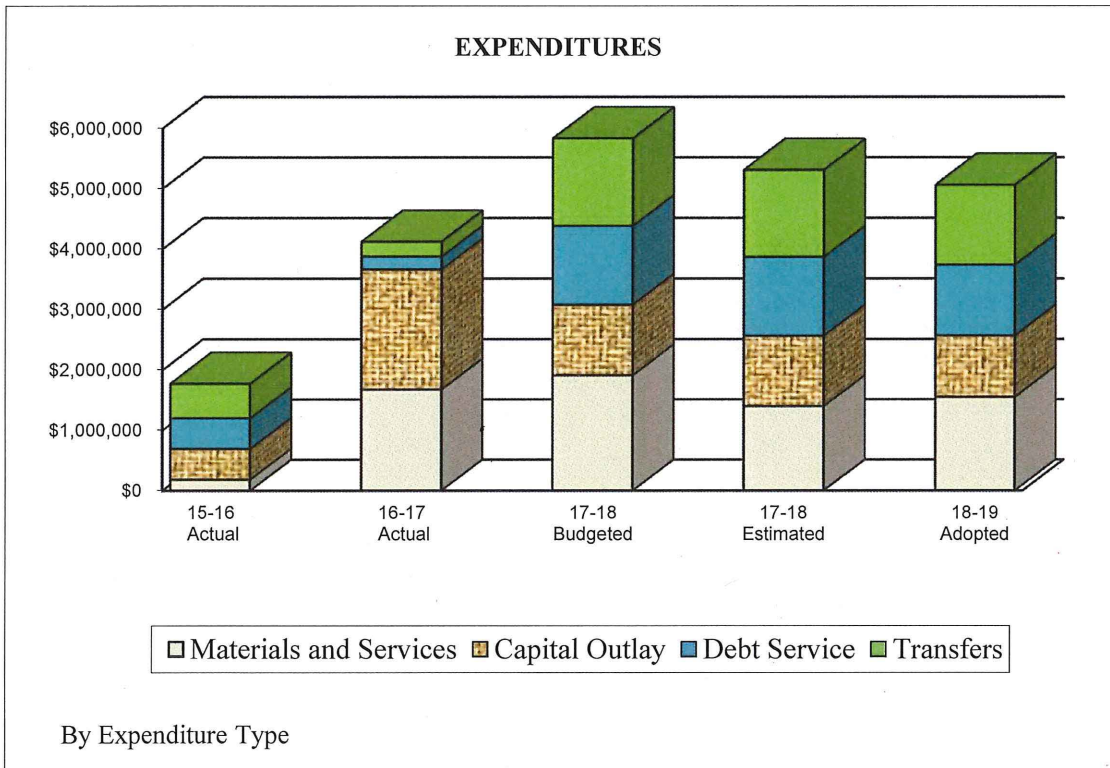
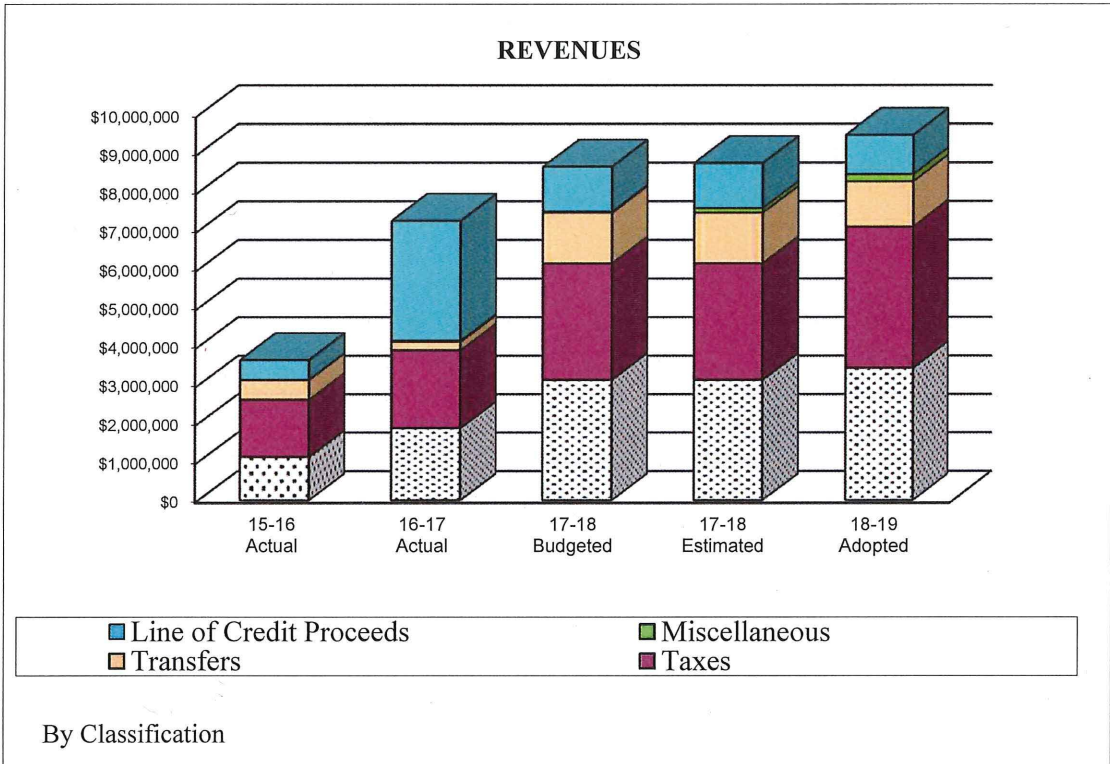


CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

**URBAN REDEVELOPMENT AGENCY (BURA)**  
ADOPTED FY 2018-19



CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

**BEAVERTON URBAN REDEVELOPMENT AGENCY (BURA) GENERAL FUND  
SUMMARY OF REVENUES AND EXPENDITURES  
AND OTHER FINANCING SOURCES & USES**

	<u>FY 2015-16</u> <u>Actual</u>	<u>FY 2016-17</u> <u>Actual</u>	<u>FY 2017-18</u> <u>Budgeted</u>	<u>FY 2017-18</u> <u>Estimated</u>	<u>FY 2018-19</u> <u>Adopted</u>
<b>Revenues:</b>					
Taxes	\$1,495,236	\$2,025,053	\$3,020,401	\$3,022,401	\$3,657,997
Interest on investments	11,796	31,012	29,500	72,700	87,000
Bond/Financing Proceeds	0	1,121,900	0	0	0
Miscellaneous	601	929	1,200	48,623	97,300
Sub Total Revenues	<u>\$1,507,633</u>	<u>\$3,178,894</u>	<u>\$3,051,101</u>	<u>\$3,143,724</u>	<u>\$3,842,297</u>
<b>Expenditures:</b>					
Materials & services	\$183,478	\$1,678,915	\$1,913,644	\$1,401,591	\$1,555,250
Capital outlay					
Sub Total Expenditures	<u>\$183,478</u>	<u>\$1,678,915</u>	<u>\$1,913,644</u>	<u>\$1,401,591</u>	<u>\$1,555,250</u>
Revenues Over/Under Expenditures	\$1,324,155	\$1,499,979	\$1,137,457	\$1,742,133	\$2,287,047
<b>Other financing sources (uses):</b>					
Transfers in	\$0	\$0	\$0	\$0	\$0
Transfers out	(569,719)	(245,022)	(1,447,114)	(1,434,907)	(1,319,350)
Total Other Financing Sources (Uses):	<u>(\$569,719)</u>	<u>(\$245,022)</u>	<u>(\$1,447,114)</u>	<u>(\$1,434,907)</u>	<u>(\$1,319,350)</u>
Net Change in Fund Balance	\$754,436	\$1,254,957	(\$309,657)	\$307,226	\$967,697
Fund Balance/Working Capital Beginning of Year	<u>1,126,527</u>	<u>1,880,963</u>	<u>3,135,920</u>	<u>3,135,920</u>	<u>3,443,146</u>
Fund Balance (Contingency)/Working Capital End of Year	<u>\$1,880,963</u>	<u>\$3,135,920</u>	<u>\$2,826,263</u>	<u>\$3,443,146</u>	<u>\$4,410,843</u>

This fund accounts for the construction of public facilities within the Urban Renewal District. Funding for the projects is provided through a \$19 million line of credit and day light one-day loans from the City's General Fund. Therefore, this fund will usually have a zero balance.

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

**BEAVERTON URBAN REDEVELOPMENT AGENCY (BURA) CAPITAL PROJECT FUND  
SUMMARY OF REVENUES AND EXPENDITURES  
AND OTHER FINANCING SOURCES & USES**

	<u>FY 2015-16 Actual</u>	<u>FY 2016-17 Actual</u>	<u>FY 2017-18 Budgeted</u>	<u>FY 2017-18 Estimated</u>	<u>FY 2018-19 Adopted</u>
<b>Revenues:</b>					
Bond/financing proceeds	\$510,000	\$1,983,086	\$1,164,427	\$1,164,427	\$1,014,334
Miscellaneous	0	0	0	0	0
Sub Total Revenues	<u>\$510,000</u>	<u>\$1,983,086</u>	<u>\$1,164,427</u>	<u>\$1,164,427</u>	<u>\$1,014,334</u>
<b>Expenditures:</b>					
Materials & services	\$0	\$0	\$0	\$0	\$0
Capital outlay	510,000	1,983,086	1,164,427	1,164,427	1,014,334
Sub Total Expenditures	<u>\$510,000</u>	<u>\$1,983,086</u>	<u>\$1,164,427</u>	<u>\$1,164,427</u>	<u>\$1,014,334</u>
Revenues Over/Under Expenditures	\$0	\$0	\$0	\$0	\$0
<b>Other financing sources (uses):</b>					
Transfers in	\$0	\$0	\$0	\$0	\$0
Transfers out	0	0	0	0	0
Total Other Financing Sources (Uses):	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net Change in Fund Balance	\$0	\$0	\$0	\$0	\$0
<b>Fund Balance/Working Capital</b>					
Beginning of Year	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Fund Balance (Contingency)/Working Capital</b>					
End of Year	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

This fund accounts for the construction of public facilities within the Urban Renewal District. Funding for the projects is provided through a \$19 million line of credit and day light one-day loans from the City's General Fund. Therefore, this fund will usually have a zero balance.

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

**BEAVERTON URBAN REDEVELOPMENT AGENCY (BURA) DEBT SERVICE FUND  
SUMMARY OF REVENUES AND EXPENDITURES  
AND OTHER FINANCING SOURCES & USES**

	<u>FY 2015-16</u> <u>Actual</u>	<u>FY 2016-17</u> <u>Actual</u>	<u>FY 2017-18</u> <u>Budgeted</u>	<u>FY 2017-18</u> <u>Estimated</u>	<u>FY 2018-19</u> <u>Adopted</u>
<b>Revenues:</b>					
Miscellaneous					
Sub Total Revenues	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Expenditures:</b>					
Personnel services					
Materials & services					
Capital outlay					
Sub Total Expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Revenues Over/Under Expenditures	\$0	\$0	\$0	\$0	\$0
<b>Other financing sources (uses):</b>					
Transfers in	\$510,000	\$214,911	\$1,304,927	\$1,304,927	\$1,170,834
Transfers out	0	0	0	0	0
Debt Service - Principal	0	(31,824)	(140,500)	(140,500)	(156,500)
Debt Service - Interest	(510,000)	(183,086)	(1,164,427)	(1,164,427)	(1,014,334)
Debt Service Fees	0	0	0	0	0
Total Other Financing Sources (Uses):	<u>\$0</u>	<u>\$1</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net Change in Fund Balance	\$0	\$1	\$0	\$0	\$0
<b>Fund Balance/Working Capital</b>					
Beginning of Year	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Fund Balance (Contingency)/Working Capital</b>					
End of Year	<u>\$0</u>	<u>\$1</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

This fund accounts for the debt service on interest payments on the \$19 million line of credit and repayment of day light "one-day" loans from the City's General Fund. The BURA General Fund provides funding for the debt service payments. Therefore, this fund will usually have a zero fund balance.

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

<b>FUND:</b> 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	<b>DEPARTMENT:</b> COMMUNITY DEVELOPMENT
<b>DEPARTMENT HEAD:</b> CHERYL TWETE	

**Program Goal:**

The role of the Beaverton Urban Redevelopment Agency (BURA) is to direct and engage in rehabilitation and redevelopment activities necessary to protect the public, health and welfare of the city, especially the vitality of the city's central business district. The BURA program is consistent with the following City Council Goals, 2018 City Council Priorities, the Community Development Department Strategic Goals, the Beaverton Community Visioning Action Items, and the Central Beaverton Urban Renewal Plan Goals:

City Council Goals that this program supports include:

- Goal #1: Preserve and enhance our sense of community*
- Goal #2: Use City resources efficiently to ensure long-term financial stability*
- Goal #3: Continue to plan for, improve and maintain the City's infrastructure*
- Goal #4: Provide responsive, cost-effective service to the community*
- Goal #5: Assure a safe and healthy community*
- Goal #6: Manage growth and respond to change consistent with maintaining a livable, full-service city*
- Goal #7: Maintain Beaverton as a regional leader in cooperative efforts with other agencies and organizations*
- Goal #8: Provide and support a highly qualified and motivated City work force*

City Council Top Priorities that this program supports are:

- *Create an affordable housing toolkit*

City Council Priorities this program supports are:

- *Implement City's Housing Plan*
- *Involve Council more in development of The Round*

The Beaverton Urban Redevelopment Agency (BURA) budget consists of three funds that are combined in this table to illustrate a comprehensive view of the agency's activities. The three funds are: General Fund, Capital Projects Fund and Debt Service Fund. BURA is considered a blended component unit of the city for financial reporting purposes.

REQUIREMENTS	FY 2015-16 ACTUAL	FY 2016-17 ACTUAL	FY 2017-18 BUDGETED	FY 2018-19 PROPOSED	FY 2018-19 ADOPTED
MATERIALS & SERVICES	183,478	1,678,915	1,913,644	1,555,250	1,555,250
CAPITAL OUTLAY	510,000	1,983,086	1,164,427	1,014,334	1,014,334
DEBT SERVICE	510,000	214,910	1,304,927	1,170,834	1,170,834
TRANSFERS	569,719	245,022	1,447,114	1,319,350	1,319,350
CONTINGENCY	0	0	2,826,263	4,410,843	4,410,843
<b>TOTAL</b>	<b>\$1,773,197</b>	<b>\$4,121,933</b>	<b>\$8,656,375</b>	<b>\$9,470,611</b>	<b>\$9,470,611</b>

Funding Sources:	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2018-19
Beginning Working Capital	\$1,126,527	\$1,880,963	\$3,135,920	\$3,443,146	\$3,443,146
Property Taxes	1,495,581	2,025,879	3,021,401	3,659,997	3,659,997
Loan from City of Beaverton	510,000	183,086	1,164,427	1,014,334	1,014,334
Interfund Transfers	510,000	214,911	1,304,927	1,170,834	1,170,834
Miscellaneous Revenue	12,052	31,114	29,700	182,300	182,300
Line of Credit	0	2,921,900	0	0	0

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

<b>FUND:</b> 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	<b>DEPARTMENT:</b> COMMUNITY DEVELOPMENT
<b>DEPARTMENT HEAD:</b> CHERYL TWETE	

The voter-approved Central Beaverton Urban Renewal Plan’s Goals are to:

- I. Inform, communicate, and seek engagement for decision making to reflect community values and priorities
- II. Add value to our city by increasing property values through community investments that contribute to a healthy economy
- III. Support businesses of all sizes in creating and retaining jobs to attract a diverse local workforce
- IV. Promote redevelopment that fits the character of the Beaverton Community Vision
- V. Expand the existing transportation system to promote a safe, interconnected walking, biking, transit, and street network
- VI. Increase housing in the urban renewal district
- VII. Promote development of community, public arts, and culture in the urban renewal district to provide destinations that support a vibrant center for the community

**2016 Beaverton Community Vision Action Items that this program supports include:**

*Action #62 Create several unique districts*

The BURA boundary includes four unique sub districts (Old Town, Transit Oriented, Commercial Office and Retail, and Employment Area) and are core to determining BURA program resources and prioritization as identified in the BURA Five-Year Action Plan.

*Action #64 Continue to expand storefront improvement program*

Storefront improvement is an important and successful program that BURA will continue to implement and promote further participation in a coordinated effort with the City.

*Action #67 Redevelop blighted properties*

A primary BURA goal is to assist with redevelopment of blighted properties within its boundary, promoting and leveraging private redevelopment. Land acquisition and committing funding to new affordable housing units are examples of program investments to assist with redevelopment of blighted properties. Continued efforts will focus on land acquisition opportunities within the district.

*Action #70 Increase downtown housing options*

In the past three years, approximately 250 new housing units have been completed in the Old Town sub district, spanning the spectrum of affordable, market rate, and live-work units. An additional 230 units (of which 15 are affordable units) are under construction on the Westgate site in the Transit-Oriented sub district. Continued efforts will focus on housing opportunities in the urban renewal sub-districts.

*Action #104 Adopt strategies to address displacement in neighborhoods*

Anti-displacement of residents and businesses are an important subject matter for BURA and a coordinated effort with the City is in process including creating a toolkit to address residential displacement.

**Community Development Department Goals that this program supports include:**

*Goal 2: Create a cohesive urban downtown that provides an attractive place for people to live, work, and play*

*Goal 5: Continue the transition from an auto-oriented dominated community to a safe multi-modal transportation environment and reduce traffic congestion*

*Goal 7: Ensure the City has a variety of housing options in all neighborhoods to serve residents of all incomes, with special focus on increasing affordable housing*

**Program Objectives (services provided):**

In order to achieve the objectives of the Plan’s goals, projects will be undertaken by the BURA, and implementation will proceed in accordance with applicable federal, state (ORS 457), county, and city laws, policies, and procedures. BURA may undertake projects directly or may provide funding for projects undertaken by other public or private parties; BURA may fund these projects in part or in whole. Other funding may be obtained from development partners, federal and state grant funding, or other private or public sources. The City’s General Fund provides most of the funding for the staff supporting BURA.

**Objective #1: Incentive Programs**

Financial and technical assistance for property and/or business owners in the District to improve existing structures, investigate barriers to development or rehabilitation, and encourage additional investment in community facilities

- Development Opportunity Strategy Program
- Storefront Program
- Tenant Improvement Program

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

<b>FUND:</b> 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	<b>DEPARTMENT:</b> COMMUNITY DEVELOPMENT
<b>DEPARTMENT HEAD:</b> CHERYL TWETE	

**Objective #2: Joint Investment**

Financial assistance for property and business owners to encourage quality rehabilitation, preservation, development, or redevelopment that supports the goals listed above, including central Beaverton revitalization and job retention/creation

- Predevelopment Assistance
- Development Financing
- Land Acquisition and Management
- Affordable Housing

**Objective #3: Community Identity**

Improvements to public spaces and right-of-ways to improve attractiveness and create conditions necessary to recruit new businesses and private investment

- Gateways and Wayfinding
- Streetscape Improvements
- Creek Enhancements
- Placemaking & Public Art

**Objective #4: Transportation and Infrastructure Improvements**

Improvements to public right-of-ways and infrastructure with the intention of decreasing block size; reducing traffic congestion; and increasing connectivity, universal accessibility, safety, parking structures, utility upgrades, and access to multi-modal options to and within the Urban Renewal Area

- Transportation Connectivity
- Sidewalk Infill
- Parking
- Utility Upgrades

**Objective #5: Other**

- Administrative Overhead
- Professional Services
- Plans and Studies
- Audit Services
- Miscellaneous
- Contingency

**Objective #6: Debt Services and Oversight**

The bonding agencies that provide the service of selling bonds require funding, as does the Finance Department for financial oversight, and project staff to implement projects. This funding will pay for those necessary services.

- Debt Service Fees
- Debt Service Payments
- Inter-Agency Transfer

**Progress on FY 2017-18 Action Plan:**

- Managed the previously approved \$19 million Line of Credit and Tax Increment Financing sources for BURA funding opportunities
- Acquired three strategic properties located within the Beaverdam Road area
- Completed design development and began the construction documents and land use process for the Beaverton Central public parking garage
- Construction began on the Rise Central to develop a portion of the Westgate site for two mixed-use buildings of 230 units (15 affordable housing units) and 6,000 square feet of commercial space
- Negotiated a Disposition and Development Agreement with developer of a 120-room urban, business-class hotel and separate restaurant on the Westgate site. Land use and other permits have been submitted for construction.
- In partnership with the city's General Fund, continued funding a Storefront Improvement Program
- Continued funding and expanding the Tenant Improvement Program in support of the City's Restaurant Strategy

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

<b>FUND:</b> 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	<b>DEPARTMENT:</b> COMMUNITY DEVELOPMENT
<b>DEPARTMENT HEAD:</b> CHERYL TWETE	

- In partnership with the city’s General Fund, continued funding the Predevelopment Grant Program
- Participated in the Western Avenue Employment Area Strategy Study
- Completed the second BURA Annual Report
- Updated the Five-Year BURA Action Plan, which guides budget expenditures, program development, decision-making process, reporting tools and urban renewal funding toolkit opportunities in the next five years
- Participated in identifying Capital Improvement Program Priorities
- Hired a Parking Manager who will assist in designing and implementing parking management strategies in the downtown area
- Provided funding to support the Western Avenue Strategy street design improvements
- Participated with other state redevelopment agencies in preparation for future state legislative bills
- Improved the BURA website
- Participated in the Downtown Design Project

**FY 2018-19 Action Plan:**

- Begin construction on a 120-room urban, business-class hotel and restaurant on the Westgate site
- Pursue land acquisition for strategic short, medium and long-term projects
- Support affordable housing activities
- Implement and update the Five-Year BURA Action Plan
- Update BURA Annual Report, with continued reporting to BURA Board, URAC, taxing jurisdictions, and community; maintaining financial transparency
- Participate with other state redevelopment agencies to continue improving the urban renewal tool
- Design and publish a BURA Handbook available to BURA Board, URAC, the community, and interested parties
- Continue to improve the BURA website to be current, navigable and user-friendly for all interested parties
- Complete construction drawings and all permitting of the Beaverton Central public parking garage
- Continue to actively participate in the Westgate mixed-use residential development project while under construction
- Begin implementing streetscape improvements within Old Town and Beaverton Central areas
- Continue planning and implementing parking strategies, including exploring future public parking options
- Continue marketing the Storefront, Tenant Improvement, and Predevelopment Grant Program to strengthening the district’s business and community vitality
- Provide Predevelopment Assistance to district project(s)
- Support place making, public art, gateways and wayfinding within the district
- Provide support for transportation connectivity and utility upgrades
- Pursue state and federal funding to accomplish BURA plan goals
- Manage internal staff team to inform and enhance BURA’s short and long-term goals
- In coordination with the city, continue discussing residential and business anti-displacement measures and mitigation that could arise due to urban redevelopment investments
- Coordinate and assist area businesses and property owners with improvements and redevelopment

The following performance measures are from the BURA FY15-16 Annual Report:

<b>Performance Measures:</b>	<b>FY 2015-16 Actual</b>	<b>FY 2016-17 Actual</b>	<b>FY 2017-18 Projected/Revised</b>	<b>FY 2018-19 Adopted</b>
Increase in Urban Renewal Tax Increment (Estimated Previous Year to Projected)	\$1,476,792	\$2,002,390	\$2,128,654 / \$3,017,873	\$3,245,112
New Housing Units Completed (based on certificate of occupancy)	117	131	115 / 0	230
Value of New Construction (based on certificate of occupancy)	\$16.5M	\$29M	\$39.2M / \$13M	\$103.5M



CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2018-19 BUDGET

<b>FUND:</b> 901/902/904 BEAVERTON URBAN REDEVELOPMENT AGENCY - BURA	<b>DEPARTMENT:</b> COMMUNITY DEVELOPMENT
<b>DEPARTMENT HEAD:</b> CHERYL TWETE	

**Changes in Assessed Valuation – Beaverton Central Urban Renewal District**

	Total Assessed Valuation - BURA	Year to Year Increase	Percent Change Year to Year	Cumulative Increase (Decrease) over Base Year	Percent Change Over Base Year	Tax Increment Revenue Received	Cumulative Tax Increment Revenue
FY 2011-12 (Base Year)	\$782,804,336						
FY 2012-13	\$788,610,799	\$5,806,463	0.7%	\$5,806,463	0.7%	\$86,881	\$86,881
FY 2013-14	\$800,929,828	\$12,319,029	1.6%	\$18,125,492	2.3%	\$285,134	\$372,015
FY 2014-15	\$833,269,953	\$32,340,125	4.0%	\$50,465,617	6.5%	\$770,085	\$1,142,867
FY 2015-16	\$884,701,194	\$51,431,241	6.2%	\$101,896,858	13.0%	\$1,495,236	\$2,638,103
FY 2016-17	\$921,495,446	\$36,794,252	4.2%	\$138,691,110	17.7%	\$2,025,052	\$4,663,155
FY 2017-18 Projected	\$947,028,304	\$25,532,858	2.8%	\$176,472,423	21.0%	\$2,747,537	\$7,410,692
FY 2018-19 Budgeted	\$984,909,436	\$37,881,132	4.0%	\$202,105,100	25.82%	\$3,655,997	\$8,319,152

**Performance Outcomes and Program Trends:**

BURA revenue continues to exceed projections, which will positively impact the number of projects BURA is able to accomplish in the next several years. New construction within the district continues and doesn't appear to be slowing. The mixed use development on the Westgate site alone will add 230 additional units, of which 15 will be affordable units. It is expected those units will come on line FY2018-19. A recent set of projections from BURA's economic advisor shows a very positive trend line of tax increment over the life of the district. This will become incorporated into the next update to the Five-Year Action Plan.