

City
of
Tigard



Respect and Care | Do the Right Thing | Get it Done

Vertical Housing Development Zone

Center City Development Agency

April 1, 2014



Overview

- ▶ Designated by the State Oregon Housing & Community Services Department.
- ▶ State enabling legislation allows municipalities to create a special district.
 - ▶ Encourages investment and rehabilitation for:
 - **Mixed-Use Development.**
 - **Residential above Commercial**
 - ▶ Encourages higher density development in a targeted area.

- ▶ Projects are certified through State OHCS.
- ▶ Certified projects eligible for property tax abatement of up to 80% (20% per floor for first four floors of residential above commercial.)
- ▶ Tax abatements are applied only to the value of the building not the land.
- ▶ The Zone must be in a qualifying area of a city.
- ▶ Abatement for a 10-year period if applications are approved before January 2016.



Original Site
Empty Bank Building



Proposed Development with VHDZ
Under Construction 2013

Example: Hillsboro, OR

Fourth and Main - Tokala Properties (in progress)



Example: Milwaukie, OR
North Main – Kemper 2007

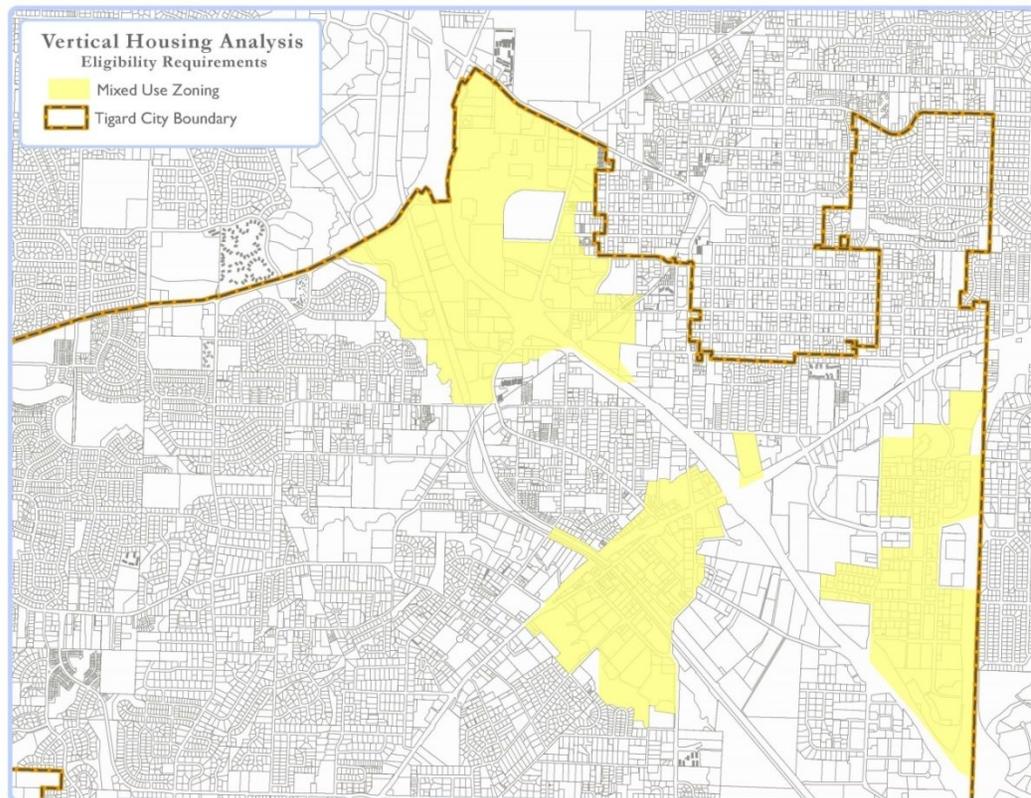


Example: Gresham, OR
The Crossing – Myrhre Group 2008

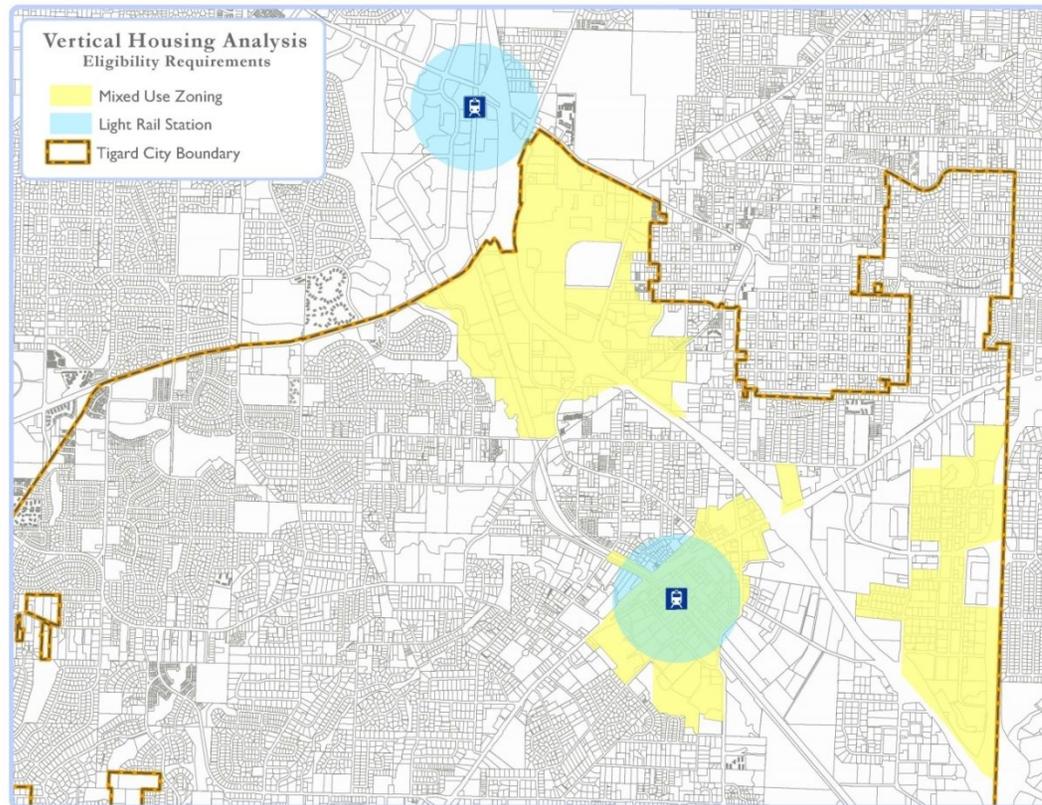
State Designation Criteria:

- ▶ Contains property for which land-use comprehensive plan and local ordinances allow mixed-use development.
- ▶ Entirely within a half-mile radius of existing/planned light rail station or quarter-mile of fixed-route transit.
- ▶ Completely comprised by the core area of an urban center.

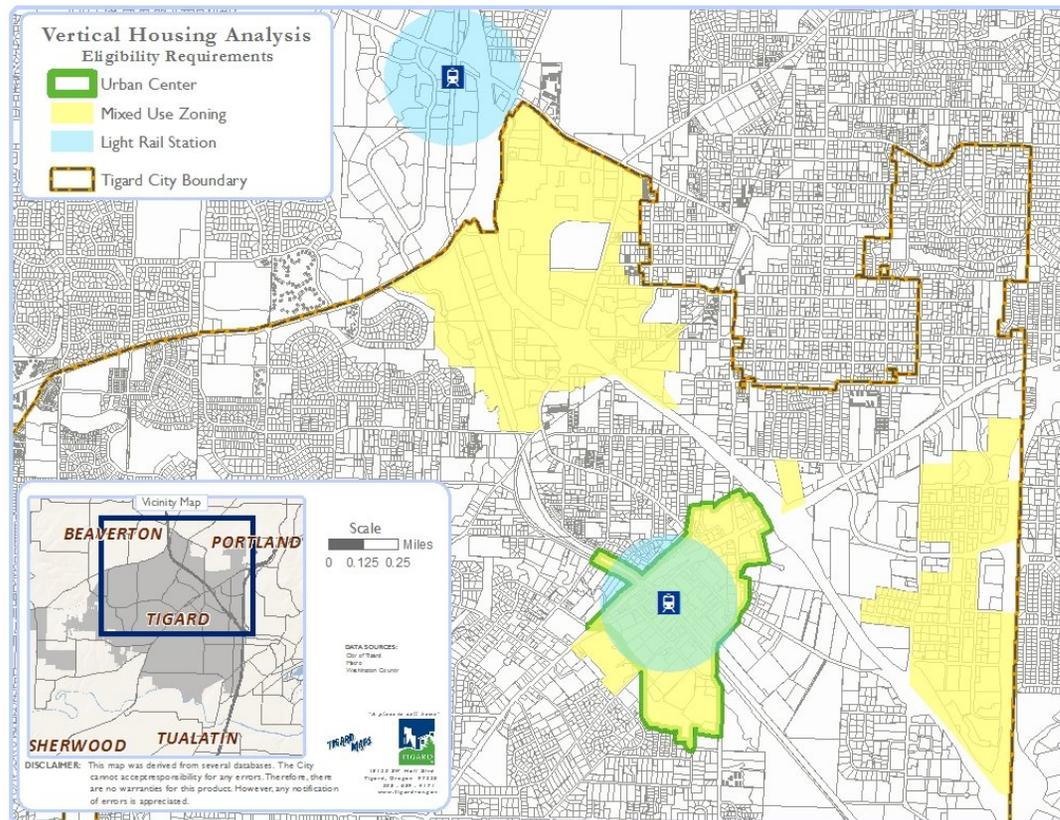
District Analysis: Mixed Use Allowed



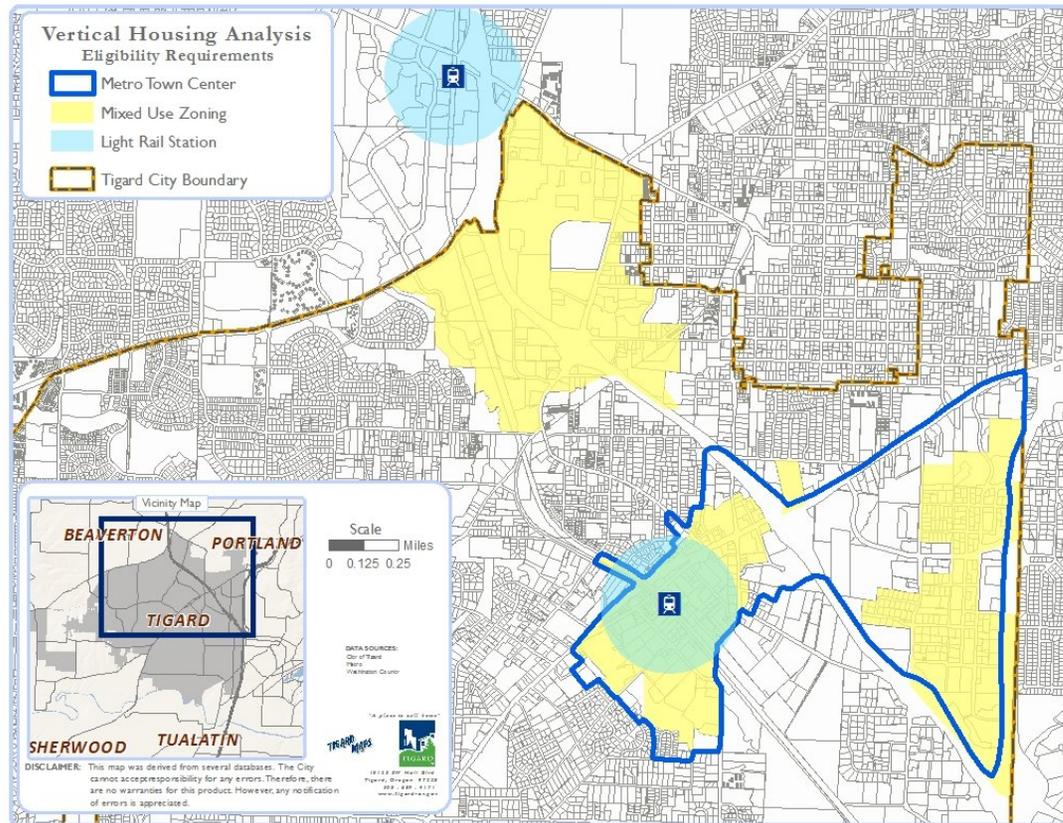
District Analysis: Mixed Use & Transit



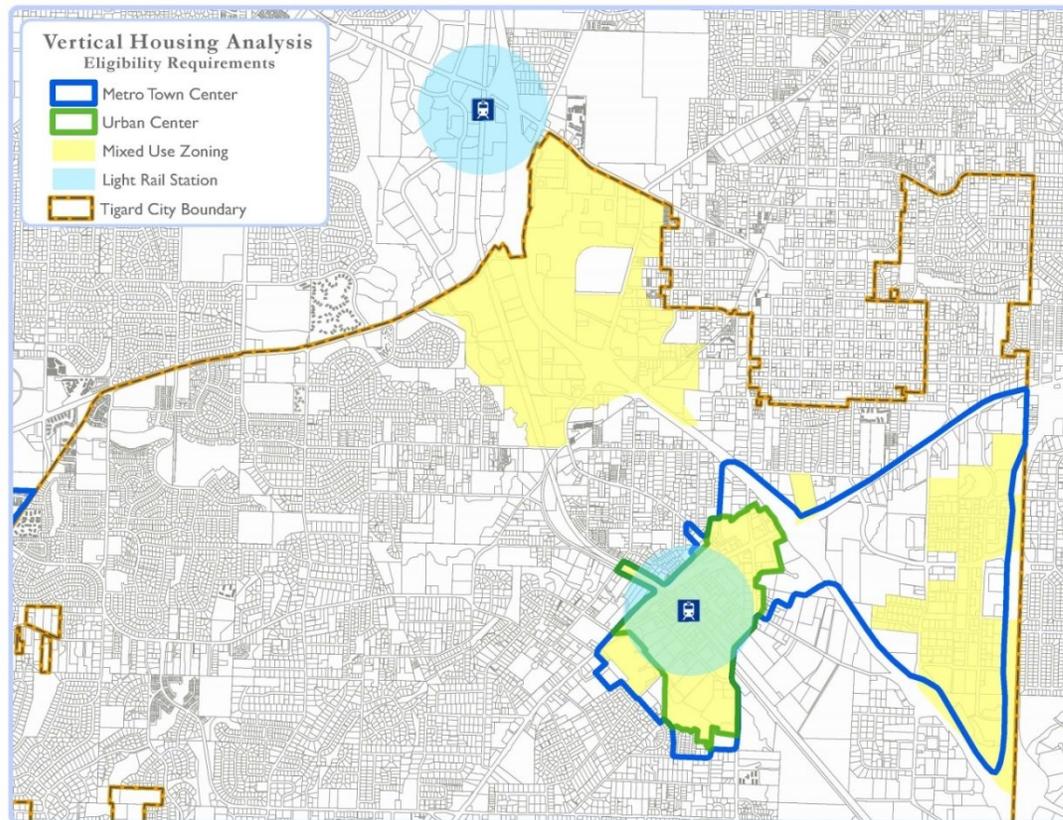
District Analysis: Light Rail/Transit



District Analysis: Town Center (Alternative)



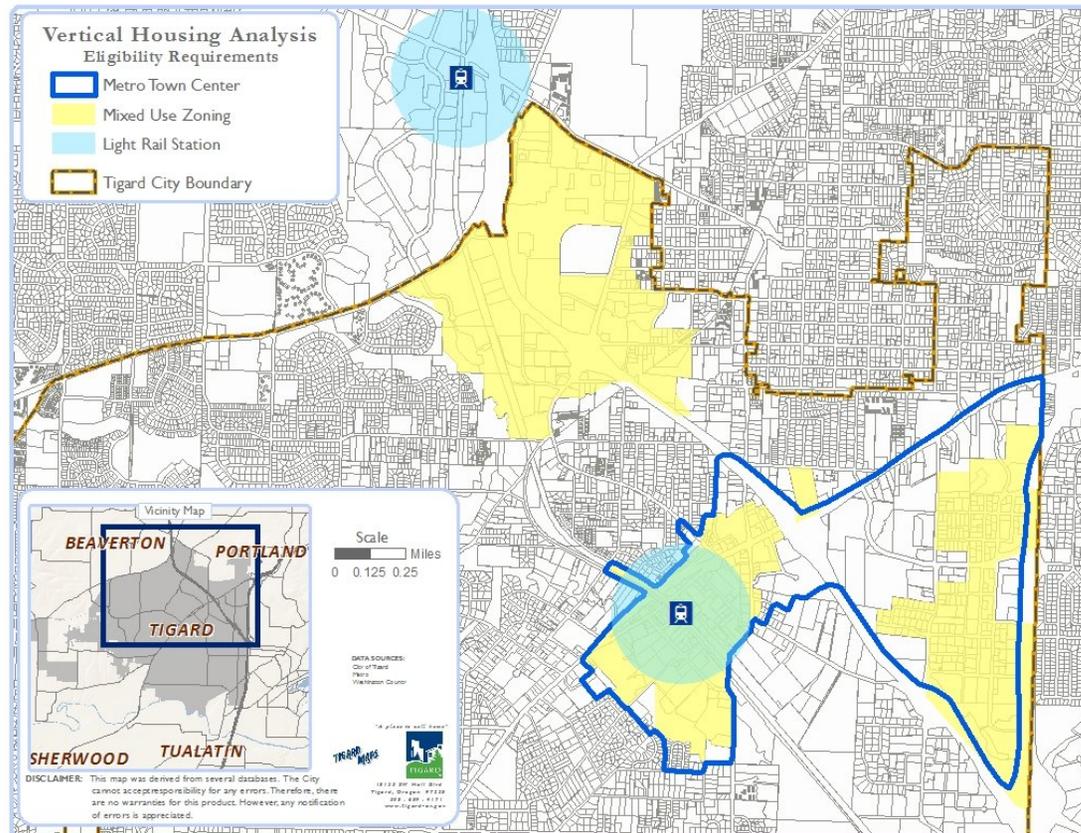
District Analysis: Mixed Use, Transit & Urban Center



District Analysis: Downtown/Town Center

	Downtown	Town Center
Number of Properties	197 Properties	400 Properties
Land Value	\$79.3M	\$187.8 M
Value of Buildings/Structures	\$95.5 M	\$235.8 M
Acreage	168 Acres	327 Acres
M50 Assessed Value	\$96.9M	\$258.1 M

Recommendation: Town Center



Process and Next Steps

- ▶ Approval to move forward with application to State to authorize a local VHDZ zone.
- ▶ Adopt Resolution for Zone designation.
- ▶ Notify overlapping taxing districts.
- ▶ Meet with taxing districts as needed.
- ▶ Complete and submit application.
- ▶ Wait for State approval.
- ▶ State OHCS will notify County Assessor.