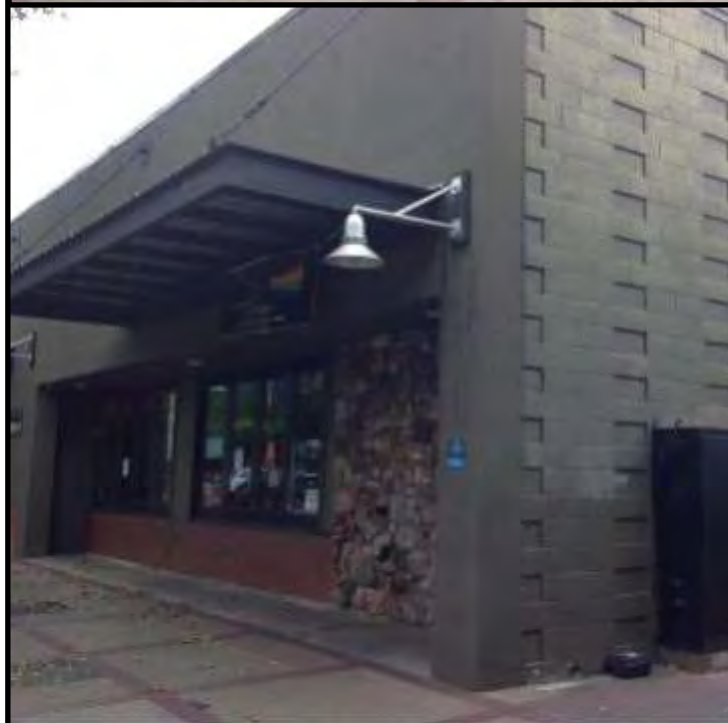
Property:	57	Determination of Blight:	Yes
Name:	Shawmed Building	Depreciation Ratio:	1.74
Taxlot(s):	17-03-31-13-06700		
Property Notes:	Property has depreciated values, graffiti, peeling paint on alley, and display windows scratched with graffiti.		
		Graffiti:	Y



Property:	58	Determination of Blight:	Yes
Name:	Sidewalk Row - Charnelton St btwn Broadway & 10th Ave, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk is overgrown indicating lack of maintenance.		
		Graffiti:	Y



Property:	59	Determination of Blight:	No
Name:	Buy2 Block	Depreciation Ratio:	4.34
Taxlot(s):	17-03-31-13-04900		
Property Notes:	There is the presence of a mobile police camera indicating need to extra enforcement on the corner. Building has vacancy and temporarily closed businesses.		
		Graffiti:	N



Property:	60	Determination of Blight:	Yes
Name:	Pita Pit Building	Depreciation Ratio:	0.92
Taxlot(s):	17-03-31-14-12900		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	61	Determination of Blight:	Yes
Name:	Poppi's Anatolia	Depreciation Ratio:	1.95
Taxlot(s):	17-03-31-13-01800, same as #45		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	62	Determination of Blight:	No
Name:	Parkview Place	Depreciation Ratio:	8.40
Taxlot(s):	17-03-31-14-02900		
Property Notes:			
		Graffiti:	N



Property:	63	Determination of Blight:	Yes
Name:	Bon Mi Building	Depreciation Ratio:	2.34
Taxlot(s):	17-03-31-14-02800		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	64	Determination of Blight:	No
Name:	Park Place Apartments	Depreciation Ratio:	14.98
Taxlot(s):	17-03-31-14-02700		
Property Notes:	Property has graffiti.		
		Graffiti:	Y



Property:	65	Determination of Blight:	No
Name:	Full City Coffee	Depreciation Ratio:	14.98
Taxlot(s):	17-03-31-14-02600		
Property Notes:	Property has graffiti.		
		Graffiti:	Y



Property:	66	Determination of Blight:	No
Name:	Law offices	Depreciation Ratio:	6.15
Taxlot(s):	17-03-31-14-02500		
Property Notes:	Exterior was painted during blight survey.		
		Graffiti:	N



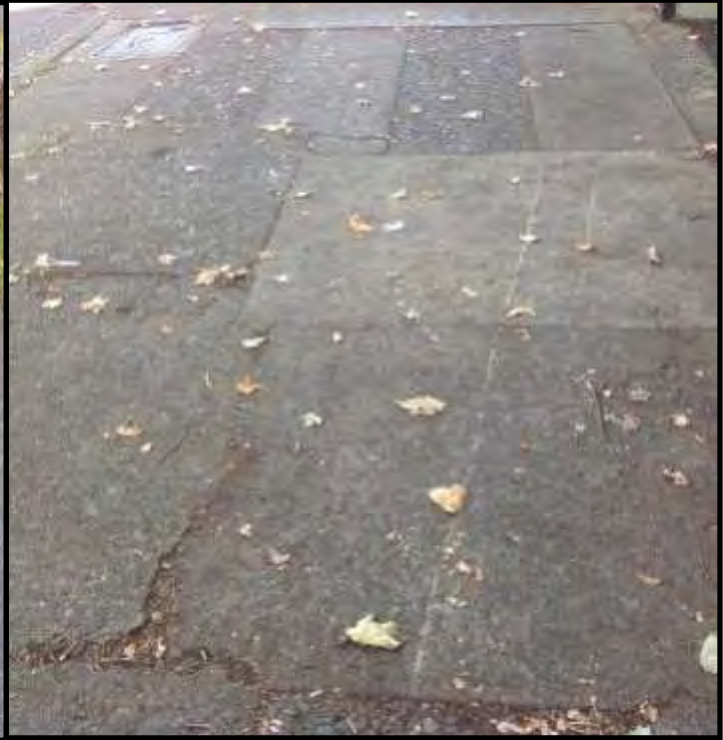
Property:	67	Determination of Blight:	Yes
Name:	808/825 Pearl	Depreciation Ratio:	2.44
Taxlot(s):	17-03-31-14-02400		
Property Notes:	Property has depreciated values. The Pearl St side entrance has exterior damage and overgrown entrance with garbage. The East park block side looks more maintained.		
		Graffiti:	N



Property:	68	Determination of Blight:	Yes
Name:	Court Reporter building	Depreciation Ratio:	2.07
Taxlot(s):	17-03-31-14-02300		
Property Notes:	The property has depreciated values.		
		Graffiti:	N



Property:	69	Determination of Blight:	Yes
Name:	Sidewalk row - 8th Ave and Pearl St, both sections	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is uneven with holes.		
		Graffiti:	N



Property:	70	Determination of Blight:	Yes
Name:	East Park block	Depreciation Ratio:	0.05
Taxlot(s):	17-03-31-14-04700, same as #71		
Property Notes:	The property has depreciated values. There is property damage with broken stone walls, a broken tree planter and uneven sidewalks.		
		Graffiti:	N



Property:	71	Determination of Blight:	Yes
Name:	East Park block	Depreciation Ratio:	0.05
Taxlot(s):	17-03-31-14-04700, same as #70		
Property Notes:	The property has depreciated values. The property has damage with a broken stone wall, uneven sidewalks and the access ramp has holes. There old fountain no longer running water. There is a storage container on the property. Property has garbage on the ground, clothing, and it was observed people sleeping, loud music and an off leash dog.		



Property:	72	Determination of Blight:	No
Name:	Wells Fargo building	Depreciation Ratio:	7.08
Taxlot(s):	17-03-31-14-03300		
Property Notes:	Property had windows boarded up and graffiti. Sign says branch temporarily closed.		
		Graffiti:	Y



Property:	73	Determination of Blight:	No
Name:	Tyndale Advisors	Depreciation Ratio:	4.94
Taxlot(s):	17-03-31-14-03900		
Property Notes:			
		Graffiti:	N



Property:	74	Determination of Blight:	Yes
Name:	Tyndale Advisors Parking Lot	Depreciation Ratio:	0
Taxlot(s):	17-03-31-14-03900		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	75	Determination of Blight:	No
Name:	Broadway Place south	Depreciation Ratio:	N/A
Taxlot(s):	17-03-31-13-16200, 17-03-31-13-16400, 17-03-31-13-16600, 17-03-31-13-16700, 17-03-31-13-16900 (lot 6700 is found on both north and south)		
Property Notes:	Property had building damage with a broken window and graffiti. There was a vacant ground floor space. Property is mixed use with commercial and residential, and a public parking garage.		
		Graffiti:	Y



Property:	76	Determination of Blight:	No
Name:	Broadway Place North	Depreciation Ratio:	N/A
Taxlot(s):	17-03-31-13-16200, 17-03-31-13-16400, 17-03-31-13-16600, 17-03-31-13-16700, 17-03-31-13-16900 (lot 16700 is found on both north and south).		
Property Notes:	Property had graffiti. Property is mixed use with commercial and residential, and a public parking garage.		

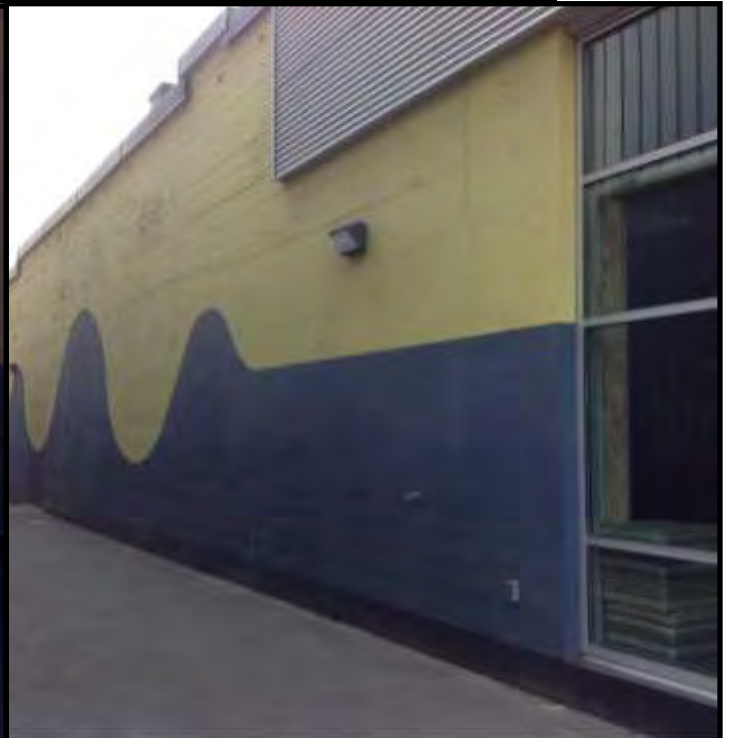
Graffiti: Y



Property:	77	Determination of Blight:	No
Name:	Old Bon Marche/Sykes	Depreciation Ratio:	9.31
Taxlot(s):	17-03-31-13-06800		
Property Notes:	Property had graffiti.		
		Graffiti:	Y



Property:	78	Determination of Blight:	Yes
Name:	UO Rain	Depreciation Ratio:	1.08
Taxlot(s):	17-03-31-13-05000		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	79	Determination of Blight:	Yes
Name:	Pipeworks	Depreciation Ratio:	2.68
Taxlot(s):	17-03-31-13-04500		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	80	Determination of Blight:	Yes
Name:	Jameson's & Glamour Girl Unlimited	Depreciation Ratio:	1.65
Taxlot(s):	17-03-31-13-04800		
Property Notes:	Property has depreciated values and minor damage on awning of hair salon.		
		Graffiti:	N



Property:	81	Determination of Blight:	No
Name:	Analog Barbershop	Depreciation Ratio:	6.62
Taxlot(s):	17-03-31-13-04700		
Property Notes:	Bottom floor of property is vacant.		
		Graffiti:	N



Property:	82	Determination of Blight:	Yes
Name:	Duvall Building	Depreciation Ratio:	2.71
Taxlot(s):	17-03-31-13-04600		
Property Notes:	Property has depreciated values.		
		Graffiti:	Y



Property:	83	Determination of Blight:	Yes
Name:	Former Rogue	Depreciation Ratio:	3.38
Taxlot(s):	17-03-31-13-04400		
Property Notes:	Property has depreciated values with boarded up windows and graffiti.		
		Graffiti:	Y



Property:	84	Determination of Blight:	Yes
Name:	Starlight Lounge, Full House Poker	Depreciation Ratio:	3.22
Taxlot(s):	17-03-31-13-04300		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	85	Determination of Blight:	Yes
Name:	Independent Police Auditor	Depreciation Ratio:	2.05
Taxlot(s):	17-03-31-13-03900		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	86	Determination of Blight:	Yes
Name:	KLCC	Depreciation Ratio:	3.57
Taxlot(s):	17-03-31-13-04000		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	87	Determination of Blight:	No
Name:	Law offices	Depreciation Ratio:	5.66
Taxlot(s):	17-03-31-13-04100		
Property Notes:			
		Graffiti:	N



Property:	88	Determination of Blight:	Yes
Name:	Sidewalk ROW - 8th Ave btwn Olive St & Charnelton St, south side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk is uneven and raised along curb.		
		Graffiti:	N



Property:	89	Determination of Blight:	Yes
Name:	Horsehead	Depreciation Ratio:	0.54
Taxlot(s):	17-03-31-13-03000		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	90	Determination of Blight:	Yes
Name:	Lazar's Bazar	Depreciation Ratio:	2.13
Taxlot(s):	17-03-31-13-03100		
Property Notes:	Property has depreciated values and old sign on back.		
		Graffiti:	N



Property:	91	Determination of Blight:	Yes
Name:	The Drake Bar	Depreciation Ratio:	1.52
Taxlot(s):	17-03-31-13-03200		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	92	Determination of Blight:	Yes
Name:	Lazar's Bazar Imports	Depreciation Ratio:	2.88
Taxlot(s):	17-03-31-13-03300		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	93	Determination of Blight:	Yes
Name:	Party Downtown	Depreciation Ratio:	2.88
Taxlot(s):	17-03-31-13-03300		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	94	Determination of Blight:	No
Name:	First on Broadway	Depreciation Ratio:	13.66
Taxlot(s):	17-03-31-13-01100		
Property Notes:			
		Graffiti:	N



Property:	95	Determination of Blight:	Yes
Name:	Metro Theatre	Depreciation Ratio:	3.13
Taxlot(s):	17-03-31-13-01000		
Property Notes:			
		Graffiti:	N



Property:	96	Determination of Blight:	N
Name:	Vacant (Former Scan Design)	Depreciation Ratio:	5.17
Taxlot(s):	17-03-31-13-00900		
Property Notes:	The building is vacant. Boarded up doors painted black on side entrance.		
		Graffiti:	N



Property:	97	Determination of Blight:	Yes
Name:	Game Pub	Depreciation Ratio:	3.10
Taxlot(s):	17-03-31-14-04000		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	98	Determination of Blight:	No
Name:	Former Public Streetwear	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-14-04400, same as sites #99 & #100		
Property Notes:			
		Graffiti:	N



Property:	99	Determination of Blight:	No
Name:	Veg	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-14-04400, same as sites #98 & #100		
Property Notes:			
		Graffiti:	N



Property:	100	Determination of Blight:	No
Name:	Veg	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-14-04400, same as sites #98 & #99		
Property Notes:	Property has graffiti and vacancies on ground floor.		
		Graffiti:	Y



Property:	101	Determination of Blight:	Yes
Name:	Cascade Title	Depreciation Ratio:	3.52
Taxlot(s):	17-03-31-14-04400, same as sites #98 & #99		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	102	Determination of Blight:	No
Name:	US Bank	Depreciation Ratio:	13.30
Taxlot(s):	17-03-31-13-00700		
Property Notes:			
		Graffiti:	N



Property:	103	Determination of Blight:	No
Name:	Tiffany Building	Depreciation Ratio:	6.79
Taxlot(s):	17-03-31-11-09400		
Property Notes:			
		Graffiti:	N



Property:	104	Determination of Blight:	Yes
Name:	AHM Brands	Depreciation Ratio:	1.93
Taxlot(s):	17-03-31-11-09400		
Property Notes:	Property has depreciated values and facade near pipe looks taped on.		
		Graffiti:	N



Property:	105	Determination of Blight:	No
Name:	Smeed Hotel	Depreciation Ratio:	4.81
Taxlot(s):	17-03-31-11-09200		
Property Notes:	Property has graffiti.		
		Graffiti:	Y

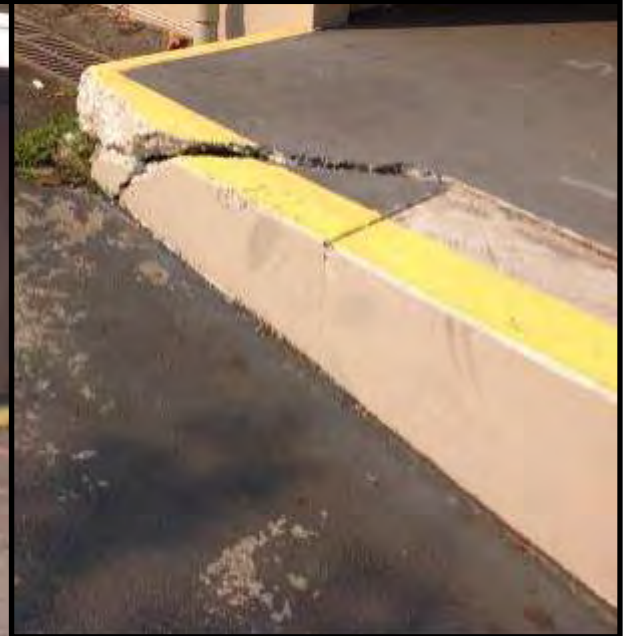


Property:	106	Determination of Blight:	Yes
Name:	Parking lot—former Eugene City Hall	Depreciation Ratio:	0.00
Taxlot(s):	17-03-31-11-10600, 17-03-31-11-10602, 17-03-31-11-10603		
Property Notes:	Property has depreciated values and no improvement value.		
		Graffiti:	N



Property:	107	Determination of Blight:	Yes
Name:	Parking lot—Butterfly lot	Depreciation Ratio:	0.06
Taxlot(s):	17-03-31-11-09500, 17-03-31-11-09501		
Property Notes:	Property has depreciated values with broken pavement and large potholes.		

Graffiti: N



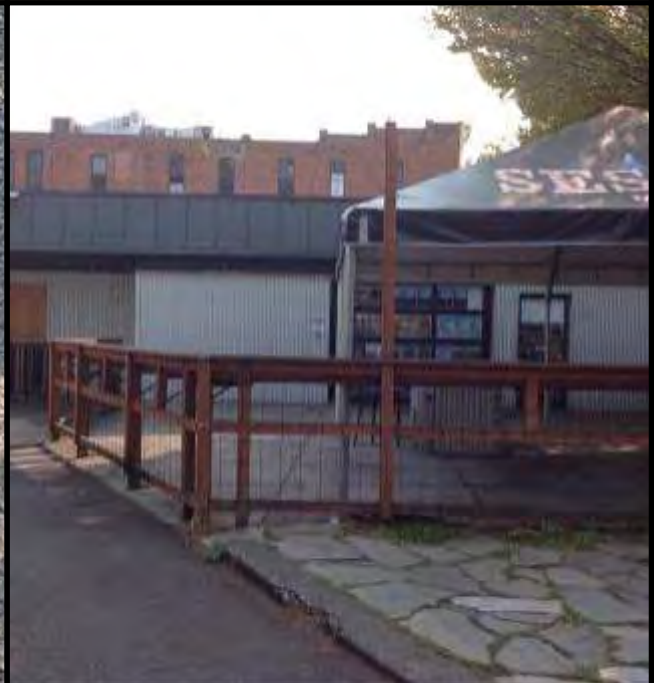
Property:	108	Determination of Blight:	No
Name:	Baden & Company Marketing	Depreciation Ratio:	5.09
Taxlot(s):	17-03-31-11-09001		
Property Notes:			
		Graffiti:	N



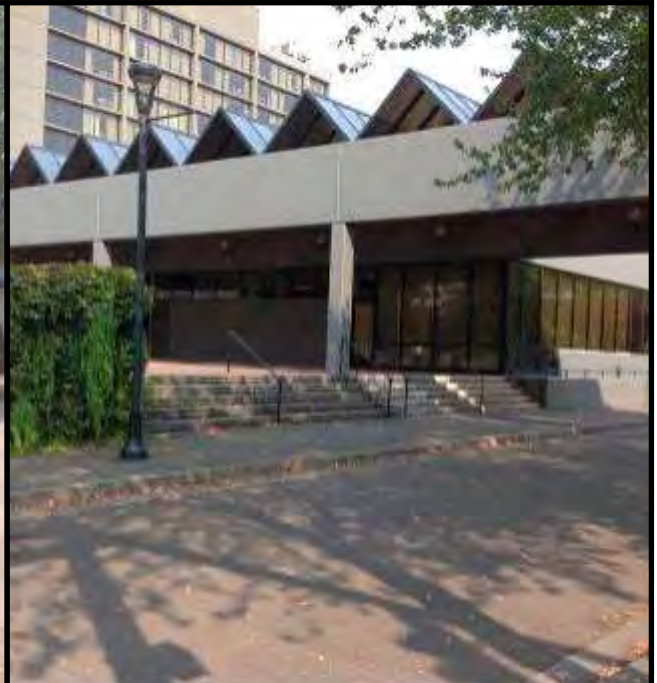
Property:	109	Determination of Blight:	Yes
Name:	Urban Therapeutic Building	Depreciation Ratio:	2.75
Taxlot(s):	17-03-31-11-09000		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



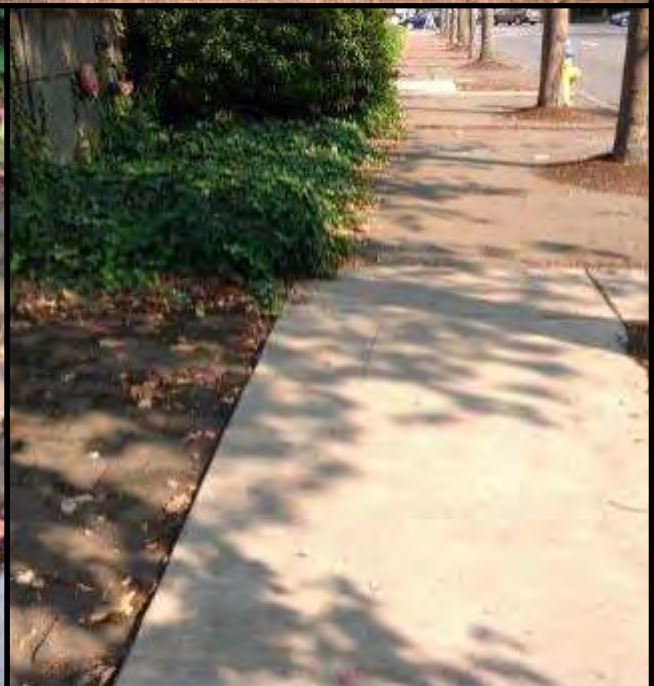
Property:	110	Determination of Blight:	Yes
Name:	Sessions Music Hall	Depreciation Ratio:	0.81
Taxlot(s):	17-03-31-11-08800		
Property Notes:	Property has depreciated values and graffiti. There is a food cart in the parking lot.		
		Graffiti:	Y



Property:	111	Determination of Blight:	No
Name:	Conference Center	Depreciation Ratio:	6.39
Taxlot(s):	17-03-31-11-07700, 17-03-31-11-07600		
Property Notes:	Property has graffiti.		
		Graffiti:	Y



Property:	112	Determination of Blight:	Yes
Name:	Sidewalk ROW - E 7th Ave btwn Willamette St & Oak St, northeast side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk is uneven.		
		Graffiti:	N



Property:	113	Determination of Blight:	No
Name:	The Graduate Hotel	Depreciation Ratio:	32.46
Taxlot(s):	17-03-31-11-07601		
Property Notes:			
		Graffiti:	N



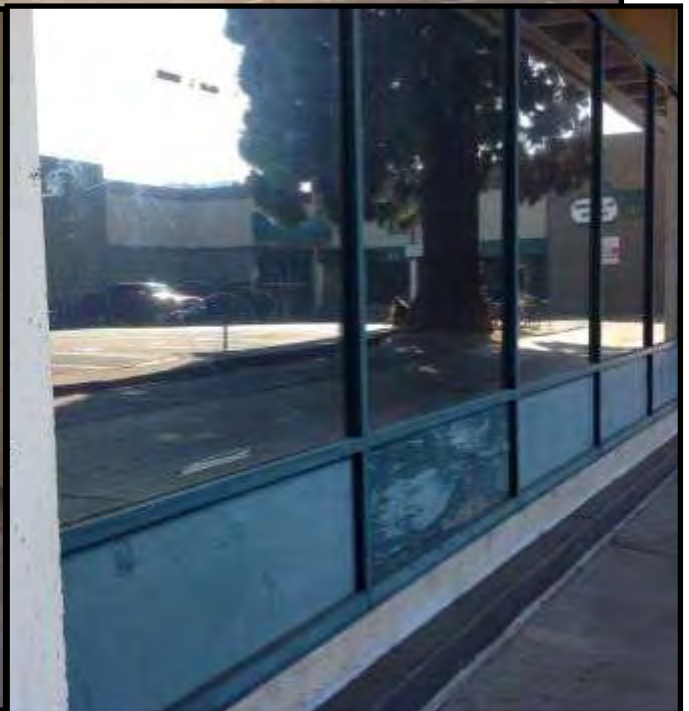
Property:	114	Determination of Blight:	No
Name:	Hult Center	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-12-06400, same as site #115		
Property Notes:			
		Graffiti:	N



Property:	115	Determination of Blight:	No
Name:	Hult Center Parking	Depreciation Ratio:	11.43
Taxlot(s):	17-03-31-12-06400, same as site #114		
Property Notes:			
		Graffiti:	N



Property:	116	Determination of Blight:	Yes
Name:	Parcade	Depreciation Ratio:	2.56
Taxlot(s):	17-03-31-12-16801, 17-03-31-12-16800		
Property Notes:	Property has depreciated values and building damage. There was graffiti, duct tape on one door and a broken window.		
		Graffiti:	Y



Property:	117	Determination of Blight:	Yes
Name:	M Jacobs	Depreciation Ratio:	0.56
Taxlot(s):	17-03-31-12-15600, 17-03-31-12-15601, 17-03-31-12-15602, 17-03-31-12-15800, 17-03-31-12-15900, 17-03-31-12-16000, 17-03-31-12-16100		
Property Notes:	Property has depreciated values. There was building exterior damage and graffiti. Food carts in parking lot.		
		Graffiti:	Y



Property:	118	Determination of Blight:	Yes
Name:	US Bank Parking lot	Depreciation Ratio:	0.03
Taxlot(s):	17-03-31-13-03500, 17-03-31-13-03600, 17-03-31-13-03700, 17-03-31-13-03800		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	119	Determination of Blight:	Yes
Name:	Alley ROW - W 8th Alley btwn Willamette St & Olive St	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The alley roadway had broken pavement and potholes.		
		Graffiti:	N



Property:	120	Determination of Blight:	Yes
Name:	Sidewalk ROW - Charnelton St btwn 8th Ave & Broadway, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	The sidewalk was overgrown, uneven, and had large sections coming off sidewalk surface.		
		Graffiti:	N



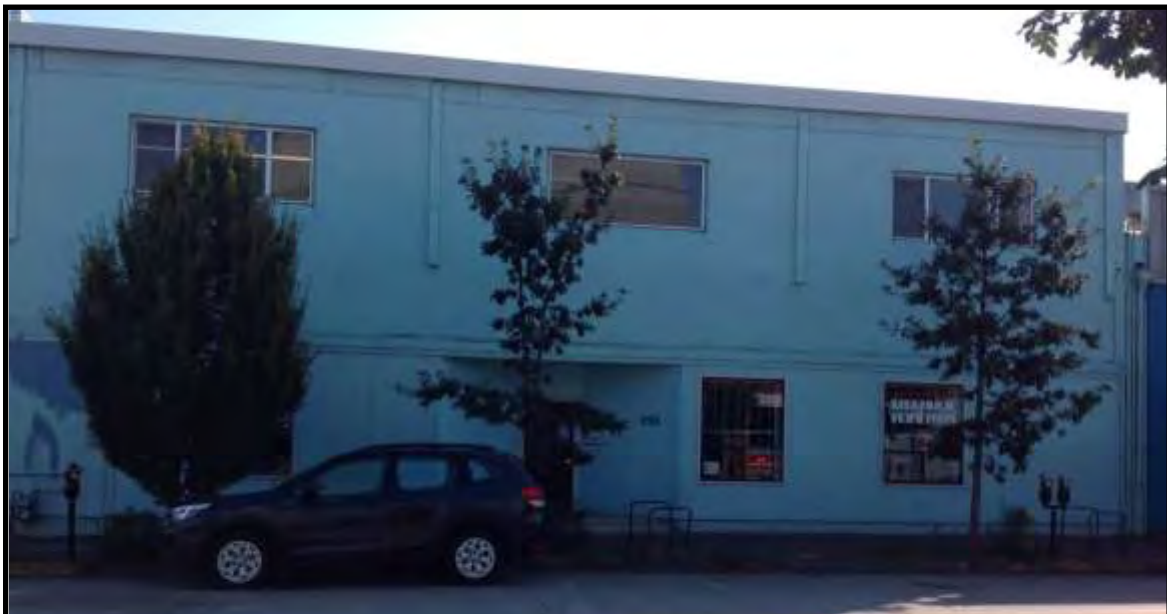
Property:	121	Determination of Blight:	Yes
Name:	Former Bon/Sykes Parking lot	Depreciation Ratio:	0.03
Taxlot(s):	17-03-31-13-06900		
Property Notes:	Property has depreciated values and graffiti. It is a parking lot.		
		Graffiti:	Y



Property:	122	Determination of Blight:	Yes
Name:	Whirled Pies	Depreciation Ratio:	3.32
Taxlot(s):	17-03-31-12-14800, same as #123		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



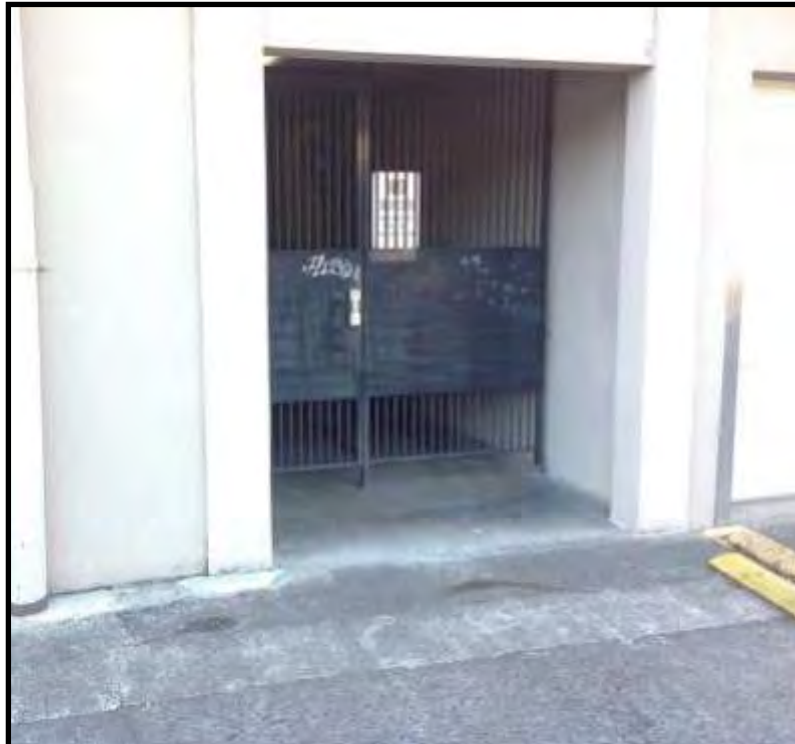
Property:	123	Determination of Blight:	Yes
Name:	Northwest Martial Arts (NWMA)	Depreciation Ratio:	3.32
Taxlot(s):	17-03-31-12-14800, same as #122		
Property Notes:	Property has depreciated values, graffiti and minor exterior damage.		
		Graffiti:	Y



Property:	124	Determination of Blight:	Yes
Name:	Goodyear	Depreciation Ratio:	0.37
Taxlot(s):	17-03-31-12-14600, 17-03-31-12-14700, 17-03-31-12-15100		
Property Notes:	Property has depreciated values and graffiti.		
		Graffiti:	Y



Property:	125	Determination of Blight:	Yes
Name:	8th & Olive Building	Depreciation Ratio:	2.24
Taxlot(s):	17-03-31-12-15300		
Property Notes:	Property has depreciated values.		
		Graffiti:	Y



Property:	126	Determination of Blight:	Yes
Name:	Travel Lane County	Depreciation Ratio:	2.69
Taxlot(s):	17-03-31-12-15500, same as #127		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	127	Determination of Blight:	Yes
Name:	State of Oregon Youth Authority	Depreciation Ratio:	2.69
Taxlot(s):	17-03-31-12-15500, same as #126		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	128	Determination of Blight:	Yes
Name:	Brenner's Furniture	Depreciation Ratio:	1.92
Taxlot(s):	17-03-31-12-14900, 17-03-31-12-15400		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	129	Determination of Blight:	Yes
Name:	Sidewalk ROW - Charnelton St btwn 7th Ave & 8th Ave, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk was overgrown, uneven and signs had graffiti. Does not have straight walking path, overgrown trees.		
		Graffiti:	Y



Property:	130	Determination of Blight:	Yes
Name:	Sidewalk ROW - W 7th Ave btwn Olive St & Charnelton St, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk was uneven and sign had graffiti.		
		Graffiti:	Y



Property:	131	Determination of Blight:	Yes
Name:	Dutch Bros.	Depreciation Ratio:	0.11
Taxlot(s):	17-03-31-12-15201		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Property:	132	Determination of Blight:	Yes
Name:	Crosswalk at Olive St & W 7th Ave, south	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Large pothole and access issues with crosswalk.		
		Graffiti:	N



Property:	133	Determination of Blight:	Yes
Name:	Sidewalk ROW - Pearl St btwn E 8th Ave & Broadway, east side	Depreciation Ratio:	N/A
Taxlot(s):	N/A		
Property Notes:	Sidewalk was uneven and broken in places.		
		Graffiti:	N



Property:	134	Determination of Blight:	No
Name:	Overpark North Lot	Depreciation Ratio:	4.42
Taxlot(s):	17-03-31-14-05800		
Property Notes:			
		Graffiti:	N



Property:	135	Determination of Blight:	Yes
Name:	Service Court	Depreciation Ratio:	0.12
Taxlot(s):	17-03-31-13-04200		
Property Notes:	Property has depreciated values		
		Graffiti:	N



Property:	136	Determination of Blight:	Yes
Name:	Parking Lot - 8th & Olive	Depreciation Ratio:	0.07
Taxlot(s):	17-03-31-12-15200, 17-03-31-12-15202		
Property Notes:	Property has depreciated values.		
		Graffiti:	N



Downtown Urban Renewal Blight Findings Matrix

Map ID	Taxlot	Business	Depreciated Value (Improve to Land Ratio)	Depreciated Values (g)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction.	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing.	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population.	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.	(c) The division or subdivision and sale of property or lots in irregular form and shape and inadequate size or dimensions for property usefulness and development.	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.	(e) The existence of inadequate streets and other rights of way, open spaces and utilities.	(f) The existence of property or lots or other areas that are subject to inundation by water.	(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.	Depreciated Value (Improve to Land Ratio)	Depreciated Values (g)	Right-of-Way	Blighted Property	Blight All (includes ROW)	Graffiti Present ?
1		Spice N Steam	0.26	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.26	Yes		Yes	Yes	x
	17-03-31-13-06200																						
	17-03-31-13-06300																						
2		Vacant office	3.22				No	No	No	No	No	No	No	No	Yes	No	No	3.22			Yes	Yes	
3		Sidewalk ROW - Charnelton btwn 10th & 11th, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
4	17-03-31-13-06400	Residence. 4 units					No	No	No	No	No	No	No	No		No	No						
5		Kiva Grocery	1.73	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.73	Yes		Yes	Yes	
	17-03-31-13-06000	Kiva Grocery																					
	17-03-31-13-06100	Kiva Parking																					
6		Sidewalk ROW - 11th Ave btwn Charnelton St and Olive St, north side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
7	17-03-31-13-05900	Parking lot (Former McAyeal's)	0.69	Yes	No	No	No	No	No	Yes	No	No	No	No	Yes	Yes	Yes	0.69	Yes		Yes	Yes	X
8	17-03-31-13-06500	Public Library	21.67	No	No	No	No	No	No	No	No	No	No	No	No	No	No	21.67	No		No	Yes	
9		LTD Downtown Station	0.92	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.92	Yes		Yes	Yes	
	17-03-31-13-01901																						
	17-03-31-13-02000																						
	17-03-31-13-02100																						
	17-03-31-13-02200																						
	17-03-31-13-02300																						
	17-03-31-13-02400																						
	17-03-31-13-02500																						
10	17-03-31-13-01900	Mc Donald Theater building.	1.34	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.34	Yes		Yes	Yes	x
11	17-03-31-14-12800	1059 Willamette	6.52	No	No	No	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	6.52	No		Yes	Yes	x
12		Sidewalk ROW - Willamette St btwn 10th Ave & 11th Ave, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
13		Sidewalk ROW - 11th Ave btwn Willamette St & Oak St, northwest portion			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
14	17-03-31-14-12700	Concentric Sky	4.76	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.76	No		No	Yes	X
15		Pedestrian walkway			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	X
16	17-03-31-14-12600	TJs on Willamette	2.19	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.19	Yes		Yes	Yes	
17		Sidewalk ROW - Old broken phone booth in row			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
18	17-03-31-14-12500	Schaefer building. LCOG SDS	7.19	No	No	No	No	No	No	No	No	No	No	No	No	No	No	7.19	No		No	Yes	
19		Crosswalks at 11th Ave and Willamette St			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
20	17-03-31-14-12300	Overpark Garage South Lot	5.12	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.12	No		No	Yes	
21		DAC	6.07	No	No	No	No	No	No	No	No	No	No	No	No	No	No	6.07	No		No	Yes	
	17-03-31-14-05600																						
	17-03-31-14-05700																						
22	17-03-31-14-05500	Shoe-a-holic	1.62	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.62	Yes		Yes	Yes	
23		Pedestrian walkway off Willamette btwn Broadway and 10th Ave, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	X
24		Persian Rugs and Imports	1.40	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.40	Yes		Yes	Yes	X
	17-03-31-14-04800																						
	17-03-31-14-05300																						
	17-03-31-14-05400																						
25	17-03-31-14-04801	Broadway plaza	0.10	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.10	Yes		Yes	Yes	X
26	17-03-31-14-04900	VooDoo Doughnut	3.30	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	3.30	Yes		Yes	Yes	
27	17-03-31-14-05200	40 E Broadway, former Pacific University	4.38	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.38	No		No	Yes	
28	17-03-31-14-06200	Summit Bank Block	2.02	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.02	Yes		Yes	Yes	
29	17-03-31-14-12100	Oregon Pacific Bank	1.06	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.06	Yes		Yes	Yes	
30		Pacific Cascade FCU	2.53	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.53	Yes		Yes	Yes	
	17-03-31-14-11700																						
	17-03-31-14-12000																						
31		Old Firestone	0.09	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.09	Yes		Yes	Yes	
	17-03-31-14-11200																						
	17-03-31-14-11300																						
32		Sidewalk ROW - Pearl St btwn 10th Ave & 11th Ave, west side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
33	17-03-31-14-11400	Pearl St Garage	5.44	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.44	No		No	Yes	
34		Togos Parking Garage	N/A	No/A	No	No	No	No	No	No	No	No	No	No	No	No	No	N/A	No/A		No	No	x

Downtown Urban Renewal Blight Findings Matrix

			Depreciated Values (Improve to Land Ratio)	Depreciated Values (g)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction.	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing.	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population.	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.	(e) The existence of inadequate streets and other rights of way, open spaces and utilities.	(f) The existence of property or lots or other areas that are subject to inundation by water.	(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.	Depreciated Values (Improve to Land Ratio)	Depreciated Values (g)	Right-of-Way	Blighted Property	Blight All (includes ROW)	Graffiti Present ?
	17-03-31-14-07401																						
	17-03-31-14-07402																						
	17-03-31-14-07403																						
	17-03-31-14-07404																						
	17-03-31-14-07405																						
	17-03-31-14-07406																						
	17-03-31-14-07407																						
	17-03-31-14-07408																						
	17-03-31-14-07409																						
	17-03-31-14-07410																						
	17-03-31-14-07411																						
	17-03-31-14-07412																						
	17-03-31-14-07413																						
35	Ambrosia Parking lot		0.03	Yes	No	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.03	Yes		Yes	Yes
	17-03-31-14-07600																						
	17-03-31-14-07700																						
36	17-03-31-14-07500	Ambrosia	5.95				No	No	No	No	No	No	No	No	No	No	No	No	5.95			No	
37	17-03-31-14-07500	Quakenbush Building					No	No	No	No	No	No	No	No	No	No	No	No				No	
38	17-03-31-14-06600	The Miner Building	9.64				No	No	No	No	No	No	No	No	No	No	No	No	9.64			No	
39	17-03-31-14-06600	Passionflower					No	No	No	No	No	No	No	No	No	No	No	No				No	
	17-03-31-14-06500	IDX	10.20	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	10.20	No		No	
	17-03-31-14-06700	Funk and Levis	5.40	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.40	No		No	
	17-03-31-14-06800	Alliance insurance	6.75	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	6.75	No		No	
	17-03-31-14-06900	Citizens Building	17.20	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	17.20	No		No	
44	CenturyLink		N/A	No/A	No	No	No	No	No	No	No	No	No	No	No	No	No	No	N/A	No/A		No	
	17-03-31-14-11500																						
	17-03-31-14-11600																						
45	17-03-31-13-01800	Actors Cabaret	1.95				No	No	No	No	No	No	No	No	Yes	No	No	1.95			Yes	Yes	x
46	Sidewalk ROW - 10th Ave btwn Olive St & Willamette St				No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
	17-03-31-13-01700	DAC Newberry	2.52	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	2.52	Yes		Yes	Yes
48	17-03-31-13-01600	Harry Ritchie	4.42	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.42	No		No	x
49	Woolworth Building		20.47	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	20.47	No		No	
	17-03-31-13-01400																						
	17-03-31-13-01500																						
50	17-03-31-13-01300	Centre Court	13.97	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	13.97	No		No	
	17-03-31-13-02900	Washburne Building	5.68	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.68	No		No	
52	17-03-31-13-02800	Luckey's Cigar Club	1.64	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.64	Yes		Yes	Yes	x
	17-03-31-13-02700	Sweet Leaf Cannabis	4.20	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.20	No		No	No
54	17-03-31-13-02600	Atrium Building	7.73	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	7.73	No		No	x
55	LCC Downtown Campus & Housing		23.49	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	23.49	No		No	
	17-03-31-13-05100																						
	17-03-31-13-05200																						
	17-03-31-13-05300																						
	17-03-31-13-06600																						
56	Same as #55	Titan Court. LCC Student Housing.																					
57	17-03-31-13-06700	Shawmed Building	1.74	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.74	Yes		Yes	Yes	x
58	Sidewalk Row - Charnelton St btwn Broadway & 10th Ave, east side				No	No	No	No	No	No	No	No	No	No	No	No	No			X		Yes	
	17-03-31-13-04900	Buy2 Block	4.34	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.34	No		No	No
60	17-03-31-14-12900	Pita Pit Building	0.92	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.92	Yes		Yes	Yes	
61	17-03-31-13-01800	Poppi's Anatolia					No	No	No	No	No	No	No	No	No	No	No	No				No	
	17-03-31-14-02900	Parkview Place	8.40	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	8.40	No		No	
	17-03-31-14-02800	Bon Mi Building	2.34	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	2.34	Yes		Yes	Yes
64	17-03-31-14-02700	Park Place Apartments	14.98	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	14.98	No		No	x

Downtown Urban Renewal Blight Findings Matrix

			Depreciation Value (Improve ment to Land Ratio)	Depreciated Values (g)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction.	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing.	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population.	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.	(e) The existence of inadequate streets and other rights of way, open spaces and utilities.	(f) The existence of property or lots or other areas that are subject to inundation by water.	(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.	Depreciation Value (Improve ment to Land Ratio)	Depreciated Values (g)	Right-of-Way	Blighted Property	Blight All (includes ROW)	Graffiti Present ?
65	17-03-31-14-02600	Full City Coffee	1.87	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.87	Yes		Yes	Yes	?
66	17-03-31-14-02500	Law offices	6.15	No	No	No	No	No	No	No	No	No	No	No	No	No	No	6.15	No		No	No	
67	17-03-31-14-02400	808/825 Pearl	2.44	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.44	Yes		Yes	Yes	
68	17-03-31-14-02300	Court Reporter building	2.07	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.07	Yes		Yes	Yes	
69		Sidewalk row - 8th Ave and Pearl St, both sections			No	No	No	No	No	No	No	No	No	No	No	No	No			X		Yes	Yes
70	17-03-31-14-04700	East Park block	0.05						No	No	No	No	Yes	No	Yes	No	No	0.05			Yes	Yes	
71	17-03-31-14-04700	West Park block							No	Yes	No	No	Yes	No		Yes	Yes				Yes	Yes	
72	17-03-31-14-03300	Wells Fargo building	7.08	No	No	No	No	No	No	No	No	No	No	No	No	No	No	7.08	No		No	No	x
73	17-03-31-14-03900	Tyndale Advisors	4.94	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	4.94	Yes		Yes	Yes	
74	17-03-31-14-03901	Tyndale Parking lot	0.00	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	0.00	Yes		Yes	Yes	
75		Broadway Place south	N/A	N/A	No	No	No	No	No	No	No	No	No	No	No	No	No	N/A	N/A		No	No	x
	17-03-31-13-16200																						
	17-03-31-13-16400																						
	17-03-31-13-16600																						
	17-03-31-13-16700																						
	17-03-31-13-16900																						
76		Broadway Place North	N/A		No	No	No	No	No	No	No	No	No	No	No	No	No	N/A			No	No	x
	17-03-31-13-16100																						
	17-03-31-13-16300																						
	17-03-31-13-16500																						
	17-03-31-13-16700																						
	17-03-31-13-16800																						
77	17-03-31-13-06800	Old Bon Marche/Sykes	9.31	No	No	No	No	No	No	No	No	No	No	No	No	No	No	9.31	No		No	No	x
78	17-03-31-13-05000	UO Rain	1.08	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.08	Yes		Yes	Yes	
79	17-03-31-13-04500	Pipeworks	2.68	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.68	Yes		Yes	Yes	
80	17-03-31-13-04800	Jameson's & Glamour Girl	1.65	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.65	Yes		Yes	Yes	
81	17-03-31-13-04700	Analog Barbershop	6.62	No	No	No	No	No	No	No	No	No	No	No	No	No	No	6.62	No		No	No	
82	17-03-31-13-04600	Duvall Building	2.71	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.71	Yes		Yes	Yes	
83	17-03-31-13-04400	Old Rogue	3.38	Yes	No	No	No	No	No	Yes	No	No	No	No	Yes	Yes	No	3.38	Yes		Yes	Yes	x
84	17-03-31-13-04300	Starlight Lounge, Full House Poker	3.22	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	3.22	Yes		Yes	Yes	
85	17-03-31-13-03900	Independent Police Auditor	2.05	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.05	Yes		Yes	Yes	x
86	17-03-31-13-04000	KLCC	3.57	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	3.57	Yes		Yes	Yes	
87	17-03-31-13-04100	Law offices	5.66	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.66	No		No	No	
88		Sidewalk ROW - 8th Ave btwn Olive St & Charnelton St, south side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
89	17-03-31-13-03000	Horsehead	0.54	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.54	Yes		Yes	Yes	x
90	17-03-31-13-03100	Lazar's Bazar	2.13	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.13	Yes		Yes	Yes	
91	17-03-31-13-03200	The Drake Bar	1.52	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.52	Yes		Yes	Yes	x
92	17-03-31-13-03300	Lazar's Bazar Imports	2.88	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.88	Yes		Yes	Yes	
93	17-03-31-13-03400	Party Downtown	3.80	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	3.80	Yes		Yes	Yes	x
94	17-03-31-13-01100	First on Broadway	13.66	No	No	No	No	No	No	No	No	No	No	No	No	No	No	13.66	No		No	No	
95	17-03-31-13-01000	Metro Theatre	3.13	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	3.13	Yes		Yes	Yes	
96	17-03-31-13-00900	Vacant (Former Scan Design)	5.17	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.17	No		No	No	
97	17-03-31-14-04000	Game Pub	3.10	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	3.10	Yes		Yes	Yes	
98	17-03-31-14-04400	Former Public Streetwear	11.43						No	No	No	No	No	No	No	No	No	11.43			No	No	x
99	17-03-31-14-04400	Veg							No	No	No	No	No	No		No	No				No	No	x
100	17-03-31-14-04400	Park Place Building							No	No	No	No	No	No		No	No				No	No	x
101	17-03-31-14-04600	Cascade Title	3.52	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	3.52	Yes		Yes	Yes	
102	17-03-31-13-00700	US Bank	13.30	No	No	No	No	No	No	No	No	No	No	No	No	No	No	13.30	No		No	No	
103	17-03-31-11-09400	Tiffany Building	6.79	No	No	No	No	No	No	No	No	No	No	No	No	No	No	6.79	No		No	No	
104	17-03-31-11-09300	AHM Brands	1.93	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	1.93	Yes		Yes	Yes	
105	17-03-31-11-09200	Smeed Hotel	4.81	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.81	No		No	No	x
106		Parking lot—Former Eugene City Hall	0.00	Yes	No	No	No	No	No	No	Yes	No	No	No	No	No	No	0.00	Yes		Yes	Yes	
	17-03-31-11-10600																						

Downtown Urban Renewal Blight Findings Matrix

			Depreciated Values (Improve to Land Ratio)	Depreciated Values (g)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction.	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing.	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population.	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.	(c) The division or subdivision and sale of property or lots in irregular form and shape and inadequate size or dimensions for property usefulness and development.	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.	(e) The existence of inadequate streets and other rights of way, open spaces and utilities.	(f) The existence of property or lots or other areas that are subject to inundation by water.	(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.	Depreciated Values (Improve to Land Ratio)	Depreciated Values (g)	Right-of-Way	Blighted Property	Blight All (includes ROW)	Graffiti Present ?
	17-03-31-11-10602																						
	17-03-31-11-10603																						
107		Parking lot - Butterfly lot	0.06	Yes	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	0.06	Yes		Yes	Yes	
	17-03-31-11-09500																						
	17-03-31-11-09501																						
108	17-03-31-11-09001	Baden & Company Marketing	5.09	No	No	No	No	No	No	No	No	No	No	No	No	No	No	5.09	No		No		
109	17-03-31-11-09000	Urban Therapeutic Building	2.75	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.75	Yes		Yes	Yes	x
110	17-03-31-11-08800	Sessions Music Hall	0.81	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.81	Yes		Yes	Yes	x
111		Conference Center	6.39	No	No	No	No	No	No	No	No	No	No	No	No	No	No	6.39	No		No		x
	17-03-31-11-07700																						
	17-03-31-11-07600																						
112		Sidewalk ROW - E 7th Ave btwn Willamette St & Oak St, northeast side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
113	17-03-31-11-07601	The Graduate Hotel	32.46	No	No	No	No	No	No	No	No	No	No	No	No	No	No	32.46	No		No		
114	17-03-31-12-06400	Hult Center	11.43															11.43				No	
115	17-03-31-12-06400	Hult Parking Garage																				No	
116		Parcade	2.56	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.56	Yes		Yes	Yes	x
	17-03-31-12-16801																						
	17-03-31-12-16800																						
117		M Jacobs	0.56	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.56	Yes		Yes	Yes	x
	17-03-31-12-15600																						
	17-03-31-12-15601																						
	17-03-31-12-15602																						
	17-03-31-12-15800																						
	17-03-31-12-15900																						
	17-03-31-12-16000																						
	17-03-31-12-16100																						
118		US Bank Parking lot	0.03	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.03	Yes		Yes	Yes	
	17-03-31-13-03500																						
	17-03-31-13-03600																						
	17-03-31-13-03700																						
	17-03-31-13-03800																						
119		Alley ROW - W 8th Alley btwn Willamette St & Olive St			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
120		Sidewalk ROW - Charnelton St btwn 8th Ave & Broadway, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	
121	17-03-31-13-06900	Former Bon/Sykes Parking lot	0.03	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.03	Yes		Yes	Yes	x
122	17-03-31-12-14800	Whirled Pies	3.32												Yes	No	No	3.32			Yes	Yes	x
123	17-03-31-12-14800	NWMA																					x
124		Goodyear	0.37	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.37	Yes		Yes	Yes	x
	17-03-31-12-14600																						
	17-03-31-12-14700																						
	17-03-31-12-15100																						
125	17-03-31-12-15300	8th & Olive Building	2.24	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	2.24	Yes		Yes	Yes	X
126	17-03-31-12-15500	CVALCO	2.69												Yes	No	No	2.69			Yes	Yes	
127	17-03-31-12-15500	State of Oregon Youth Authority																					
128		Brenner's Furniture	1.92	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	1.92	Yes		Yes	Yes	
	17-03-31-12-14900																						
	17-03-31-12-15400																						
129		Sidewalk ROW - Charnelton St btwn 7th Ave & 8th Ave, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	X
130		Sidewalk ROW - W 7th Ave btwn Olive St & Charnelton St, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No			X		Yes	X
131	17-03-31-12-15201	Dutch Bros	0.11	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.11	Yes		Yes	Yes	
132		Crosswalk at Olive St & W 7th Ave, south			No	No	No	No	No	No	No	No	Yes	No	No	No	No				X	Yes	
133		Sidewalk ROW - Pearl St btwn E 8th Ave & Broadway, east side			No	No	No	No	No	No	No	No	Yes	No	No	No	No				X	Yes	
134	17-03-31-14-05800	Overpark North Lot	4.42	No	No	No	No	No	No	No	No	No	No	No	No	No	No	4.42	No		No		
135	17-03-31-13-04200	Service Court	0.12	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.12	Yes		Yes	Yes	
136		Parking Lot - 8th & Olive	0.07	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	0.07	Yes		Yes	Yes	

Downtown Urban Renewal Blight Findings Matrix

			Depreciated Values (g)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction.	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing.	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population.	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development.	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions.	(e) The existence of inadequate streets and other rights of way, open spaces and utilities.	(f) The existence of property or lots or other areas that are subject to inundation by water.	(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.	Depreciated Values (Improve Land Ratio)	Depreciated Values (g)	Right-of-Way	Blighted Property	Blight All (includes ROW)	Graffiti Present ?	
	17-03-31-12-15200	Parking Lot Access																					
	17-03-31-12-15202	Parking Lot - 8th & Olive																					
200	17-03-31-13-06901	Sliver on corner of W 8th Ave and Charnelton (not inventoried)																					
		Counts		0	0	0	0	1	4	2	0	21	0	57	5	4			20	63	83	42	
														49%						54%	72%	36%	
		Grey cell indicates multiple buildings evaluated on single taxlot property. In this case, duplicate taxlot values were removed. For Blight summary, duplicates were removed is only cause for blight was depreciated values. If another reason for blight was found, duplicates retained.																					