

After recording please return to:
City of Astoria
Community Development Department
1095 Duane Street
Astoria OR 97103

ORDINANCE 02-18

AN ORDINANCE OF THE CITY OF ASTORIA APPROVING THE ASTOR-WEST URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

WHEREAS, the Astoria Urban Renewal Agency (the "Agency") has prepared and has sent to the City Council for its approval an urban renewal plan for an urban renewal area within the boundaries of the City of Astoria which urban renewal plan is known as the Astor-West Urban Renewal Plan (the "Plan"); and

WHEREAS, such Plan and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan; and

WHEREAS, additional notice of the public hearing on adoption of this Plan has been provided as required by ORS 457.120; and

WHEREAS, the Plan and Report were forwarded to the governing body of each tax district affected by the Plan, with an invitation to meet and discuss the plan, or forward comments on the plan, and any comments received by the Renewal Agency have been responded to, and forwarded to the Council for consideration; and

WHEREAS, pursuant to ORS 457.105, on November 8, 2002 and also on November 26, 2002, the Plan and Report and maximum indebtedness were submitted to the Clatsop County Commission; and

WHEREAS, the Plan and Report were forwarded to the Astoria Planning Commission for recommendations and the Planning Commission has reviewed the Plan and Report and on October 29, 2002, recommended approval of the Astor-West Urban Renewal Plan; and

WHEREAS, pursuant to ORS 457.095, the Astoria City Council held a public hearing on December 2, 2002 to review and consider the Plan, the Report, the recommendation of the Planning Commission, tax districts, and public testimony; and

WHEREAS, on the City Council finds the Astor-West Urban Renewal Plan should be adopted and approved, based on the findings listed below;

NOW THEREFORE, THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. Findings. In support of its adoption of the Astor-West Urban Renewal Plan and Report, the following findings of fact and conclusions are adopted:

A. FINDINGS:

1. That the area described in the Astor-West Urban Renewal Plan is blighted.



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WHEREAS, such Plan and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan; and

WHEREAS, additional notice of the public hearing on adoption of this Plan has been provided as required by ORS 457.120; and

WHEREAS, the Plan and Report were forwarded to the governing body of each tax district affected by the Plan, with an invitation to meet and discuss the plan, or forward comments on the plan, and any comments received by the Renewal Agency have been responded to, and forwarded to the Council for consideration; and

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WHEREAS, on the City Council finds the Astor-West Urban Renewal Plan should be adopted and approved, based on the findings listed below;

NOW THEREFORE, THE CITY OF ASTORIA DOES ORDAIN AS FOLLOWS:

Section 1. Findings. In support of its adoption of the Astor-West Urban Renewal Plan and Report, the following findings of fact and conclusions are adopted:

A. FINDINGS:

1. That the area described in the Astor-West Urban Renewal Plan is blighted.

2. That rehabilitation and redevelopment is necessary to protect the public health, safety, or welfare of the City of Astoria.
3. That the Astor-West Urban Renewal Plan conforms to the City's Comprehensive Plan as a whole, and provides an outline for accomplishing the projects that the Astor-West Urban Renewal Plan proposes.
4. That provisions have been made to house displaced persons within their financial means and in accordance with ORS 281.045 to ORS 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing persons on priority lists already waiting for existing Federally subsidized housing.
5. That no real property has been identified for acquisition at this time, and therefore, that no findings of necessity have been made at this time.
6. That the adoption and carrying out of the Astor-West Urban Renewal Plan is economically sound and feasible.
7. That the City shall assume and complete any activities prescribed it by the Astor-West Urban Renewal Plan.
8. That the Astoria City Council hereby incorporates by reference the Astor-West Urban Renewal Plan, attached to this Ordinance as Exhibit "A", as support for its above-mentioned findings.
9. That the Astoria City Council further relies on the Report on the Astor-West Urban Renewal Plan, attached to this Ordinance as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing, and the entire record before the City Council in this matter.

B. CONCLUSIONS:

1. ~~The~~ The Astoria City Council hereby adopts and approves the Astor-West Urban Renewal Plan, pursuant to the provision of ORS 457, and directs the City Recorder to publish notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.
2. The Astoria City Council directs the City Recorder to record a copy of the Ordinance approving the Astor-West Urban Renewal Plan with the Recording Officer of Clatsop County, Oregon, pursuant to ORS 457.125, and directs the City Recorder to send a copy of this Ordinance to the Astor-West Urban Renewal Agency for the City of Astoria, Oregon.

Section 2. Effective Date. This ordinance and its amendment will be effective 30 days following its adoption and enactment by the City Council.

ADOPTED BY THE COMMON COUNCIL THIS 16TH DAY OF DECEMBER, 2002.

APPROVED BY THE MAYOR THIS 16TH DAY OF DECEMBER, 2002.



Mayor

ATTEST:



Dan Bartlett, City Manager

| ROLL CALL ON ADOPTION: | | YEA | NAY | ABSENT |
|------------------------|---------------|-----|-----|--------|
| Commissioner | Heilman | X | | |
| | Morden | X | | |
| | Henningsgaard | X | | |
| | Mathews | X | | |
| Mayor Van Dusen | | X | | |

CITY OF ASTORIA

**ASTOR-WEST URBAN RENEWAL
PLAN**

Adopted 12-16-02

**CITY OF ASTORIA
ASTOR-WEST URBAN RENEWAL PLAN**

Astoria, Oregon

Prepared By:

**Urban Renewal Agency
of the
City of Astoria, Oregon**

**Spencer and Kupper
Planning and Development Services
2510 NE Thompson Street
Portland, Oregon 97212**

**URBAN RENEWAL PLAN
FOR THE
ASTOR-WEST URBAN RENEWAL AREA**

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PART ONE – TEXT

SECTION 100 - INTRODUCTION

This Urban Renewal Plan shall be known as the Astor-West Urban Renewal Plan and consists of Part One - Text and Part Two – Exhibits. The Plan has been prepared by the Astoria Urban Renewal Agency pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Astoria respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area consists of a single geographic area and boundary within which a variety of activities and projects are contemplated to eliminate blight and the causes of blight. The Renewal Area is intended to create an environment in which the private sector may develop uses compatible with the purposes of this Plan. The estimated total 2002-2003 taxable assessed value of property within the Area is \$27,346,707.

In addition to the provisions of this Astor-West Urban Renewal Plan, the use of all public rights-of-way and of all public and private property within the boundaries of the Astor-West Urban Renewal Area shall be subject to the conditions, regulations, procedures and requirements of the City's Comprehensive Plan, including all applicable City conditions, ordinances, regulations, and procedures which may be officially adopted or amended from time to time subsequent to the effective date of this Urban Renewal Plan.

The Astor-West Urban Renewal Plan was approved by the City Council of the City of Astoria on _____ by Ordinance No. _____.

SECTION 200 – DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

- A. "Agency", Renewal Agency" or "Urban Renewal Agency" means the Urban Renewal Agency of the City of Astoria, Oregon.
- B. "Area" means the area included within the boundaries of the Astor-West Urban Renewal Area Road Urban Renewal Area.
- C. "City" means the City of Astoria, Oregon.
- D. "Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

- E. "Council" or "City Council" means the legislative body, authorized under law to be the governing body of the City of Astoria, Oregon.
- F. "County" means the County of Clatsop, State of Oregon.
- G. "Density" or "Residential Density" means the number of residential dwelling units per net acre of land. A net acre is a land area containing 43,560 square feet exclusive of streets or other dedicated rights-of-way.
- H. "Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.
- I. "Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions that will govern the disposition of land to a private developer.
- J. "Exhibit" means an attachment, either narrative or map, to this Astor-West Urban Renewal Plan, Part Two – Exhibits.
- K. "ORS" means Oregon Revised Statutes (State Law) and specifically Chapter 457 thereof.
- L. "Plan" means the Astor-West Urban Renewal Plan.
- M. "Planning Commission" means the Planning Commission of the City of Astoria, Oregon.
- N. "Project, Activity or Project Activity" means any undertaking or activity within the Urban Renewal Area such as a street project, or any other single activity which is authorized and for which implementing provisions are set forth in this Astor-West Urban Renewal Plan.
- O. "Redeveloper" means anyone acquiring property from the Commission or receiving financial assistance from the Commission for the physical improvement of privately or publicly held property.
- P. "Report" means the report accompanying the Plan, as provided in ORS 457.085(3).
- Q. "State" means the State of Oregon.
- R. "Text" means the written Urban Renewal Plan for the Astor-West Renewal Area, Part One – Text.
- S. "Urban Renewal Law" means Oregon Revised Statute, (ORS 457), Chapter 457, and the State Urban Renewal Law.

- T. "Urban Renewal Area" means the geographic area for which this Astor-West Urban Renewal Plan has been approved, the boundary of said area being described in Exhibits made a part of this Plan.

SECTION 300 – DESCRIPTION OF URBAN RENEWAL PROJECT AREA BOUNDARY

A. General.

The Astor-West Urban Renewal Area is located on the west side of Astoria, extending generally from Columbia Avenue west to Smith Point. The area includes property with frontage on West Marine Drive and both land and aquatic areas lying south of West Marine Drive. The renewal area contains 205.5 acres of land and water situated entirely within the City of Astoria.

B. The Renewal Plan Area Boundary.

The boundary of the Urban Renewal Area is shown on the Project Area Boundary Map and is included as Exhibit 1 of Part Two of this Plan. A legal description of the Renewal Area boundary is included as Exhibit 2 of Part Two of this Plan.

SECTION 400 – OBJECTIVES

To accomplish its mission the Agency will develop and implement an urban renewal program known as the Astor-West Urban Renewal Plan. The primary objectives of the Plan are to improve the physical conditions, functional relationships and visual quality of the area and to eliminate blight in order to create a climate more conducive for private development of property. The Plan will assist in meeting the Community's economic development objectives through redevelopment of key sites, assisting with the construction of needed public facilities, improving transportation and utility facilities in the renewal area, rehabilitation of older and historic structures, and creating public amenities. Activities supported through the Plan will be in conformance with the Astoria Comprehensive Plan and will complement the Port of Astoria Central Waterfront Master Plan.

The specific goals and objectives of this Plan are:

A. Public Facilities

Goal: Maintain, remodel, and construct public facilities, including but not limited to buildings, parks, trails, and docks, to enhance and increase public utilization of the renewal area.

Objectives:

1. Provide new public facilities, with emphasis on construction of a Conference Center, in the renewal area.

B. Promote Private Development

Goal: Promote private development, redevelopment, and rehabilitation within the urban renewal area to help create jobs, tax revenue, and vibrant commercial and industrial districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, open spaces and public buildings.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial and industrial activity.
3. Promote economic vitality by creating activities and encouraging uses that bring a significant number of potential customers and investors to the renewal area.
4. Act as a catalyst in bringing together developers and redevelopers with public and private owners of lands which are underutilized or vacant, to achieve new uses and economically sound enterprises which are consistent with the City's Comprehensive Plan and the Port of Astoria's Central Waterfront Master Plan, which provide a service to the community, and which establish a diversification of needed, year-round employment opportunities.

C. Improvements to Streets, Streetscapes, Trolley Tracks and Open Spaces

Goal: Improve existing trolley tracks, streets and streetscapes and construct missing street links to improve traffic flow and connectivity, and construct or improve public open spaces within the renewal area to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street trees, street furniture, planters and other amenities.
2. Reconstruct existing trolley tracks, roadways and sidewalks where needed.
3. Construct new streets to provide connectivity and encourage private investment.
4. Address and improve pedestrian safety throughout the renewal area.

5. Improve pedestrian and bicycle access to and through the renewal area. Create pedestrian spaces that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the renewal area.

Objectives:

1. Construct or reconstruct utilities (including, but not limited to, water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.

E. Rehabilitate Building Stock

Goal: Upgrade the stock of existing structures in the renewal area in a manner which contributes to the historic and working-waterfront character of the area.

Objectives:

1. Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal area.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.

SECTION 405 - RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The Astoria Comprehensive Plan identifies a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Further, within the Renewal Area, this Plan is intended to improve land uses; traffic flow; off-street parking; pedestrian and visual amenities; the water, sewer and storm drain systems; and other public improvements and to encourage development of a new, vibrant area.

This Plan has been prepared in conformity with the City's adopted Comprehensive Plan. Including its goals, policies, procedures and implementing provisions. The following Astoria Comprehensive Plan Goals and Policies apply to the Urban Renewal Area:

A. CP.015 General Land and Water Use Goals.

1. CP.015.2. It is a goal of the Plan to encourage the development of public and private lands within the City limits, particularly areas that are presently serviced with sewer and water, prior to the extension of public facilities to areas outside the City.
2. CP.015.4. Because of the City's strong water orientation, the plan supports continuing efforts to manage the Columbia River estuary and shorelands. The City's land use controls, within this regional context, will be aimed at protecting the estuary environment and at promoting the best use of the City's shorelands.

B. CP.020 Community Growth – Plan Strategy.

1. CP.020.2. New small scale industrial growth will be encouraged on the scattered sites identified in the economic section of the Plan. Major port development will be encouraged at the existing Port docks and at the East End Mooring Basin.
2. CP.020.3. The Columbia River waterfront is considered a multiple use area. The development of this area is to be encouraged in a flexible manner, under the shorelands and estuary section.

C. CP.205 Economic Development Policies.

1. CP.205.5. The City encourages the growth of tourism as a part of the economy. Zoning standards which improve the attractiveness of the city shall be considered including designation of historic districts, stronger landscaping requirements for new construction, and Design Review requirements.

D. CP.210 Economic Development Recommendations.

1. CP.210.1. The City should reevaluate its plan and zoning designation for its waterfront in light of the decline of the fishing industry. The reevaluation should focus on the waterfront's potential for tourist oriented development. Plan policies and implementing measures should be developed to encourage and promote tourist oriented development of the waterfront. Possible rezonings should include the A-1 area between 6th and 10th Streets, and in the vicinity of the Samuel Elmore Cannery.

E. CP.355 Transportation Goals.

1. CP.355.7. The City will work toward the coordination of transportation with land use designations, especially along the Columbia River shoreline.

2. CP.355.8. The City will work toward the support of economic development activities through the improvement of the transportation system.

F. CP.365 Street Policies.

1. CP.365.1. All streets in the City and in the urban growth boundaries will be constructed to City standards.
2. CP.365.3. Adequate storm drainage will be provided in all street construction projects, both public and private.

SECTION 500 - LAND USE AND DEVELOPMENT CONTROLS

All development within the Urban Renewal Area shall conform to the conditions, limitations, and restrictions contained in the Comprehensive Plan, Development Code, State of Oregon Structural Specialty Code Based on the Uniform Building Code, and other applicable codes of the City of Astoria. Development shall also conform to any applicable State and Federal laws and regulations controlling the use of property.

The "Renewal Area Boundary and Zoning Map", attached as Exhibit 3 of Part Two of this Plan, describes the locations of the principal land use classifications applicable to the Renewal Area and surrounds.

All land within the Urban Renewal Area is zoned as follows:

1. A-1 Zone – Aquatic One Development

The purpose of the Aquatic One Development Zone (A-1) is to provide for the maintenance, enhancement and expansion of areas, activities and structures needed for navigation and for water-dependent industrial, commercial and recreational uses. Water-related industrial, commercial and recreational uses are also provided for where such uses are consistent with the purpose of this Zone. The Aquatic One Development Zone includes: navigation channels, access channels, turning basins and deep water areas adjacent or in proximity to the shoreline; subtidal areas for in-water disposal of dredged material; areas of minimum biological significance needed for uses requiring alteration of the estuary; and areas for which an exception to the requirements of the Estuarine Resources Goal has been adopted as an amendment to the Astoria Comprehensive Plan.

2. A-2 Zone – Aquatic Two Development

The purpose of the Aquatic Two Development Zone is to enhance the unique character of the Downtown Waterfront and Maritime Museum subareas by

providing for their redevelopment as mixed-use areas; the redevelopment to occur in a manner that is compatible with the retention and expansion of existing water-dependent uses in the area. Water-dependent uses shall have the highest priority. Non-water-dependent uses are permitted where they are consistent with the provision for water-dependent uses. The mix of water-dependent and non-water-dependent uses shall provide for public access where feasible.

The Aquatic Two Development Zone includes: deep-water areas adjacent or in proximity to the shoreline; areas of minimum biological significance, vacant over-water pile supported structures suitable for redevelopment, and areas for which an exception to the requirements of the Estuarine Resources Goal has been adopted as an amendment to the Astoria Comprehensive Plan.

3. A-2A Zone – Aquatic Two-A Development

The purpose of the Aquatic Two-A Development Zone is to provide for its redevelopment as a mixed-use area while permitting exclusive office use on piling supported structures. The mix of uses shall provide for public access where feasible. The Aquatic Two-A Development Zone includes: deep water areas adjacent or in proximity to the shoreline; areas of minimum biological significance; and piles and pile supported structures. Also included are areas for which an exception to the requirements of the Estuarine Resources Goal has been adopted as an amendment to the City's Comprehensive Plan.

4. S-1 Zone – Marine Industrial Shoreland

The purpose of the Marine Industrial Shorelands Zone is to manage shorelands in urban and urbanizable areas especially suited for water-dependent uses and to protect these shorelands for water-dependent industrial, commercial and recreational use. The Marine Industrial Shorelands Zone includes areas with special suitability for water-dependent development. Primary attributes for Marine Industrial Shorelands areas are access to well scoured deep water and maintained navigation channels, existing developed land uses, potential for aquaculture, feasibility for marina development, and potential for recreational utilization. Uses of Marine Industrial Shorelands shall maintain the integrity of the estuary and coastal waters. Water-dependent uses receive highest priority, followed by water-related uses. Uses which are not water-dependent or water-related are provided for, but only when they do not foreclose options for future higher priority uses and do not limit the potential for more intensive uses of the area.

5. S-2 Zone – General Development Shoreland

The purpose of the S-2 Zone is to provide an area where a mixture of industrial, commercial, residential, public and recreational uses can locate. Uses which are

water-dependent or water-related and other uses which would benefit from a water-front location are preferred. The S-2 Zone includes areas less suitable for marine-oriented uses than the S-1 Zone, such as shoreland areas with limited backup land.

6. C-2 Zone – Tourist Commercial

The intent of this zone is primarily to provide suitable locations for tourist commercial facilities and certain tourist related establishments. In part, this means that areas in the zone should be in close proximity to an arterial street or highway. It also means that the uses allowed should be more limited than those permitted in a C-3 or C-4 Zone. Regulations for the zone are designed to enhance the attractiveness and convenience of the facilities for tourist use and achieve compatibility with adjacent residential areas and overall community design objectives.

7. C-3 Zone – General Commercial

This zone is primarily for a wide range of commercial businesses, including most of those allowed in other commercial zones. Compared to the C-4 Zone, the C-3 Zone is more appropriate for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services, and small warehousing and wholesaling operations. Unlike the C-4 Zone, there are maximum lot coverage, landscaping, and off-street parking requirements for all uses.

8. R-3 Zone – High Density Residential

The purpose of the R-3 Zone is to provide an area for high density residential development not exceeding an average density of 26 units per net acre, accessory uses, and certain public uses.

9. IN – Institutional Zone

This zone is intended to facilitate uses such as parks, public works, schools, museums, open space, and similar activities on property which is presently committed to such uses.

SECTION 510 – TRAFFIC CIRCULATION

Street patterns may be altered to accommodate proposed development and to provide for safe and efficient traffic circulation in and around the Urban Renewal Area. Vehicular access should be provided to all useable sections of the Urban Renewal Area, and certain streets may be vacated to accommodate proposed traffic circulation patterns and may be vacated in areas of excessively

steep terrain or in potential earth-slide areas. Provisions shall be made for emergency vehicle access throughout the Urban Renewal Area.

Vehicular and pedestrian traffic circulation shall be segregated where possible. In all cases, adequate measures shall be taken to minimize conflict between vehicular and pedestrian traffic.

SECTION 520 – DEVELOPMENT CONTROLS

All development within the Urban Renewal Area shall conform to the conditions, limitations, and restrictions contained in the Comprehensive Plan, Development Code, State of Oregon Structural Specialty Code Based on the Uniform Building Code, and other applicable codes of the City of Astoria. Development shall also conform to any applicable State and Federal laws and regulations controlling the use of property.

SECTION 600 – URBAN RENEWAL ACTIONS WHICH MAY BE USED TO IMPLEMENT THE PLAN AND TO ACHIEVE PLAN OBJECTIVES

Sections 605 through 640 identify the general outline of Urban Renewal actions to be undertaken by the Renewal Agency or the City in the implementation of this Plan. Section 650 of this Plan describes projects to be undertaken.

SECTION 605 – PROPERTY ACQUISITION

A. Real Property to be Acquired.

The Renewal Agency may acquire property situated within the Urban Renewal Area and provisions for such acquisition are hereby made a part of this Plan. Such properties may be acquired by gift, devise, purchase, lease, eminent domain, or any other lawful method, and shall be for the following purposes:

1. Clearance and redevelopment, including development of vacant land.
2. Development of public improvements and supporting facilities.
3. Rehabilitation and conservation.
4. Rights-of-way for streets, alleys, bicycle and pedestrian ways, utilities, and other public improvements.

B. Assembling Land for Development by the Public or Private Sector.

Authorization to acquire property for these purposes without the use of eminent domain will require a minor amendment to this Plan, per Section 1000.A of this Plan.

Authorization to use eminent domain to acquire property for these purposes will require a Council approved amendment per Section 1000.B.2 of this Plan.

SECTION 610 – RELOCATION OF RESIDENTS AND BUSINESSES

A. Relocation Procedures.

Provisions, in the form of a Relocation Plan will be made for the relocation of residents and businesses that may be displaced as a result of the Renewal Agency's acquisition of real property. The Renewal Agency shall assist all residents and businesses that may be displaced in finding other suitable dwellings and locations. These accommodations shall be decent, safe, and sanitary, and located in an area suitable to the displaced party.

All relocation activities and procedures by the Renewal Agency shall be in accordance with Oregon Revised Statutes, Sections 281.045 to 281.105 and with applicable local laws and regulations. Should Federal funds be used in conjunction with the implementation of the Plan, then the provisions of the Federal Uniform Property Acquisition and Relocation Act shall apply.

B. Relocation Payments.

Relocation payments shall be made to displacees in accordance with the Relocation Regulations of the Development Commission. These Relocation Regulations comply with State and Federal laws regarding relocation and displacees. The Renewal Agency may amend or modify these Regulations from time to time consistent with State and Federal law.

SECTION 615 – DEMOLITION AND SITE CLEARANCE

Except for structures which may be designated for rehabilitation and relocation to other sites, all structures and improvements on properties to be acquired by the Renewal Agency may be demolished and cleared as necessary to carry out this Plan.

SECTION 620 – PUBLIC IMPROVEMENTS

In order to achieve the objectives of this Plan, the following activities may be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable Federal, State, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified or expanded upon as needed to meet Renewal Plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. Streets.

All public streets to be improved within the Urban Renewal Area shall be constructed, reconstructed, and improved to meet or exceed City standards. Street improvements include the travel surface, curbs, sidewalks, gutters, storm drains, and related facilities.

B. Utilities.

All utility lines and facilities, where feasible, shall be placed underground. All utility facilities will be of such size and design to adequately serve the Area. Utilities include but shall not be limited to, streetlights, sanitary and storm sewers, water lines, traffic signals, electrical distribution lines, telephone lines, television cables, natural gas distribution lines, fire hydrants, and related facilities.

C. Other Public Improvements.

Other public improvements will be provided in support of project development activities. These improvements include but shall not be limited to, public facilities, including a conference center, street trees and landscaping, parks, pedestrian walkways, bicycle paths and parking facilities.

SECTION 630 – REDEVELOPMENT AND PROPERTY DISPOSITION

A. Real Property Disposition.

The Renewal Agency shall make land in the Urban Renewal Area acquired by them available to private redevelopers or to public bodies in order that it may be developed or rehabilitated for the purposes specified in this Plan, and in accordance with applicable City zoning and other code requirements. Real property may be conveyed by the Renewal Agency to the City or other public body without charge.

The Renewal Agency shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of property for speculative purposes, and to ensure that development is carried out pursuant to this Plan.

B. Redevelopers' Obligations.

Redevelopers shall be subject to the following obligations:

1. Redevelopers shall develop and use property in accordance with the land-use provisions and building requirements specified in this Plan.
2. Redevelopers shall begin and complete the development of property for the uses provided in this Plan within a reasonable period of time as determined by the Renewal Agency.
3. Redevelopers shall, if requested, submit all plans and specifications for construction of improvements to the Renewal Agency for review and approval to determine compliance of such plans and specifications with this Plan.
4. Redevelopers shall not restrict or effect or execute any agreements, lease, conveyance, or other instrument which has the effect of restricting the sale, lease, use or occupancy of any property or part thereof upon the basis of race, color, religion, sex, marital status, or national origin.
5. Redevelopers shall maintain the cleared land under their ownership within the Urban Renewal Area in a clean and safe condition.
6. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.

SECTION 635 – COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by State Law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Urban Renewal Project. The Renewal Agency may seek the aid and cooperation of such public bodies in order to accomplish the purposes of this Plan.

SECTION 640 – PROPERTY MANAGEMENT

During such time as the Renewal Agency may own property in the Urban Renewal Area, such property shall be under the management and control of the Renewal Agency. The Renewal Agency may rent, maintain, manage, operate and clear such property pending its disposition for redevelopment.

SECTION 650 - PROPOSED URBAN RENEWAL PROJECTS

In order to achieve the objectives of this Plan, the following activities may be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable Federal, State, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet Renewal Plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. Conference Center and Other Public Facilities.

In order to carry out a key objective of this Plan the Renewal Agency is authorized to participate in funding construction of the Astoria Conference Center proposed for location along the riverfront, on Port of Astoria property. In addition, the Agency may participate with the Port of Astoria in funding construction of moorage expansion for cruise ships, and a multi-purpose building that will include public facilities and restrooms.

Agency participation in construction of a public conference center will be of significant benefit to the renewal project area. The conference center is expected to be the catalyst for investment in new lodging facilities in the renewal area. The lodging facility investment, in turn, is anticipated to be the primary source of tax increment revenue in the early stages of the renewal project. Tax increment revenue from the early investment will, in turn be used to help carry Conference Center debt, and to fund the infrastructure improvements needed to make the renewal area ready for further investment. The level of Agency participation in the Conference Center building will be determined as design and construction plans are further developed. It is anticipated that room tax revenue, and funds from the Oregon Economic and Community Development Department will also be utilized in construction of the Conference Center.

B. Street, Curb, Sidewalk and Trolley Track Improvements.

Improvements within the renewal area will require the construction of new and the reconstruction of existing streets, curb, and sidewalks. Street construction and improvements may include Marine Drive, construction of a new Bay Street/Hamburg Street couplet, and improvements to Bay and Basin Streets. In addition, the Agency may

participate in funding upgrades to waterfront trolley tracks and associated facilities. The Renewal Agency may participate in funding these improvements including, but not limited to, design, redesign, construction, resurfacing, repair and acquisition of right-of-way for curbs, streets, and sidewalks, and pedestrian and bicycle paths.

C. Water, Storm and Sanitary Sewers.

The development proposed for the renewal area will require the upgrade or replacement and construction of water, storm and sanitary sewer facilities.

D. Development and Redevelopment.

The Renewal Agency is authorized to provide loans or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan.

E. Property Acquisition and Disposition.

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 605 and 630 of this Plan.

F. Plan Administration.

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Tax increment funds may be utilized to pay indebtedness associated with preparation of the Urban Renewal Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Urban Renewal Plan. Technical studies may include technical assistance in cleanup of environmental hazards. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the Renewal Plan.

SECTION 700 - FINANCING METHODS

A. General.

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the Federal government, the State, city, county or other public body, or from any sources, public or private for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

B. Tax Increment Financing.

The Astor-West Urban Renewal project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

C. Prior Indebtedness.

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

SECTION 800 - ACTIONS BY THE CITY

The City shall aid and cooperate with the Development Commission in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the intent and purpose of this Plan and to prevent the recurrence or spread in the Area of conditions causing blight.

SECTION 900 - NON-DISCRIMINATION

All deeds, leases or contracts for the sale, lease or sublease or other transfer of land in any undertaking of the Astoria Development Commission under this Plan shall contain the restriction that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the property.

SECTION 1000 – AMENDMENTS

It is anticipated that this Plan will be reviewed periodically during the execution of the Project. The Plan may be changed, modified, or amended as future conditions warrant.

A. Minor Amendments.

Minor changes to the Plan shall be made by a duly approved Resolution of the Renewal Agency that describes the details of the minor change. Minor changes shall include:

1. Identification of property to be acquired for any purpose set forth in Section 605.A of this Plan, provided that the acquisition does not require the use of eminent domain.
2. Changes to the Plan which are not specifically identified as requiring a Substantial Amendment, or a City Council-Approved Amendment
3. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1% of the original area of the urban renewal district.

B. City Council - Approved Amendments / Major Amendments not Requiring Special Notice per ORS 457.120.

Such amendments to the Plan shall require approval by the Renewal Agency per ORS 457.095 and approval by the City Council by Ordinance. Such amendments are defined as:

1. Adding a project, activity, or program that differs substantially from a project, program, or activity in the Plan, and is estimated to cost in excess of the equivalent of \$250,000 in first quarter year 2002 dollars over the duration of the Plan. The \$250,000 threshold shall be adjusted annually at a rate equal to the Construction Cost Index (CCI), also referred to as the ENR Index for Construction published quarterly by the Engineering News Record (ENR).
2. Identification of property to be acquired for any purpose set forth in Section 605 of this Plan, if that acquisition requires the use of eminent domain.

C. Substantial Amendments.

Substantial amendments shall require the notice, hearing, and approval procedures required by ORS 457.095, and special notice as provided in ORS 457.120. Substantial amendments are:

1. Adding land to the urban renewal area in cumulative excess of 1% of the original area of the urban renewal district.
2. Increasing the amount of maximum indebtedness that can be issued or incurred under the Plan.

SECTION 1200 – SEVERABILITY

If any provision of this Plan shall contravene or be invalid under either State or Federal law, such contravention or invalidity shall not invalidate all of the provisions of this Plan, but the remaining provisions shall be construed as if not containing the invalid portion.

SECTION 1300 - MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this Plan is nine million and one hundred nineteen thousand dollars (\$9,119,000).

SECTION 1400 - CITIZEN PARTICIPATION

This Plan was developed with the participation and guidance of a citizens committee appointed by the Astoria City Council. In the course of formulating the renewal Plan, the Port/Uniontown Steering Committee held four open meetings on the Plan, and followed up with four public work sessions on the Renewal Plan.

The Astoria Planning Commission met to review the Plan on October 29, 2002. The Astoria City Council held a public hearing on adoption of this Plan on December 2, 2002. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

PART TWO - EXHIBITS

EXHIBIT 1 – PROJECT AREA BOUNDARY

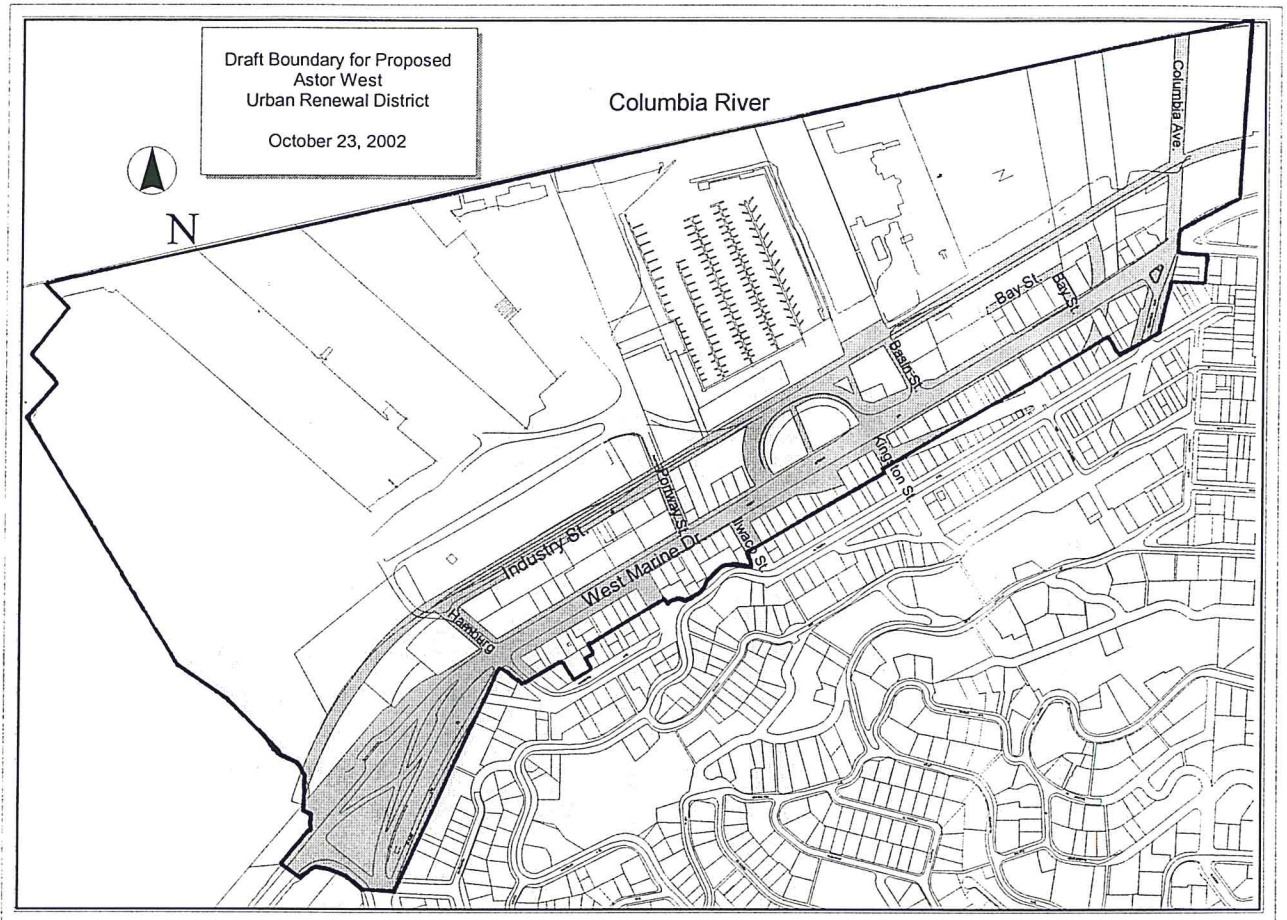


EXHIBIT 2 - LEGAL DESCRIPTION OF PROJECT BOUNDARY

Beginning at the southeast corner of Block 2, Taylors;
Thence southwesterly along the south line of Block 2 to the southwest corner of Lot 37, Block 2;
Thence northwesterly along the southwest line of Lot 37 to the northwest corner of Lot 37;
Thence southwesterly along the north line of Lot 36 and its extension on the northeast-southwest center line of Block 2 to the west line of Block 2;
Thence southwesterly across the vacated Melbourne Avenue right of way to the southeast corner of Lot 1, Block 3 Taylors;
Thence southwesterly along the northeast-southwest centerline of Block 3 to the west line of Block 3;
Thence southwesterly across the Kingston Avenue right of way to the southeast corner of Lot 1, Block 4 Taylors;
Thence southwesterly along the northeast-southwest centerline of Block 4 and its extension across the Ilwaco Avenue right of way to the northeast line of Block 5 Taylors;
Thence southeasterly along the northeast line of Block 5 to the south line of Block 5;
Thence southwesterly along the south line of Block 5 to the west line of Block 5;
Thence northwesterly along the west line of Block 5 to an extension of the northeast-southwest center line of Block 6 Taylors;
Thence southwesterly across the Hull Avenue right of way to the southeast corner of Lot 1, Block 6;
Thence southwesterly along the south line of Lots 1 through 7, Block 6 to the northeast corner of Lot 36, Block 6;
Thence southeasterly along the east line of Lot 36, Block 6 a distance of 50 feet;
Thence southwesterly and parallel to the north line of Lots 35 and 36, Block 6 to the east line of Lot 34, Block 6;
Thence southeasterly along the east line of Lot 34 to the southeast corner of Lot 34;
Thence southwesterly along the south line of Lots 27 through 34, Block 6 to the southwest corner of Lot 27, Block 6;
Thence northwesterly along the west line of Lot 27 to the northwest corner of Lot 27;
Thence southwesterly along the south line of Lots 18 through 22, Block 6 and an extension of said south line across the Hamburg Avenue right of way to the northeast line of Block 13 Taylors;
Thence northwesterly along the northeast line of Block 13 to the northwest line of Block 13;
Thence southwesterly along the northwest line of Block 13 to the north line of Monterey Avenue;
Thence southwesterly across the Monterey Avenue right of way to the northwest corner of Block 7, Taylors;
Thence southwesterly along the northwest line of Blocks 7 and 8 Taylors to the southwest corner of Block 8;
Thence southerly across the Florence Avenue right of way to the northwest corner of Block 9, Taylors;
Thence westerly along an extension of the north line of Block 9 to the higher high water mark on Youngs Bay;
Thence northerly along the Youngs Bay higher high water line to the Columbia River Pierhead Line at a point approximately 3,000 feet westerly along the Pierhead Line from the east line of Port Street extended;
Thence easterly along the Pierhead Line to a point 250 feet easterly of the east line of Columbia Avenue extended, said 250 feet measured along the Pierhead Line;

Thence southerly along a line parallel to the east line of Columbia Avenue extended to the north line of West Marine Drive;

Thence southwesterly along the north line of West Marine Drive to the east line of Columbia Avenue extended;

Thence southerly to the intersection of the south line of West Bond Street and the east line of Columbia Avenue;

Thence easterly along the south line of West Bond Street a distance of 125 feet to the west line of a right of way dedicated in Book 205 Page 685;

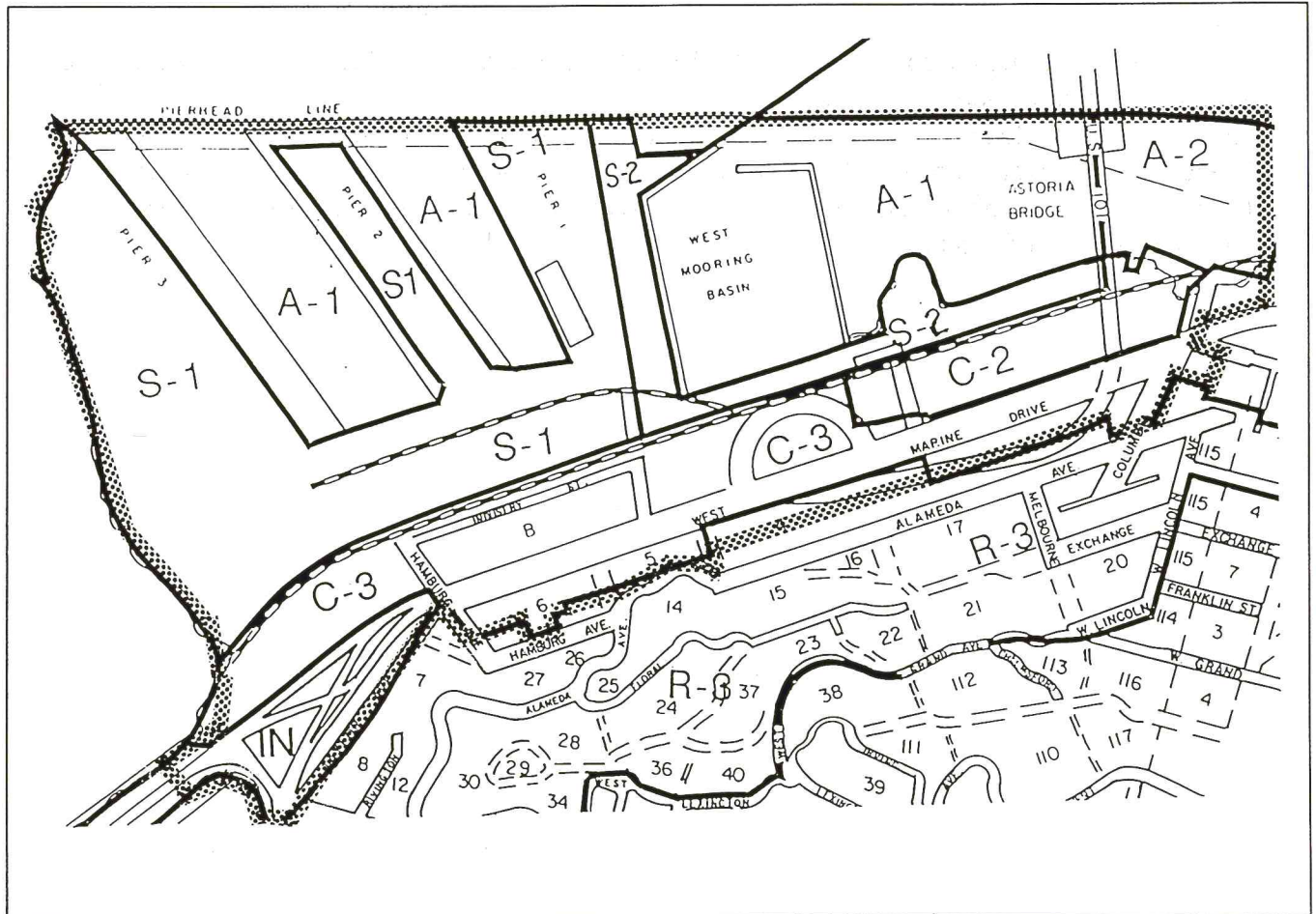
Thence southerly along the west line of said right of way to the north line of Block 1 Taylors;

Thence westerly along the north line of Block 1 Taylors to the east line of Columbia Avenue;

Thence southerly along the east line of Columbia Avenue to the southwest corner of Block 1 Taylors;

Thence southwesterly to the southeast corner of Block 2 and the point of beginning.

EXHIBIT 3 - RENEWAL AREA BOUNDARY AND ZONING MAP



URJ

RESOLUTION NO. ADC 02- 02

A RESOLUTION OF THE ASTORIA DEVELOPMENT COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE ORDINANCE, PLAN, AND REPORT ESTABLISHING THE ASTOR-WEST URBAN RENEWAL DISTRICT.

WHEREAS, the Astoria Development Commission (the "Commission") has prepared an urban renewal plan for an urban renewal area within the boundaries of the City of Astoria which urban renewal plan is known as the Astor-West Urban Renewal Plan (the "Plan"); and

WHEREAS, such Plan and its accompanying Report, attached to this Resolution as "Exhibit A", have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan; and

WHEREAS, the Plan and Report were forwarded to the Astoria Planning Commission for recommendations and the Planning Commission reviewed the Plan and Report on October 29, 2002 and recommended approval of the Astor-West Urban Renewal Plan; and

WHEREAS, the Astoria Development Commission has reviewed the Astor-West Urban Renewal Plan and the accompanying Report; and

WHEREAS, the Astoria Development Commission finds the Astor-West Urban Renewal Plan and the accompanying Report should be adopted and approved;

NOW THEREFORE, BE IT RESOLVED:

Section 1. The Astoria Development Commission recommends that the Astoria City Council adopt and approve the Astor-West Urban Renewal Plan and the accompanying Report pursuant to the provision of ORS 457.

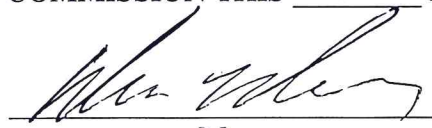
Section 2. Effective Date. The provisions of this Resolution shall become effective upon passage.

ADOPTED BY THE ASTORIA DEVELOPMENT COMMISSION THIS 2ND DAY OF
DECEMBER, 2002.

ATTEST:



Dan Bartlett, City Manager



Mayor

| ROLL CALL ON ADOPTION: | | YEA | NAY | ABSENT |
|------------------------|---------------|-----|-----|--------|
| Commissioner | Heilman | X | | |
| | Morden | | | X |
| | Henningsgaard | X | | |
| | Mathews | X | | |
| Mayor Van Dusen | | X | | |

Astor-West Urban Renewal Area
Report on Plan

**ASTOR-WEST URBAN RENEWAL AREA
REPORT ON PLAN**

October 2002

**100. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS
IN THE RENEWAL AREA**

A. Physical Conditions.

1. Conditions - Land Area and Property Valuation

ORS 457.420 provides that the total land area of a proposed urban renewal district, when added to the land area of existing Renewal Areas may not exceed 25% of the City's land area. Astoria contains approximately 3,712 acres of land and 3,264 acres of water (6,976 total acres) within its City limits. This would allow the City of Astoria to have approximately 928 acres in renewal areas. The proposed Astor-West Urban Renewal Area boundary contains approximately 205.5 acres (Plan Exhibit 1). There is one other urban renewal area currently active in the City of Astoria. The existing Astor-East Urban Renewal Area contains 55.14 acres. The 205.5 acres in the Renewal Area boundary, when combined with the 55.14 acres in the Astor-East Urban Renewal Area represents 7.02% of the total land acreage in Astoria, well within ORS 457's 25% acreage limitation .

ORS 457.420 also limits the total assessed value of properties included within an urban renewal area to no more than 25% of the total assessed value of the municipality. It is anticipated that the 2000-2001 tax roll will establish the initial base of assessed values for the Renewal Area. Data for the 2001-02 tax year shows that Astoria contains \$434,521,887 in assessed value. This would allow Astoria a maximum of \$108,630,471 in assessed value within the frozen bases of its renewal areas. The frozen base valuation in the Astor-East Urban Renewal Area currently is \$2,325,047. The current (2001-02) assessed value within the preliminary boundary of the proposed Renewal Area is estimated to be \$27,346,707. If a renewal plan using the proposed boundary is adopted, the total of frozen base values in the City of Astoria would be \$29,671,754 million. The total estimated frozen base values are 6.82% of the total assessed value in Astoria, well within the limitation of ORS 457.420.

Astor-West Urban Renewal Area
Report on Plan

2. Conditions - Geographic and Environmental

The renewal Area is bounded roughly by the Columbia Avenue on the east, the Pierhead Line of the Columbia River on the north, West Marine Drive on the south, and the Smith Point Roundabout/ Youngs Bay on the west. The area is generally flat, with no known geologic conditions that might deter utilization and development of the area.

A substantial portion of the renewal area land is owned by the Port of Astoria. The Port of Astoria's land is laid out in large parcel configurations, for piers, maritime related industrial uses, and warehousing. Regional and national economic influences have resulted in a decline in these uses, leaving vacant and deteriorated buildings, and land that is underutilized, and improperly serviced for a new mix of uses.

3. Conditions - Existing Land Use and Development

Table 1 below shows the results of a tabulation of land utilization within the Urban Renewal Area.

| TABLE 1 | |
|--------------------------------------|----------------|
| Astor-West Urban Renewal Plan | |
| Existing Land Use By Acreage | |
| Zone | Acreage |
| A-1 – Aquatic One Development | 37.04 |
| A-2 – Aquatic Two Development | 6.50 |
| A-2A – Aquatic Two A Development | 21.53 |
| S-1 – Marine Industrial Shoreland | 69.83 |
| S-2 – General Development Shoreland | 12.10 |
| C-2 – Tourist Commercial | 9.69 |
| C-3 – General Commercial | 16.09 |
| R-3 – High Density Residential | 1.67 |
| Rights-of-Way & IN – Institutional | 31.05 |
| Total Acres | 205.50 |

Astor-West Urban Renewal Area
Report on Plan

4. Conditions - Buildings

The renewal area contains approximately 175 tax lots, and approximately 130 buildings. Information on the date built was available for 83 properties. Of these 83 properties, only eight properties are less than 25 years old; the great majority of the 83 being more than 30 years old. An aging building stock does not necessarily contribute to blight if buildings are well maintained. However, visual observation of buildings in the area reveals that a significant number of buildings in the area are in need of exterior repairs. The cost to repair some of these buildings may make it uneconomical to rehabilitate them. The Port of Astoria in fact has demolished some structures on its land that it has found to be unsafe and infeasible to rehabilitate.

5. Conditions - Transportation, Traffic and Circulation

The renewal area currently lacks a continuous street system in the area north of West Marine Drive. Streets in that portion of the project area are not paved to City standards, and many are in poor repair. There is no system of curbs and sidewalks within the area north of West Marine Drive, making the area hazardous for pedestrian use.

6. Conditions - Water and Sewer Services

The lack of curbs and gutters in the area North of West Marine Drive contributes to standing water, and drainage problems in storm conditions. Water and sanitary sewer services in the Port area of the Astor-West Plan are inadequate to serve the mixture of more intensive commercial uses planned in the project area. Water and sanitary sewer lines will need to be upgraded to accommodate this new development.

B. Economic Conditions.

A basic indicator of economic conditions and land use productivity in the renewal area is the total, and composition of real estate values within the area. The Astor-West area consists of 175 tax lots. The estimated frozen base of assessed valuation of real, personal, and utility property in the project is \$27,346,707.

The average value of land and improvements per acre in the proposed renewal area is \$133,398. In an area zoned primarily for commercial and industrial uses, this figure indicates an underutilization of land within the project area. Assessors data for the 2000-01 tax year shows the assessed value of real property improvements at \$17.45 million, and the assessed value of land at approximately

Astor-West Urban Renewal Area
Report on Plan

\$7.74 million. The ratio of improvement values to land values is 2.26 to 1. This ratio of improvements to land often is used as a criterion for judging whether land is being put to its highest and best use. A high ratio of improvements to land indicates the land is well utilized. A ratio of 2.26 to 1 appears to be a reasonable ratio for an older, lightly developed commercial/industrial area. However, the overall values and the land to improvement ratios in Astor West are skewed by just a handful of properties. Five properties within the renewal area account for approximately \$6.6 million of the total property value, fully 25% of the total assessed valuation in the project area. On balance, the project area is under-improved, and is not producing nearly its potential values and revenues for overlapping taxing bodies.

200. EXPECTED FISCAL, SERVICE, AND POPULATION IMPACTS OF PLAN

Urban Renewal Plan activities are aimed at assisting in providing the basic infrastructure needed for redevelopment of this blighted and under-developed Renewal Area. Carrying out the Renewal Plan will require the use of tax increment revenues. Tax increment financing may affect the property tax revenues and the bond tax rates of other taxing bodies which share values with Astoria's Renewal Agency. The tax impacts of the Renewal Plan are discussed in detail in Section 500.D of this report.

The Renewal Plan is expected to produce positive fiscal and service impacts for Astoria. Renewal funds will help provide infrastructure that meets City standards to an area almost completely lacking in infrastructure. Encouraging the use of vacant and underutilized land will create new property values for the City of Astoria, and other taxing bodies. The intensity and pace of growth in the renewal area are not expected to impose new requirements on City services.

The expenditure of tax increment funds will support proposed new development in the Renewal Area which is expected to add approximately \$54 million in new property values during the life of the project.

300. REASONS FOR SELECTING THE URBAN RENEWAL AREA

Conditions exist within the Renewal Area which meet the definitions of blight in ORS 457.010. The blight is evidenced by the lack of proper utilization of land, by declining values and lack of investment, by deteriorated buildings, by inadequate and deteriorating streets, inadequate water and sewer service, and lack of curb, sidewalk, and adequate street lighting.

Astor-West Urban Renewal Area
Report on Plan

400. RELATIONSHIP BETWEEN EACH PROJECT ACTIVITY AND EXISTING CONDITIONS IN THE PROJECT AREA

The Renewal Plan includes activities which address the following deficiencies noted in Section 100 of the Report on the Plan:

- Deficiencies in drainage, water and sanitary sewer service will be corrected by replacing and upgrading these services in the Renewal Area.
- Deficiencies in streets, curbs and sidewalks throughout the Renewal Area will be corrected.
- Deficiencies in street lighting in the Renewal area will be corrected.
- Lack of building investment and low assessed values within the Renewal Area will be corrected by priming the area with a major public investment in a conference center, and provision of the basic infrastructure needed to make renewal area land ready for new private investment.

500. FINANCIAL ANALYSIS OF PLAN

A. Estimated Project Cost and Revenue Sources.

Table 2 of this Report shows the estimated total costs of the Astor-West Renewal Project. From its inception in 2003-2004 until its anticipated termination, total costs for project activities, exclusive of debt service, are estimated at \$9,119,000 in 2002 dollars. The total cost reflects inflation of project costs over the duration of the Plan. The \$9,119,000 is used as the maximum indebtedness of the Plan.

The principal method of funding the project share of costs will be through use of tax increment financing as authorized by ORS 457. In addition, it is anticipated that local room tax money, Port of Astoria funds, and a loan from the State of Oregon Economic and Community Development Department will contribute to paying for project costs.

Astor-West Urban Renewal Area
Report on Plan

| Table 2 | |
|---|--------------------|
| Astor-West Urban Renewal Plan Estimated Cost of Project Activities | |
| | |
| Street Improvements - West Marine Drive | \$300,000 |
| | |
| Street Improvements – Couplet: Bay St. to Hamburg St. | \$ 1,330,000 |
| | |
| Street Improvements – Portway, Hamburg ,Bay St., Basin St. | \$870,000 |
| | |
| Public Facilities (Conference Center) | \$4,200,000 |
| | |
| Terminal/Multi-purpose building including public restroom/shower | \$50,000 |
| | |
| Renewal Plan Administration | <u>\$750,000</u> |
| | |
| Total (in 2002 dollars) | \$7,500,000 |

All activities are shown in estimated 2002 costs. When adjusted to account for inflation during the life of the Plan, the total project costs are estimated at \$9,119,000.

B. Anticipated Start & Finish Dates of Project Activities.

Project activities will begin in 2003-04, and it is estimated that the capital improvements proposed in this Plan will be completed by the year 2018-19. All debt incurred for the project can be retired in 20 years, in the year 2022-23. At that time, it is estimated that there will be sufficient funds to retire outstanding bonded indebtedness, and end the projects' tax increment financing provisions.

Project completion dates may be effected by changes to local economic and market conditions, changes in the availability of tax increment funds, and changes in Astoria's priorities for carrying out project activities. While assisting in funding for the Conference Center will be the first project priority, decisions on funding allocations and project priorities will be made annually, in the budget process for the Renewal Agency and the City of Astoria.

Astor-West Urban Renewal Area
Report on Plan

C. Estimated Expenditures and Year of Debt Retirement.

It is estimated that the project will collect tax increment revenues between the tax years 2003-2004 and 2022-2023. It is estimated that the project will produce \$14,954,210 in tax increment revenue in that period. These funds, along with other revenues, will be utilized to finance project activities and pay all debt service costs associated with undertaking these project activities.

It is anticipated that available project revenues and funds accumulated in a special fund for debt redemption will be sufficient to retire outstanding bonded indebtedness in the year 2022-2023, and terminate the tax increment financing provisions of the project. After all project debt is retired, and the project closed out, it is estimated that there will be surplus tax increment funds. These funds will be distributed to taxing bodies affected by this Plan, as provided in ORS 457.

Table 3 of this Report shows the anticipated tax increment receipts for each year of the project and the use of those receipts. Table 3 follows on the next page.

Astor-West Urban Renewal Area
Report on Plan

| TABLE 3 | | | | | | | | | |
|--|----------|-----------|-----------|-------------|-----------|-----------|-----------|--|--|
| ASTOR-WEST RENEWAL PLAN | | | | | | | | | |
| RESOURCES AND REQUIREMENTS | | | | | | | | | |
| | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | | |
| RESOURCES | | | | | | | | | |
| Beginning Balance | \$0 | \$14,063 | \$20,900 | \$12,483 | \$29,974 | \$10,250 | \$17,612 | | |
| Tax Increment Revenue | \$63,116 | \$227,787 | \$306,053 | \$352,738 | \$386,432 | \$433,694 | \$481,960 | | |
| Delinquency at 3% average | -\$1,893 | -\$6,834 | -\$9,182 | -\$10,582 | -\$11,593 | -\$13,011 | -\$14,459 | | |
| Proceeds of Borrowings | \$0 | \$0 | \$0 | \$3,605,400 | \$0 | \$0 | \$0 | | |
| Investment Earnings at 4.5% | \$2,840 | \$10,883 | \$14,713 | \$16,435 | \$18,738 | \$19,978 | \$22,481 | | |
| Total Resources | \$64,063 | \$245,900 | \$332,483 | \$3,976,474 | \$423,550 | \$450,912 | \$507,593 | | |
| REQUIREMENTS | | | | | | | | | |
| Project Outlays | \$50,000 | \$225,000 | \$320,000 | \$3,800,000 | \$120,000 | \$140,000 | \$200,000 | | |
| Total project costs funded in year | \$50,000 | \$225,000 | \$320,000 | \$3,800,000 | \$120,000 | \$140,000 | \$200,000 | | |
| Debt Service - borrowing A - 20 yrs @5.25% | \$0 | \$0 | \$0 | \$146,500 | \$293,300 | \$293,300 | \$293,300 | | |
| Debt Service - borrowing B - 6 yrs @5.25% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| Debt Service - borrowing C - 5 yrs @5.25% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| Total Outlays | \$50,000 | \$225,000 | \$320,000 | \$3,946,500 | \$413,300 | \$433,300 | \$493,300 | | |
| Total Resources | \$64,063 | \$245,900 | \$332,483 | \$3,976,474 | \$423,550 | \$450,912 | \$507,593 | | |
| Ending Balance | \$14,063 | \$20,900 | \$12,483 | \$29,974 | \$10,250 | \$17,612 | \$14,293 | | |

Astoria-West Urban Renewal Area
Report on Plan

| TABLE 3 (continued) | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|
| ASTORIA-WEST RENEWAL PLAN | | | | | | | | | | |
| RESOURCES AND REQUIREMENTS | | | | | | | | | | |
| RESOURCES | | | | | | | | | | |
| Beginning Balance | | | | | | | | | | |
| Tax Increment Revenue | | | | | | | | | | |
| Delinquency at 3% average | | | | | | | | | | |
| Proceeds of Borrowings | | | | | | | | | | |
| Investment Earnings at 4.5% | | | | | | | | | | |
| Total Resources | | | | | | | | | | |
| REQUIREMENTS | | | | | | | | | | |
| Project Outlays | | | | | | | | | | |
| Total project costs funded in year | | | | | | | | | | |
| Debt Service - borrowing A - 20 yrs @5.25% | | | | | | | | | | |
| Debt Service - borrowing B - 6 yrs @5.25% | | | | | | | | | | |
| Debt Service - borrowing C - 5 yrs @5.25% | | | | | | | | | | |
| Total Outlays | | | | | | | | | | |
| Total Resources | | | | | | | | | | |
| Ending Balance | | | | | | | | | | |

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| TABLE 3 (continued) | | | | | | |
|--|-------------|-----------|-------------|-------------|-------------|-----------------|
| ASTORIA-WEST RENEWAL PLAN | | | | | | |
| RESOURCES AND REQUIREMENTS | | | | | | |
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
| RESOURCES | | | | | | |
| Beginning Balance | \$12,794 | \$36,803 | \$122,819 | \$352,732 | \$635,145 | \$973,578 |
| Tax Increment Revenue | \$799,737 | \$839,075 | \$879,493 | \$921,024 | \$963,697 | \$869,864 |
| Delinquency at 3% average | -\$23,992 | -\$25,172 | -\$26,385 | -\$27,631 | -\$28,911 | -\$26,096 |
| Proceeds of Borrowings | \$1,630,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Investment Earnings at 4.5% | \$36,564 | \$39,414 | \$45,104 | \$57,319 | \$71,948 | \$82,955 |
| Total Resources | \$2,455,103 | \$890,119 | \$1,021,032 | \$1,303,445 | \$1,641,878 | \$1,900,301 |
| REQUIREMENTS | | | | | | |
| Project Outlays | \$1,750,000 | \$99,000 | \$0 | \$0 | \$0 | \$0 |
| Total project costs funded in year | | | | | | |
| Debt Service - borrowing A - 20 yrs @5.25% | \$1,750,000 | \$99,000 | \$0 | \$0 | \$0 | \$0 |
| Debt Service - borrowing B - 6 yrs @5.25% | \$293,300 | \$293,300 | \$293,300 | \$293,300 | \$293,300 | \$293,300 |
| Debt Service - borrowing C - 5 yrs @5.25% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Outlays | \$375,000 | \$375,000 | \$375,000 | \$375,000 | \$375,000 | \$0 |
| Total Resources | \$2,418,300 | \$767,300 | \$668,300 | \$668,300 | \$668,300 | \$293,300 |
| Ending Balance | \$2,455,103 | \$890,119 | \$1,021,032 | \$1,303,445 | \$1,641,878 | \$1,900,301 |
| | \$36,803 | \$122,819 | \$352,732 | \$635,145 | \$973,578 | \$1,607,001 (a) |

(a) The accumulated balance of funds is sufficient to retire the remaining project debt

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D. Impact of Tax Increment Financing.

The passage of Ballot Measure 50 (BM50) has changed Oregon's property tax system, and the impacts of urban renewal on taxpayers and other taxing bodies. Prior to BM50, collection of tax increment revenues for a renewal agency resulted in an increase in the taxpayer's property tax rate. Taxing bodies suffered no revenue losses unless there was overall compression of property tax revenues.

Under BM50, collection of tax increment revenue can impact the potential property tax revenues received by overlapping taxing bodies. These taxing bodies will not be able to apply their permanent BM50 tax rates against the new values added within the Urban Renewal Area. As a result, the taxing bodies will forego revenue they otherwise might have had if there was no renewal plan in effect. In addition, the presence of the urban renewal program could impact the tax rates for future local option levies, or exempt bond issues by taxing bodies. The values used for computing tax rates for these bonds and levies will not include the incremental values in the Renewal Area. The rates thus will be slightly higher than if the incremental values were included in the rate calculation.

Table 4 shows the anticipated cumulative incremental values in the Renewal Area over the life of the Plan, and the anticipated property tax revenues foregone as a result of taxing bodies not being able to apply their permanent BM50 tax rates to those values. The table supplied here shows impacts assuming none of the property values in the area are influenced by urban renewal activities and expenditures. This is a worst possible case scenario, in that it assumes that all the new values would occur at the same time, and in the same amount, even if there was no renewal effort at all.

It is realistic to assume that the public expenditures on renewal activities will have a significant effect on the growth of values within the Urban Renewal Area. This assumption is especially valid in an area where there has been little value growth or private investment in the recent past

Impact on School Funding

Under the current method of funding K-12 level education, the Urban Renewal program will not result in revenue losses for those educational units of government. The State funding formula for schools is in fact intended to equalize per-student funding, regardless of the level of local property taxes. For purposes of analysis, however, Table 4 does include schools in the calculation of revenue impacts.

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Effect of HB3215 on Renewal Plan Revenue

The 2000 Oregon Legislative Session passed HB3215. HB3215 has the effect of removing the rates for voter-approved bonds from the calculation of a renewal Agency's divide the tax revenue. Information on call dates for existing bonds was not available at the time of this report. The revenue estimates here assume that \$1.25 in bond rates will be removed from the calculation of divide the tax revenue during the 20 year life of the Plan. This slows the growth of tax increment revenue as progressively lower tax rates are applied during the life of the Plan. HB3215 is an obstacle to revenue growth, but does not jeopardize the feasibility of this Plan.

Effect of Shilo Decision on Renewal Plan Revenue

In December 2001, the Oregon Supreme Court ruled in favor of the plaintiff in what commonly is called "The Shilo Case". The Shilo decision requires that all of a Renewal Agency's divide the tax revenues be included within the 1% limitation on general government taxes imposed by Ballot Measure 5. For municipalities with general government rates near \$10 per thousand, and large divide the tax revenue receipts, the Shilo decision could result in compression of divide the tax revenues. If compression occurs, an Agency's divide the tax revenue would not absorb all the compression, but would share in the compression loss.

The Oregon Department of Revenue was charged with developing an administrative rule for the methodology for including divide the tax revenues within the general government tax rate limitation. That administrative rule was issued in May 2002. Briefly stated, the rule employs a concept that the divide the tax revenue is collected throughout the tax codes shared by the municipality adopting the urban renewal plan. The amount of divide the tax revenue raised by the BM50 tax rate for each taxing body is converted to a tax rate. That "divide the tax" rate is subtracted from the "District Rate", (the BM50 rate) producing two rates - a net general governmental rate, and a rate for divide the tax revenue. This methodology roughly follows the pre-Measure 50 methodology for calculating urban renewal tax rates. Its effect is to mitigate the possible compression impact of collecting the divide the tax revenue in any one tax code

If the total of the net general government rate and the divide the tax rate exceeds \$10 per thousand, compression losses may result. Compression, of course is still calculated on a property by property basis, using the real market value (RMV) of the property. It is important to understand that compression is calculated on RMV, because for most property, the RMV is higher than the assessed value, often by a wide margin.

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Effect of Shilo Decision on Revenue Forecast

The assumptions used in examining the potential compression impacts of the Shilo decision are:

- The total shared assessed value of Astoria increases 5% annually.
- Real market values within Astor-West mirror the annual percentage growth in AV. RMV in Astor-East increases 3% annually.
- The divide the tax revenues in the Astor-West area grow per the projections in Table Three. Divide the tax revenues in Astor East grow at 3% annually.
- The Astor-East urban renewal levy is imposed during the projection period.

Assessors data provided by City of Astoria indicates that the City of Astoria, and the Astor-West, an Astor East renewal areas have a large cushion between RMV and AV. For example, RMV for the City of Astoria in 2001-02 is estimated at \$576.8 million, while AV was \$445.0 million. The effect is to allow raising \$5.76 million in general government revenue before compression occurs, rather than only \$4.45 million if AV were the standard. The 2001-02 RMV for Astor-West is estimated at \$35.9 million, against an estimated AV of \$27.3 million. Astor East has a similar wide spread between RMV and AV. Another factor mitigating compression is that the growth in revenues for both of Astoria's urban renewal areas is expected to be relatively slow, and not to result in very large value and revenue spikes in any one year. It is the combination of a high government rate and very large divide the tax revenues that tend to set the stage for compression in the Shilo environment.

Shilo effects were tested using a model that follows the one developed by Department of Revenue (DOR) for training assessors in May and June of 2002. Using the assumptions shown above, no compression is expected as a result of Astoria's urban renewal programs. There could possibly be compression on individual properties in Astoria, and it is possible that DOR's methodology for calculating compression may change in the future.

Recapture of Project Values and Revenues Foregone

When the project is terminated, all values within the Urban Renewal Area once again will be available to taxing bodies. In the year 2022-2023 more than \$54 million in assessed values are expected to be added back to the tax roll. The property tax revenues made available to taxing bodies are estimated to be approximately \$869,000. Assuming a 3 % annual increase in those revenues, it is

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expected the taxes foregone by taxing bodies will be recaptured in ten years following the termination of the project.

E. Financial Feasibility of Plan.

Table 2 in Section 500 of the Report on the Plan shows the anticipated costs of project activities, and the estimated time required to carry out all project activities, and pay off indebtedness. The principal source of revenue to carry out project activities will be annual tax increment revenues of the Renewal Agency.

Anticipated tax increment revenues are shown in Table 3. The tax increment revenues shown in Table 3 are based on these assumptions:

1. It is assumed that total assessed value within the Urban Renewal Area will increase 2.75% annually in each year of the projection period.
2. In addition, it is assumed that new construction in the renewal area development project will produce approximately \$28.5 million in new building values over the first ten years of the project. After that ten year period, new building values are estimated at a conservative \$250,000 annually.
3. A renewal agency undertakes three borrowings during the life of the Plan, as growth in values and revenues allow.
4. The provisions of HB3215, which will eliminate rates for bonded debt from the calculation of tax increment revenues, are incorporated into the revenue estimates for this renewal Plan. No compression of tax increment revenue is anticipated.

The revenues shown in Table 3 are expected to be sufficient to carry out all project activities currently shown on the Urban Renewal Plan for the Astor-West Urban Renewal Area, and to retire project indebtedness within a 20 year. It is financially feasible to carry out the Urban Renewal Plan for the Astor-West Urban Renewal Area.

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Table 4
Astor-West Urban Renewal Plan
Taxes Foregone by Affected Taxing bodies

| | | <u>County tax rate</u> | | <u>City Tax Rate</u> | | <u>Care Center</u> | | <u>Sunset Trans</u> | | <u>Port</u> | | <u>4H</u> | | <u>School Dist 1</u> | | <u>Comm College</u> | | <u>ESD</u> | |
|--------|---|---------------------------------------|-------------|------------------------------------|----------|------------------------------------|----------|-------------------------------------|-----------|-----------------------------|--|---------------------------|--|---------------------------------|--|-------------------------------------|--|--------------------------------|--|
| | | \$1.4850 | | \$8.1738 | | \$0.1763 | | \$0.1362 | | \$0.1256 | | \$0.0534 | | \$4.9407 | | \$0.7785 | | \$0.1538 | |
| Year | Cumulative New Incremental Values in area | Clatsop Co tax foregone on new values | | Astoria tax foregone on new values | | Care Center foregone on new values | | Sunset Trans foregone on new values | | Port foregone on new values | | 4H foregone on new values | | SD 1 tax foregone on new values | | Comm College foregone on new values | | ESD tax foregone on new values | |
| | | | | | | | | | | | | | | | | | | | |
| 2003 | \$3,199,500 | \$4,751 | \$26,152 | \$564 | \$436 | \$402 | \$171 | \$15,808 | \$2,491 | \$492 | | | | | | | | | |
| 2004 | \$11,547,021 | \$17,147 | \$94,383 | \$2,036 | \$1,573 | \$1,450 | \$617 | \$57,050 | \$8,989 | \$1,776 | | | | | | | | | |
| 2005 | \$15,514,478 | \$23,039 | \$126,812 | \$2,735 | \$2,113 | \$1,949 | \$828 | \$76,652 | \$12,078 | \$2,386 | | | | | | | | | |
| 2006 | \$17,881,041 | \$26,553 | \$146,156 | \$3,152 | \$2,435 | \$2,246 | \$955 | \$88,345 | \$13,920 | \$2,750 | | | | | | | | | |
| 2007 | \$20,297,054 | \$30,141 | \$165,904 | \$3,578 | \$2,764 | \$2,549 | \$1,084 | \$100,282 | \$15,801 | \$3,122 | | | | | | | | | |
| 2008 | \$22,779,507 | \$33,828 | \$186,195 | \$4,016 | \$3,103 | \$2,861 | \$1,216 | \$112,547 | \$17,734 | \$3,503 | | | | | | | | | |
| 2009 | \$25,314,598 | \$37,592 | \$206,916 | \$4,463 | \$3,448 | \$3,180 | \$1,352 | \$125,072 | \$19,707 | \$3,893 | | | | | | | | | |
| 2010 | \$27,919,404 | \$41,460 | \$228,208 | \$4,922 | \$3,803 | \$3,507 | \$1,491 | \$137,941 | \$21,735 | \$4,294 | | | | | | | | | |
| 2011 | \$30,580,212 | \$45,412 | \$249,957 | \$5,391 | \$4,165 | \$3,841 | \$1,633 | \$151,088 | \$23,807 | \$4,703 | | | | | | | | | |
| 2012 | \$33,314,192 | \$49,472 | \$272,304 | \$5,873 | \$4,537 | \$4,184 | \$1,779 | \$164,595 | \$25,935 | \$5,124 | | | | | | | | | |
| 2013 | \$35,164,867 | \$52,220 | \$287,431 | \$6,200 | \$4,789 | \$4,417 | \$1,878 | \$173,739 | \$27,376 | \$5,408 | | | | | | | | | |
| 2014 | \$37,066,435 | \$55,044 | \$302,974 | \$6,535 | \$5,048 | \$4,656 | \$1,979 | \$183,134 | \$28,856 | \$5,701 | | | | | | | | | |
| 2015 | \$39,020,297 | \$57,945 | \$318,944 | \$6,879 | \$5,315 | \$4,901 | \$2,084 | \$192,788 | \$30,377 | \$6,001 | | | | | | | | | |
| 2016 | \$41,027,889 | \$60,926 | \$335,354 | \$7,233 | \$5,588 | \$5,153 | \$2,191 | \$202,706 | \$31,940 | \$6,310 | | | | | | | | | |
| 2017 | \$43,090,691 | \$63,990 | \$352,215 | \$7,597 | \$5,869 | \$5,412 | \$2,301 | \$212,898 | \$33,546 | \$6,627 | | | | | | | | | |
| 2018 | \$45,210,219 | \$67,137 | \$369,539 | \$7,971 | \$6,158 | \$5,678 | \$2,414 | \$223,370 | \$35,196 | \$6,953 | | | | | | | | | |
| 2019 | \$47,388,035 | \$70,371 | \$387,340 | \$8,355 | \$6,454 | \$5,952 | \$2,531 | \$234,130 | \$36,892 | \$7,288 | | | | | | | | | |
| 2020 | \$49,625,740 | \$73,694 | \$405,631 | \$8,749 | \$6,759 | \$6,233 | \$2,650 | \$245,186 | \$38,634 | \$7,632 | | | | | | | | | |
| 2021 | \$51,924,982 | \$77,109 | \$424,424 | \$9,154 | \$7,072 | \$6,522 | \$2,773 | \$256,546 | \$40,424 | \$7,986 | | | | | | | | | |
| 2022 | \$54,287,454 | \$80,617 | \$443,735 | \$9,571 | \$7,394 | \$6,819 | \$2,899 | \$268,218 | \$42,263 | \$8,349 | | | | | | | | | |
| Totals | 20 years | \$968,448 | \$5,330,573 | \$114,975 | \$88,823 | \$81,910 | \$34,825 | \$3,222,095 | \$507,702 | \$100,301 | | | | | | | | | |

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600. RELOCATION

A. Properties Requiring Relocation.

No relocation is anticipated at the adoption of this Plan.

B. Relocation Methods.

Prior to any actual relocation, the Renewal Agency will establish a Relocation Policy which will call for assistance to those residents and businesses displaced. Such assistance will include providing information regarding suitable locations, payment of moving expenses, and other payment as deemed necessary. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060.

C. Housing Cost Enumeration.

The Renewal Plan does not propose development of new housing units.