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URBAN RENEWAL

The Almeda Fire Recovery and Revitalization Plan

Accompanying Report

City of Talent

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Executive Summary

The Almeda Fire Recovery and Revitalization Plan is an urban renewal plan (the "Program") for the City of Talent. The Program is presented in two parts – Part I, *The Almeda Fire Recovery and Revitalization Plan (the "Plan")*, and Part II, *The Almeda Fire Recovery and Revitalization Report (the "Report").* The Program was first prepared by the Urban Renewal Agency of the City of Talent, and then amended based on City Council, regional partner, and community member feedback. The Program has been prepared pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, and all other applicable state and local laws.

The goals, projects, and activities presented in the Program are designed to aid the Talent community in recovering from the September 2020 Almeda Fire, a wildfire that destroyed a third of Talent's housing and two-thirds of Talent's brick-and-mortar businesses. The underlying objective of the Program is to identify projects and provide a significant, consistent source of funding (tax increment financing) sufficient to address the wildfire's impacts that are not being addressed by other sources of funding or recovering on their own.

The program targets a single geographic area of 188 acres located entirely within the incorporated City of Talent. Most of the area is the burn scar from the Almeda Fire and Talent's downtown core.

The Program identifies 16 projects across four goal areas: Increase Affordable Housing, Revitalize Commercial Areas, Upgrade City Infrastructure, and Increase Resiliency to and Decrease Risk of Natural Disasters. These projects have an estimated cost of $13,979,672 in 2023 dollars. Of the total estimated costs, the Urban Renewal Agency will be responsible for $11,577,696 in 2023 dollars, or $16,323,835 accounting for expected project completion dates and expected inflation. It is anticipated to take 20 years of tax increment collections to implement. The Urban Renewal Agency will use tax increment financing as its primary revenue source for funding the Program. The financial feasibility of the Program has been addressed in the Report section and has been demonstrated to be financially feasible. The Program's fiscal impact on affected taxing districts has been addressed, and the cost to each affected district estimated.

Part II. Accompanying Report to the Almeda Fire Recovery and Revitalization Plan

SECTION 2.1 INTRODUCTION

This Accompanying Report to the Almeda Fire Recovery and Revitalization Plan (Report) contains background information and project details that pertain to the Almeda Fire Recovery and Revitalization Plan (Plan). This Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Talent City Council as part of the approval of the Plan. The Plan is the legal document that is adopted by city council and recorded in the county records.

It is important to note that this Report provides guidance on how the Plan might be implemented. As the Urban Renewal Agency of the City of Talent (Agency) reviews revenues and potential projects each year, it has the authority to adjust the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes, and/or make other adjustments. The Agency may also make changes to the Plan, as allowed in the Plan's Section 1.13, Procedure for Amendments to the Urban Renewal Plan.

This Report is composed of the following sections which provide the analysis and information required to meet the standards of ORS 457.087, including:

- **Section 2.2 Selection of Plan Area.** Reasons for the selection of the plan area (ORS 457.087(2)) and compliance with the statutory limits on assessed value and size of urban renewal area;
- **Section 2.3 Existing Conditions and Expected Impacts**. A description of the physical, social, and economic conditions in the area and the expected impact of the plan, including fiscal impact in light of increased services (ORS 457.087(1));
- **Section 2.4 Projects and their Relationship to Existing Conditions.** The relationship between each project and the existing conditions (ORS 457.087(3));
- **Section 2.5 Estimated Project Costs and Funding Sources.** The estimated total cost of each project and the source of funds to pay such costs (ORS 457.087(4));
- **Section 2.6 Anticipated Project Completion Dates.** The estimated completion date of each project (ORS 457.087(5));

- **Section 2.7 Estimated Funds Required and Anticipated Debt Retirement.** The estimated amount of funds required in the area and the anticipated year in which the debt will be retired (ORS 457.087(6));
- **Section 2.8 Financial Analysis of Plan.** A financial analysis of the plan with sufficient information to determine the feasibility of the plan (ORS 457.087(7));
- **Section 2.9 Impact of Tax Increment Financing.** A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area (ORS 457.087(8));
- **Section 2.10 Revenue Sharing.**
- **Section 2.11 Relocation Report.** A relocation report (ORS 457.087(9)).

SECTION 2.2 SELECTION OF PLAN AREA

The Plan Area, depicted in Exhibit 1, was selected to provide the ability to fund and implement the projects and programs necessary to address the impacts of the Almeda Fire. The area is primarily composed of the burn scar of the Almeda Fire, as well as the Central Business District which encompasses Talent's downtown core. The burn scar represents an area that requires additional funding to address the disaster impacts, including commercial revitalization on burned lots, improved city infrastructure to address higher density rebuild, and increased resiliency to and decreased the risk of future natural disasters. The Central Business District represents an area necessary to support commercial revitalization, particularly since the remaining businesses suffered significant financial impacts from the Almeda Fire (loss of customers) and the downtown core is one of the few commercial zones that still has commercial structures for businesses to locate to.

The remaining sections of the plan area represent project-specific locations relevant to the Plan's goals and objectives. They include properties along Wagner Creek and Bear Creek to establish walking paths to better maintain hazardous fuels reduction efforts, and projects specific to increasing the development potential of locations large enough to support affordable housing projects.

The urban renewal area is 188 acres with a projected fiscal year 2023-2024 assessed value of $79,690,781[1]. This represents 22.1% of Talent's geographic area and 17.57% of Talent's total assessed value, as depicted in Table 1. Both these proportions are within the limits set by State law for a municipality with a population under 50,000.

Table 1. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

[1] Estimated value, exact value will be set by the Jackson County Assessor upon adoption of the Plan. It is projected this will be from the FY 2023/2024 tax roll.

	Acreage	Assessed Value[1]
Talent Urban Renewal Area	188	$79,690,781
City of Talent	851.1	$453,550,513
% of City	22.1%	17.57%

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of Talent and Jackson County Department of Assessment and Taxation (FYE 2023 increased by estimates for FYE 2024)

SECTION 2.3 EXISTING CONDITIONS AND EXPECTED IMPACTS

On September 8, 2020, the Almeda Fire destroyed or caused damage to 690 residential structures and 64 commercial structures within Talent city limits, representing a loss of 47% of the manufactured housing, 60% of the brick-and-mortar businesses, and 30% of the tree canopy. Two years after the fire, 44 commercial lots remain vacant, 212 manufactured home spaces remain vacant, and 80 families are living in transitional housing within city limits. There are additional fire-impacted families who are still living outside of city limits in hotels, recreational vehicles, and FEMA housing, and the threat of wildfire, extreme weather, and other environmental hazards remain significant. This context sets the stage for the existing conditions in the urban renewal area. The subsection below details the physical, social, and economic conditions of the plan area, as well as the expected impacts of the plan on municipal services.

2.3.1 Physical Conditions

The urban renewal area represents 188 total acres, which is composed of 499 individual parcels encompassing 117.16 acres and an additional 70.84 acres of public right-of-way. Of the parcels within the boundary, 70% are associated with a destroyed or major damage assessment from the Almeda Fire.

Land Use

Table 2 summarizes the land use designation of the parcels in the urban renewal area. By acreage, Commercial (44.10%) accounts for the most prevalent land use within the area, followed by Residential (33.36%).

Land Use	Parcels	Acres	Percent of Acres
Commercial	119	51.67	44.10%
Residential	243	39.09	33.36%
Multi-Family	136	26.23	22.39%
Miscellaneous	1	0.17	0.15%
TOTAL:	499	117.16	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from Jackson County Department of Assessment and Taxation (FYE 2023)

Comprehensive Plan Designations

Table 3 summarizes the comprehensive plan designation of the parcels in the urban renewal area and Exhibit 2 provides a graphical description. The most prevalent comprehensive plan designation by acreage in the area is Commercial (48.85%). The second most prevalent designation is Residential Zone - High Density (31.84%).

Table 3. Urban Renewal Area Comprehensive Plan Designation

Comprehensive Plan Designation	Parcels	Acres	Percent of Acres
Commercial	135	57.24	48.85%
Residential - High Density	220	37.30	31.84%
Residential - Manufactured Home	98	12.09	10.32%
Public Facilities - Civic	44	9.30	7.94%
Parks	2	1.23	1.05%
TOTAL:	499	117.16	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from Jackson County Department of Assessment and Taxation (FYE 2023)

Zoning Designations

Table 4 summarizes the comprehensive plan designation of the parcels in the urban renewal area and Exhibit 3 provides a graphical description. The most prevalent zoning designation by acreage in the area is Residential Zone - Multiple-Family - High Density (31.84%). The second most prevalent zoning designation in the area is Commercial Zone – Highway Commercial (25.76%).

Table 4. Urban Renewal Area Zoning Designation

Zoning Designations	Tax Lots	Acres	Percent of Acres
Residential Zone - Multiple-Family - High Density	220	37.30	31.84%
Commercial Zone - Highway Commercial	40	30.18	25.76%
Commercial Zone - Central Business District	83	18.04	15.40%
Commercial Zone - Highway Central Business District	28	17.55	14.98%
Residential Zone - Manufactured Home	128	14.09	12.03%
TOTAL:	499	117.16	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from Jackson County Department of Assessment and Taxation (FYE 2023)

Infrastructure

After the Almeda Fire, several neighborhoods have built back at higher densities than what they were before the fire. While the City planned for higher density over the long run, the City is not able to keep up with the speed of the density increase post-fire. The urban renewal area covers these neighborhoods so that they can be assessed for the infrastructure needs and necessary projects to address those identified needs can be implemented. Table 5 shows which infrastructure projects have already been identified as needed through the City of Talent draft 2023-2028 Capital Improvement Plan.

Table 5. Identified Capital Improvement Projects in the Area

Capital Improvement Projects
Wagner Street Extension from Talent Ave to West Valley View Road
West Gangnes Drive Storm Drain Installation
East Gangnes Drive Storm Drain Rehabilitation
Fireflow Waterline Improvement
City Bacbone Piping Seismic Upgrades
Rapp Road Sidewalk Improvements

Source: RH2 Engineering, Inc. draft 2023-2028 Capital Improvement Plan for the City of Talent.

2.3.2 Social Conditions

The urban renewal area was significantly changed by the Almeda Fire and continues to change with the rebuild. Below represents the best summary of the social conditions of the area, at this time.

Housing Needs Analysis

In 2017, a Housing needs Analysis was completed for the City of Talent by ECONorthwest. The analysis identified an existing deficit of affordable housing of approximately 600 units for households with income below $25,000. In 2020, the Almeda Fire exacerbated this deficit. The fire destroyed 36-units of federally-subsidized affordable housing and 333 manufactured homes, which represented non-subsidized affordable housing within Talent. The manufactured homes that have been placed post-fire are valued at substantially higher than manufactured homes that existed before the fire ($55,070 median assessed value in 2022 vs. $14,000 median assessed value in 2020[2]), displaying that new manufactured homes were likely no longer be a viable source of affordable housing for lower-income households.

Housing Loss and Permit Data

An estimated 690 housing units across 399 properties were destroyed or received major damage from the Almeda Fire. Approximately half of those housing units were manufactured housing. As of November 22, 2022[3]:

- 223 residential properties had been issued a building permit
- 73 manufactured homes have received a placement permit
- 4 multi-family projects have received a building permit, representing 71 units
- 2 mixed-use projects have received a building permit, representing 10 units
- 19 properties have requested lot changes (to provide increased density)

Commercial Loss and Permit Data

Sixty-four commercial structures across 56 parcels were destroyed or suffered major damage in the Almeda Fire. As of November 22, 2022[3], 14 of the impacted parcels had received building permits. Including planning applications, an additional 21,100 square footage of commercial space is expected to be built in the burn scar over the next three years.

Demographics

There has been no updated U.S. Census demographic data since the Almeda Fire to estimate the area's current social conditions. Thus, this report uses recent data from the Phoenix-Talent School District[4] (the local school district) to estimate the current social conditions of the area.

- 203 families with school-aged children in Talent were displaced by the Almeda Fire.
- Before the fire, there were 672 families served by the school district. After the fire, 469 families are being served.
- 280 students are no longer enrolled at the school district due to the fire.
- Other families/children impacted are being bussed to the Talent schools, some transportation taking as much as 1.5 hours per day.

[2] Jackson County Assessor Data for 2020 and 2022.
[3] Permit data from City of Talent Accela, pulled November 22, 2022.
[4] Telephone conversation with Tiffanie Lambert at the Phoenix Talent School District on April 22, 2022, and House Bill 4026 2022 Oregon Legislative Assembly Regular Session.

- 13.87% of students have disabilities.
- 50% of students are low-income.
- 46% of middle school students are Black, Indigenous, and/or People of Color (BIPOC)
- 44% of elementary school students are BIPOC
- 29% of middle school students are chronically absent
- 24% of students are English learners

The Race/Ethnicity of students at the Phoenix Talent School District are summarized in Table 6.

Table 6. Race/Ethnicity in Phoenix-Talent School District, 2022

Race/Ethnicity	Percentage
Hispanic	43.69%
Non-Hispanic White	49.00%
Non-Hispanic Multi-Racial	4.97%
Non-Hispanic African-American	0.82%
Non-Hispanic Alaskan/American Indian	0.62%
Non-Hispanic Asian	0.21%

Source: Phoenix-Talent School District

2.3.3 Economic Conditions

The estimated total assessed value of the area including all real, personal, manufactured, and utility properties is estimated to be $79,690,781 for FYE 2025.

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property’s improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the “Improvement to Land Value Ratio," or “I:L.” The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 7 shows the improvement to land ratios (I:L) for properties within the Area. In the Area, 386 tax lots representing 80% of the acreage have I:L ratios less than 1.0. The number of properties with no improvements is so high due to the impacts of the lack of rebuild for affordable housing units located in mobile home parks destroyed by the Almeda Fire.

Table 7. Improvement to Land Ratios in the Area

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
No Improvement Value	309	60.84	51.93%
0.01-0.50	31	13.44	11.47%
0.51-1.00	46	11.22	9.58%
1.01-1.50	29	7.98	6.81%
1.51-2.00	17	8.74	7.46%
2.01-2.50	29	3.19	2.72%
2.51-3.00	18	5.11	4.36%
3.01-4.00	10	1.72	1.47%
> 4.00	10	4.92	4.20%
TOTAL:	499	117.16	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the Jackson County Department of Assessment and Taxation (FYE 2023).

2.3.4 Impact on Municipal Services

Municipal services include the services provided by Jackson County and the City of Talent to the Talent community. Given that the urban renewal projects are expected to increase the development and density of the urban renewal area, this section discusses the fiscal impacts to municipal services resulting from potential increases in demand.

The urban renewal projects are intended to address the loss of affordable housing, to help facilitate the rebuild of commercial businesses, to address city infrastructure needs and to help promote resiliency and decreased risk of natural disaster. The use of tax increment allows the City of Talent to add an additional funding source to the City of Talent General Fund and Systems Development Funds to support the implementation of these projects.

It is anticipated that these improvements will help to provide increased affordable housing and commercial development, which will require City of Talent services. Services in the City of Talent are paid for from the General Fund and, historically, property taxes comprise a little under fifty percent of the General Fund revenues. It is expected that the General Fund amounts will increase outside of the Area, due to the allowed three percent appreciation of assessed value allowed in Oregon and from construction activity that is outside the urban renewal area. Section 2.9 summarizes how the City of Talent and Jackson County budget will be impacted from tax increment collections.

SECTION 2.4 PROJECTS AND THEIR RELATIONSHIP TO EXISTING CONDITIONS

The projects identified for the Almeda Fire Recovery and Revitalization Plan area are described below, including how they relate to existing conditions in the area.

A. **Projects to recover affordable housing.** In the Almeda Fire, Talent lost 47% of its manufactured housing – one of the primary sources of affordable housing. Two years after the fire, 212 manufactured homes spaces remain vacant. The manufactured homes that are returning are no longer affordable for low-income households. The projects below increase the access to or the development potential of parcels of land large enough to support subsidized-affordable housing, as well as programs to attract and support affordable housing developers.

   i. *Rapp Road Railroad Crossing Improvements***.** Realign street and upgrade railroad crossing to increase development potential/land availability across the railroad.

   ii. *Wintersage Upgrade to Local Street Standards*. Upgrade Wintersage to local street standards to allow two-way traffic and street parking for higher density development.

   iii. *Assessment of Publicly Owned Properties for Development*. Perform geotechnical assessments, environmental assessments, and other due diligence to understand the development potential of publicly owned properties.

   iv. *Affordable Housing Incentive Program***.** The Agency may establish incentive programs to encourage affordable housing development within the Urban Renewal Area. The affordable housing incentive programs may be in the form of grants or loans.

B. **Revitalize commercial areas.** In the Almeda Fire, Talent lost 60% of our brick-and-mortar business. Two years after the fire, only 14% have filed for a building permit. The projects below represent programs intended to support the development of commercial space and the establishments of businesses within the urban renewal area.

   i. *Economic Development Incentive Program***.** The Agency may establish incentive programs to encourage the development of commercial structures and support business development within the Urban Renewal Area. The economic incentive programs may be in the form of grants or loans.

C. **Upgrade city infrastructure.** After the Almeda Fire, several neighborhoods have built back at higher densities than what they were before the fire. While the City planned for higher density over the long run, the City is not able to keep up with the speed of the density increase post-fire. The projects below represent neighborhood-specific investment needs to support high-density housing and general system capacity.

i. *Rapp Road Sidewalk Improvements*. Add curb and sidewalk to the south side of Rapp Road to fill in remaining gaps between Talent Ave and Hwy 99.

ii. *West Gangnes Drive Storm Drain Installation*. Provide drainage infrastructure to West Gangnes for more adequate street drainage and connectivity with residential runoff.

iii. *East Gangnes Drive Storm Drain Rehabilitation*. Replace the existing 12” pipe with an 18” pipe to address drainage issues with increased residential density and overall roof area.

iv. *Wagner Street Extension*. Extend Wagner Street from Talent Ave to roundabout, providing better traffic flow for higher density areas.

v. *Neighborhood-Specific Improvements*. Assess specific-neighborhood infrastructure needs and install identified improvements to support higher-density housing or economic development. Improvements may include the installation or reconstruction of the following:

   i. Storm Drains;
   ii. Sanitary Sewers;
   iii. Water Mains and Fire Hydrants;
   iv. Curbs or Curbs and Gutters;
   v. Sidewalks, including irrigated tree plantings;
   vi. Street Work, including crosswalks; and
   vii. Alley Paving.

D. **Increase resiliency to and decrease risk of natural disaster.** The Almeda Fire showed the Talent community that we need to improve our response to emergencies and decrease our risk of emergencies in the future. Those emergencies include wildfire, excessive heat, flash flooding, and earthquakes. The projects below help decrease our risk of disaster and increase our resiliency if disaster were to occur.

i. *Tree Planting Program*. The Agency may establish tree planting programs to encourage the recovery of lost canopy from the Almeda Fire. These programs could include tree planting projects within the urban renewal area or grant programs for tree planting on private property.

ii. *Wagner Creek and Bear Creek Greenway Walking Paths*. Install walking paths along Wagner Creek and in the hazardous fuel removal area of Bear Creek to help increase access for maintenance and community use.

iii. *Seismic Pipe Upgrades*. When backbone water pipes within the urban renewal area are placed or replaced, the pipes will be upgraded to restrained-joint ductal iron piping for increased seismic resilience.

iv. *Shake Alert for Water Distribution System*. Connect Shake Alert to water distribution system in the urban renewal area by replacing valves with compatible automatic valves.

v. *Emergency Warning and Response System*. Install an audio/visual warning system in the urban renewal area to be used in conjunction with Everbridge and perform other projects that improve emergency response within the urban renewal area.

vi. *Fire Flow Improvement*. Address future flow deficiencies to fire hydrants in urban renewal area.

SECTION 2.5 ESTIMATED PROJECT COSTS AND FUNDING SOURCES

The total cost estimates for the projects within Plan goals are shown in Table 8 below. Exhibit 4 shows the detailed cost estimate for specific projects, and their anticipated funding sources. Table 8 presents the estimated costs of the projects today (constant 2023 dollars) and the estimated cost of those projects in the future (year of expenditure dollars, YOE). The year of expenditure dollars assumes annual 3% inflation. These inflation rates come from the *Summary of Economic Projections* released on June 25, 2022.

These cost estimates are based on known project costs (in the case of capital projects or projects identified in city master plans) and anticipated project costs based on programs implemented by other urban renewal agencies in Oregon. If the Agency is able to provide additional funding sources, the timing on projects could be moved up and year of expenditure costs may change. The Agency will be able to review and update fund expenditures and allocations to specific projects and program categories on an annual basis when the annual budget is prepared.

Table 8. Estimated Cost of Each Project by Goal Category

Project Title	Constant FYE 2023	Year of Expenditure Project Cost
Affordable Housing	$(1,641,496)	$(2,311,812)
Commercial Revitalization	$(2,750,000)	$(3,876,913)
City Infrastructure	$(2,873,500)	$(4,047,310)
Resiliency and Decreased Risk	$(3,312,700)	$(4,678,886)
Financing Fees	$(103,168)	$(132,000)
Administration	$(896,832)	$(1,276,914)
TOTAL:	$(11,577,696)	$(16,323,835)

Source: Tiberius Solutions

SECTION 2.6 ANTICIPATED PROJECT COMPLETION DATES

The schedule for implementation of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency.

The amount of money available for projects in 2023 constant dollars for the Area is $11,577,696. This $11,577,696 is calculated by reflecting the maximum indebtedness of $16,400,000 in constant 2023 dollars. This is done as the Agency's cost estimates are typically in constant dollars, so understanding how that relates to the overall maximum indebtedness over 20 years is important to help the Agency make projections on the allocation of funds throughout the life of the area.

Table 9 shows the $11,577,696 of 2023 project dollars inflated over the life of the area, including administrative expenses. All costs shown in Table 9 are in year-of-expenditure dollars, which are adjusted by 4.0% in FYE 2023 and 3.0% annually thereafter to account for inflation. The year of expenditure total cost is estimated to be $16,323,835.

The 3% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470. While inflation rates are higher than this now, over the term of the area inflation rates are projected to be an average of 3% per year, consistent with long-term historical trends and the most recent forecasts from the Federal Reserve.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available

Table 9. Programs and Costs in Year of Expenditure Dollars

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Resources							
Beginning Balance		-	15,940	32,698	18,360	9,731	25,459
Interest Earnings	2,079	-	80	163	92	49	127
Transfer from TIF	9,721,756	63,681	61,802	180,662	303,943	376,058	450,621
Bond/Loan Proceeds	6,600,000	-	1,400,000	-	-	-	-
Total Resources	16,323,835	63,681	1,477,822	213,523	322,395	385,839	476,207
Expenditures							
Affordable Housing	(2,311,812)		(213,077)	(22,510)	(40,576)	(47,764)	(61,495)
Commercial Revitalization	(3,876,913)		(355,838)	(37,592)	(67,761)	(79,766)	(102,697)
City Infrastructure	(4,047,310)		(372,884)	(39,393)	(71,007)	(83,587)	(107,616)
Resiliency and Decreased Risk	(4,678,886)		(426,153)	(45,020)	(81,151)	(95,528)	(122,990)
Financing Fees	(132,000)		(28,000)				
Administration	(1,276,914)	(47,741)	(49,172)	(50,648)	(52,169)	(53,735)	(55,346)
Total Expenditures	(16,323,835)	(47,741)	(1,445,124)	(195,163)	(312,664)	(360,380)	(450,144)
Ending Balance		15,940	32,698	18,360	9,731	25,459	26,063

Source: Tiberius Solutions

Table 9, continued. Programs and Costs in Year of Expenditure Dollars

	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037
Resources							
Beginning Balance	26,063	10,102	38,866	15,414	24,119	20,264	20,331
Interest Earnings	130	51	194	77	121	101	102
Transfer from TIF	215,394	296,849	381,944	470,813	563,597	364,992	466,049
Bond/Loan Proceeds	3,100,000	-	-	-	-	2,100,000	-
Total Resources	3,341,587	307,002	421,004	486,304	587,837	2,485,357	486,482
Expenditures							
Affordable Housing	(500,386)	(32,620)	(53,756)	(62,289)	(78,414)	(367,125)	(60,504)
Commercial Revitalization	(835,645)	(54,475)	(89,773)	(104,023)	(130,951)	(613,099)	(101,042)
City Infrastructure	(875,676)	(57,085)	(94,073)	(109,006)	(137,224)	(642,469)	(105,882)
Resiliency and Decreased Risk	(1,000,772)	(65,240)	(107,512)	(124,578)	(156,827)	(734,250)	(121,008)
Financing Fees	(62,000)					(42,000)	
Administration	(57,006)	(58,716)	(60,476)	(62,289)	(64,157)	(66,083)	(68,067)
Total Expenditures	(3,331,485)	(268,136)	(405,590)	(462,185)	(567,573)	(2,465,026)	(456,503)
Ending Balance	10,102	38,866	15,414	24,119	20,264	20,331	29,979

Source: Tiberius Solutions

Table 9, continued. Programs and Costs in Year of Expenditure Dollars

	FYE 2038	FYE 2039	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044
Resources							
Beginning Balance	29,979	31,375	22,620	1,678	20,994	3,585	48,123
Interest Earnings	150	157	113	8	105	18	241
Transfer from TIF	571,474	681,431	796,089	915,622	905,705	937,456	717,573
Bond/Loan Proceeds	-	-	-	-	-	-	-
Total Resources	601,603	712,963	818,822	917,308	926,804	941,059	765,937
Expenditures							
Affordable Housing	(77,900)	(96,282)	(115,696)	(127,680)	(131,513)	(126,427)	(95,798)
Commercial Revitalization	(130,093)	(160,791)	(193,212)	(213,226)	(219,626)	(211,133)	(176,170)
City Infrastructure	(136,325)	(168,494)	(202,468)	(223,440)	(230,147)	(221,247)	(169,287)
Resiliency and Decreased Risk	(155,800)	(192,564)	(231,392)	(255,360)	(263,025)	(252,854)	(246,862)
Financing Fees							
Administration	(70,110)	(72,212)	(74,376)	(76,608)	(78,908)	(81,275)	(77,820)
Total Expenditures	(570,228)	(690,343)	(817,144)	(896,314)	(923,219)	(892,936)	(765,937)
Ending Balance	31,375	22,620	1,678	20,994	3,585	48,123	-

Source: Tiberius Solutions

SECTION 2.7 ESTIMATED FUNDS REQUIRED AND ANTICIPATED DEBT RETIREMENT

The area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the area in fiscal year 2043-44, representing 20 years of tax increment revenue collections. The time frame of urban renewal is not absolute; it may vary depending on the actual ability of the area to meet the maximum indebtedness.

The maximum indebtedness is $16,400,000. The estimated total amount of tax increment revenues required to service the maximum indebtedness of $16,400,000 is $18,966,256 and is from permanent rate levies. The increase over the maximum indebtedness is due to the projected cost of the interest on projected borrowings.

Table 10 shows a summary of the financial capacity of the urban renewal area, including how the total tax increment financing revenue translates to the ability to fund urban renewal projects in constant 2023 dollars in five-year increments.

Table 11 shows the estimated borrowings and amounts that make the financing financially feasible. The Agency may do borrowings at different times or for different amounts. The timeframes on these borrowings are designed to have all borrowing repaid at the termination of the area in fiscal year 2043-44. The amounts shown are the principal amounts of the borrowings.

An interest rate of 5% and a minimum debt service coverage ratio of 1.5 is assumed for all debt issuances.

Table 12 shows the anticipates tax increment revenues and their allocations to debt service over the life of the area. Prior years' tax increment financing are those tax revenues collected from the assessor that were due from prior years but delinquent and paid at a later time. These estimates are average amounts collected annually.

Table 10. Estimated Financial Capacity of the Area

Total Net TIF	**$19,000,000**
Maximum Indebtedness	**$16,400,000**
Capacity (2023$)	**$11,600,000**
Years 1-5	$2,100,000
Years 6-10	$3,800,000
Years 11-15	$3,200,000
Years 16-20	$2,500,000

Source: Tiberius Solutions

Table 11. Estimated Borrowings and Amounts

Loan	Loan A	Loan B	Loan C
Principal Amount	$1,400,000	$3,100,000	$2,100,000
Interest Rate	5.00%	5.00%	5.00%
Loan Term	19	14	9
Loan Year	2026	2031	2036
Interest Payment Start	2026	2031	2036
Principal Payment Start	2026	2031	2036
Annual Payment	($115,843)	($313,174)	($295,449)

Source: Tiberius Solutions

Table 12. Tax increment Revenues and Allocations to Debt Service

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Resources							
Beginning Balance		-	-	-	-	-	-
TIF: Current Year	18,706,914	63,681	176,689	293,855	415,379	485,671	559,179
TIF: Prior Years	259,342	-	955	2,650	4,408	6,231	7,285
Total Resources	18,966,256	63,681	177,645	296,505	419,786	491,902	566,464
Expenditures							
Loan A, 2025	(2,201,017)	-	(115,843)	(115,843)	(115,843)	(115,843)	(115,843)
Loan B, 2030	(4,384,440)	-	-	-	-	-	-
Loan C, 2035	(2,659,043)	-	-	-	-	-	-
Total Debt Service	(9,244,500)	-	(115,843)	(115,843)	(115,843)	(115,843)	(115,843)
Debt Service Coverage Ratio			1.53	2.56	3.62	4.25	4.89
Transfer to URA Projects Fund	(9,721,756)	(63,681)	(61,802)	(180,662)	(303,943)	(376,058)	(450,621)
Total Expenditures	(18,966,256)	(63,681)	(177,645)	(296,505)	(419,786)	(491,902)	(566,464)

Source: Tiberius Solutions

Table 12, continued. Tax increment Revenues and Allocations to Debt Service

	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037
Resources	-	-	-	-	-	-	-
Beginning Balance	636,023	716,326	800,216	887,827	979,297	1,074,769	1,174,394
TIF: Current Year	8,388	9,540	10,745	12,003	13,317	14,689	16,122
TIF: Prior Years	644,411	725,866	810,961	899,830	992,614	1,089,459	1,190,515
Total Resources							
Expenditures							
Loan A, 2025	(115,843)	(115,843)	(115,843)	(115,843)	(115,843)	(115,843)	(115,843)
Loan B, 2030	(313,174)	(313,174)	(313,174)	(313,174)	(313,174)	(313,174)	(313,174)
Loan C, 2035						(295,449)	(295,449)
Total Debt Service	(429,017)	(429,017)	(429,017)	(429,017)	(429,017)	(724,466)	(724,466)
Debt Service Coverage Ratio	1.50	1.69	1.89	2.10	2.31	1.50	1.64
Transfer to URA Projects Fund	(215,394)	(296,849)	(381,944)	(470,813)	(563,597)	(364,992)	(466,049)
Total Expenditures	(644,411)	(725,866)	(810,961)	(899,830)	(992,614)	(1,089,459)	(1,190,515)

Source: Tiberius Solutions

Table 12, continued. Tax increment Revenues and Allocations to Debt Service

	FYE 2039	FYE 2040	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044
Resources							
Beginning Balance	-	-	-	-	-	-	-
TIF: Current Year	1,278,325	1,386,723	1,499,754	1,617,593	1,605,908	1,637,834	1,417,471
TIF: Prior Years	17,616	19,175	20,801	22,496	24,264	24,089	24,568
Total Resources	1,295,941	1,405,898	1,520,555	1,640,089	1,630,172	1,661,923	1,442,039
Expenditures							
Loan A, 2025	(115,843)	(115,843)	(115,843)	(115,843)	(115,843)	(115,843)	(115,843)
Loan B, 2030	(313,174)	(313,174)	(313,174)	(313,174)	(313,174)	(313,174)	(313,174)
Loan C, 2035	(295,449)	(295,449)	(295,449)	(295,449)	(295,449)	(295,449)	(295,449)
Total Debt Service	(724,466)	(724,466)	(724,466)	(724,466)	(724,466)	(724,466)	(724,466)
Debt Service Coverage Ratio	1.79	1.94	2.10	2.26	2.25	2.29	1.99
Transfer to URA Projects Fund	(571,474)	(681,431)	(796,089)	(915,622)	(905,705)	(937,456)	(717,573)
Total Expenditures	(1,295,941)	(1,405,898)	(1,520,555)	(1,640,089)	(1,630,172)	(1,661,923)	(1,442,039)

Source: Tiberius Solutions

SECTION 2.8 FINANCIAL ANALYSIS OF THE PLAN

The financial assumptions assume this Plan is adopted and effective after October 31, 2023 and prior to January 1, 2024. This timeline will result in the County Assessor calculating the certified frozen base of the area based on the fiscal year 2023-2024 tax roll, which reflects property values as of January 1, 2023. This means that any increase in assessed value in the Area from new construction or appreciation that has occurred after January 1, 2023 will be included in the increment value of the Area.

The tax roll for fiscal year 2023-24 will reflect the reduction of assessed values due to the Almeda Fire and significant rebuilding of market rate housing in the area since the fire. Many structures were totally destroyed, reducing the assessed value of structures to zero. However, significant residential rebuild has occurred. .

The estimated tax increment revenues through FYE 2044 are calculated based on projections of growth in assessed value due to new development and appreciation within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2024 and beyond assume annual appreciation of 3.0% for real property (the maximum annual appreciation allowed by the State Constitution), no change in the value of personal and utility property in the area, and annual depreciation of 3.3% for manufactured property (i.e., mobile homes). In addition to appreciation and depreciation, growth in assessed value is assumed from new construction in the Area (i.e., “exception value”).

Exception value assumptions are summarized below.[5] Table 13 summarizes the assumed value of new construction from projects that have already received building permits. Table 14 summarizes the assumed value of speculative, long-term construction in the area. Table 15 summarizes the amount of new assessed value from new construction to be added to the tax roll each year of the forecast period.

Table 13. Exception Value Assumptions, Permitted Construction Activity, FYE 2024 and FYE 2025, Constant 2023$

Land Use	Total RMV	CPR	Total AV
Commercial	$3,782,714	0.659	$2,492,809
Single-Family Residential	$17,321,059	0.544	$9,422,656
Multi-Family Residential	$8,441,840	0.472	$3,984,549
Manufactured	$365,500	0.449	$164,110
Total	$29,911,114		$16,064,123

Source: Tiberius Solutions with data from City of Talent permits pulled November 22, 2022
RMV real market value; CPR – changed property ratio; AV - assessed value

[5] All values stated in constant 2023 dollars unless otherwise noted.

Table 14. Exception Value Assumptions, Speculative Long-Term Construction Activity, FYE 2024 to 2044, Constant 2023$

Land Use	Units	RMV per Unit	Total RMV	CPR	Total AV
Commercial	174,990	$236	$41,306,390	0.659	$27,220,911
Single-Family Residential	28.7	$360,000	$10,338,796	0.544	$5,624,305
Multifamily Residential	99.3	$200,000	$19,866,667	0.472	$9,377,067
Manufactured	116	$100,000	$11,600,000	0.449	$5,208,400
Total			$83,111,852		$47,430,683

Source: Calculated by Tiberius Solutions with data and assumptions provided by City of Talent.

Table 15. Forecast Assessed Value from New Construction, FYE 2024 to 2044, Constant 2023$

FYE	Commercial	Single-Family Residential	Multifamily Residential	Manufactured	Total
2024	$2,282,248	$8,328,563	$3,815,835	$161,291	$14,587,937
2025	$210,561	$1,375,308	$637,567	$2,818	$2,226,255
2026	$2,851,359	$281,215	$468,853	$1,736,133	$5,337,561
2027	$2,851,359	$281,215	$468,853	$1,736,133	$5,337,561
2028	$2,851,359	$281,215	$468,853	$1,736,133	$5,337,561
2029	$1,166,677	$281,215	$468,853	$0	$1,916,746
2030	$1,166,677	$281,215	$468,853	$0	$1,916,746
2031	$1,166,677	$281,215	$468,853	$0	$1,916,746
2032	$1,166,677	$281,215	$468,853	$0	$1,916,746
2033	$1,166,677	$281,215	$468,853	$0	$1,916,746
2034	$1,166,677	$281,215	$468,853	$0	$1,916,746
2035	$1,166,677	$281,215	$468,853	$0	$1,916,746
2036	$1,166,677	$281,215	$468,853	$0	$1,916,746
2037	$1,166,677	$281,215	$468,853	$0	$1,916,746
2038	$1,166,677	$281,215	$468,853	$0	$1,916,746
2039	$1,166,677	$281,215	$468,853	$0	$1,916,746
2040	$1,166,677	$281,215	$468,853	$0	$1,916,746
2041	$1,166,677	$281,215	$468,853	$0	$1,916,746
2042	$1,166,677	$281,215	$468,853	$0	$1,916,746
2043	$1,166,677	$281,215	$468,853	$0	$1,916,746
2044	$1,166,677	$281,215	$468,853	$0	$1,916,746
Total	$29,713,719	$15,046,961	$13,361,615	$5,372,510	$63,494,806

Source: Calculated by Tiberius Solutions with data and assumptions provided by City of Talent.

These projections of growth are the basis for the tax increment projections in the area. They were informed by conversations with Agency and city staff, based on the amount of development that has occurred in the rebuild after the Almeda Fire and the development potential within the area. If actual assessed value growth is less than forecasted, then it would reduce the financial capacity of the area to fund projects listed in the Plan. If there is additional assessed value growth, the area may reach its maximum indebtedness at an earlier date.

Table 16 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, compression and rate truncation. The following notes describe the distinct columns of the table.

- Total AV is the projected total assessed value.
- Frozen base is the estimate of the assessed value of the area at its formation.
- Increment used is the total assessed value minus the frozen base, minus any increment value shared with overlapping taxing districts.
- Increment not used is the value of increment shared with overlapping taxing districts.
- Tax rate is the total permanent rate levy for the area.
- Gross tax increment financing revenue (TIF)[6] is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is "tax rate times assessed value used divided by one thousand."
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, compression and rate truncation
- TIF Current Year reflects subtracting the 5% adjustment factor from Gross TIF.
- TIF Prior Years is the tax increment revenue that was delinquent the prior year and is paid by
  the assessor's office once it is received. It is estimated that this amount is 1.5% of total TIF
- Net TIF is the amount of tax increment revenues estimated to be received by the Agency, equal to the sum of TIF Current Year and TIF Prior Years.

[6] TIF is also used to signify tax increment revenues

Table 16. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, FYE 2025 to FYE 2044

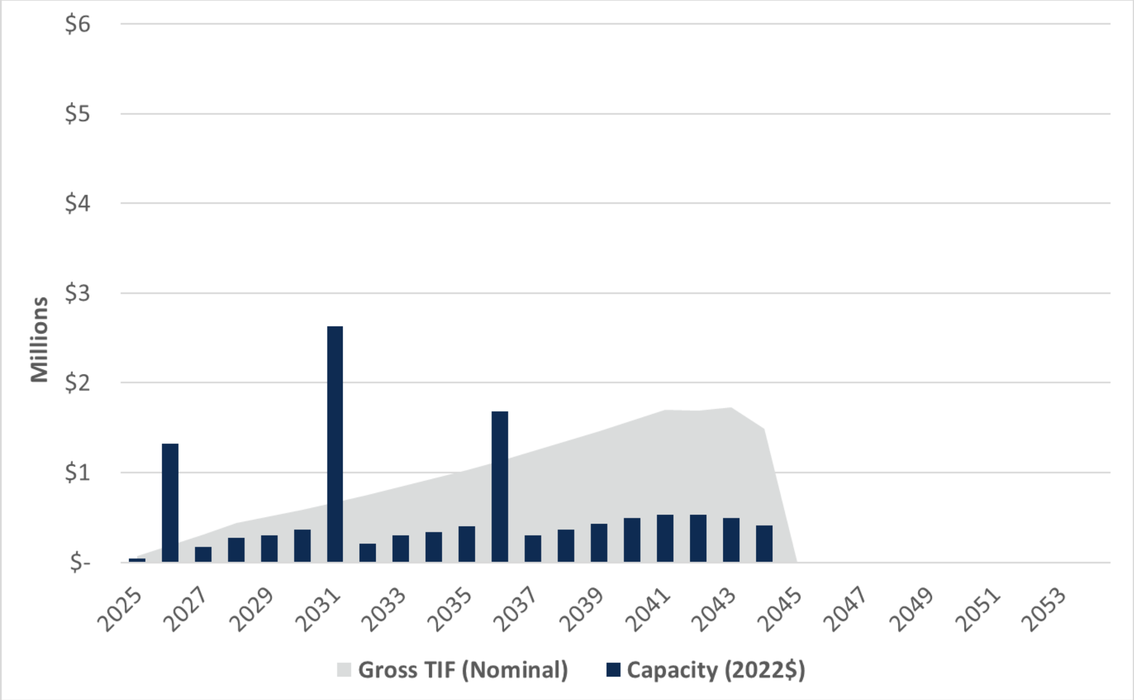
FYE	Total AV	Frozen Base AV	Increment Applied	Increment Shared	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2025	84,352,557	79,690,781	4,661,776	-	14.3792	67,033	(3,352)	63,681	-	63,681
2026	92,625,357	79,690,781	12,934,576	-	14.3792	185,989	(9,299)	176,689	955	177,645
2027	101,202,478	79,690,781	21,511,697	-	14.3792	309,321	(15,466)	293,855	2,650	296,505
2028	110,098,633	79,690,781	30,407,852	-	14.3792	437,241	(21,862)	415,379	4,408	419,786
2029	115,244,389	79,690,781	35,553,608	-	14.3792	511,232	(25,562)	485,671	6,231	491,902
2030	120,625,594	79,690,781	40,934,813	-	14.3792	588,610	(29,430)	559,179	7,285	566,464
2031	126,250,962	79,690,781	46,560,181	-	14.3792	669,498	(33,475)	636,023	8,388	644,411
2032	132,129,543	79,690,781	52,438,762	-	14.3792	754,027	(37,701)	716,326	9,540	725,866
2033	138,270,735	79,690,781	58,579,954	-	14.3792	842,333	(42,117)	800,216	10,745	810,961
2034	144,684,298	79,690,781	64,993,517	-	14.3792	934,555	(46,728)	887,827	12,003	899,830
2035	151,380,362	79,690,781	71,689,581	-	14.3792	1,030,839	(51,542)	979,297	13,317	992,614
2036	158,369,445	79,690,781	78,678,664	-	14.3792	1,131,336	(56,567)	1,074,769	14,689	1,089,459
2037	165,662,461	79,690,781	85,971,680	-	14.3792	1,236,204	(61,810)	1,174,394	16,122	1,190,515
2038	173,270,737	79,690,781	93,579,956	-	14.3792	1,345,605	(67,280)	1,278,325	17,616	1,295,941
2039	181,206,028	79,690,781	101,515,247	-	14.3792	1,459,708	(72,985)	1,386,723	19,175	1,405,898
2040	189,480,531	79,690,781	109,789,750	-	14.3792	1,578,689	(78,934)	1,499,754	20,801	1,520,555
2041	198,106,895	79,690,781	118,416,114	-	14.3792	1,702,729	(85,136)	1,617,593	22,496	1,640,089
2042	207,098,244	79,690,781	117,560,717	9,846,746	14.3792	1,690,429	(84,521)	1,605,908	24,264	1,630,172
2043	216,468,190	79,690,781	119,897,895	16,879,514	14.3792	1,724,036	(86,202)	1,637,834	24,089	1,661,923
2044	226,230,851	79,690,781	103,766,212	42,773,858	14.3792	1,492,075	(74,604)	1,417,471	24,568	1,442,039
TOTAL:						19,691,489	(984,573)	18,706,914	259,342	18,966,256

Source: Tiberius Solutions

The first year of tax increment collections is anticipated to be fiscal year ending (FYE) 2025. The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which will not be impacted by this Plan.

Figure 2 shows expected TIF revenues over time and the projected tax revenues after termination of the area. The tall black bars indicate the ability to borrow funds through long term debt. The other black bars indicate the tax increment revenues in millions of dollars over the life of the area. The shaded section indicates the growth of the tax increment funds over the thirty years.

Figure 2. TIF Projections



Source: Tiberius Solutions

SECTION 2.9 IMPACT OF TAX INCREMENT FINANCING

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the area. These projections are for impacts estimated through FYE 2044 and are shown in Table 17 and Table 18.

The Phoenix-Talent School District 4 and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 17 and Table 18 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 17 shows the general government levies, and Table 18 shows the education levies.

Table 19 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2045.

Table 17. Projected Impact on Taxing District Permanent Rate Levies – General Government

FYE	Jackson County	4-H Ext. Service District	Vector Control	RVTD	Jackson Soil & Water Cons.	Jackson County Library District	City of Talent	Jackson County RFPD #5	Subtotal
2025	(8,901)	(189)	(190)	(785)	(221)	(2,303)	(14,312)	(14,161)	(41,062)
2026	(24,831)	(526)	(530)	(2,189)	(618)	(6,424)	(39,924)	(39,504)	(114,546)
2027	(41,445)	(878)	(885)	(3,654)	(1,031)	(10,723)	(66,637)	(65,936)	(191,189)
2028	(58,677)	(1,244)	(1,252)	(5,173)	(1,460)	(15,181)	(94,343)	(93,351)	(270,681)
2029	(68,757)	(1,457)	(1,468)	(6,062)	(1,710)	(17,789)	(110,551)	(109,387)	(317,181)
2030	(79,179)	(1,678)	(1,690)	(6,981)	(1,970)	(20,485)	(127,308)	(125,969)	(365,260)
2031	(90,075)	(1,909)	(1,923)	(7,941)	(2,241)	(23,304)	(144,826)	(143,302)	(415,520)
2032	(101,460)	(2,150)	(2,166)	(8,945)	(2,524)	(26,250)	(163,132)	(161,416)	(468,043)
2033	(113,355)	(2,403)	(2,419)	(9,994)	(2,820)	(29,327)	(182,256)	(180,339)	(522,913)
2034	(125,777)	(2,666)	(2,685)	(11,089)	(3,129)	(32,541)	(202,229)	(200,101)	(580,216)
2035	(138,746)	(2,941)	(2,961)	(12,232)	(3,452)	(35,896)	(223,081)	(220,734)	(640,044)
2036	(152,283)	(3,228)	(3,250)	(13,426)	(3,788)	(39,398)	(244,846)	(242,270)	(702,490)
2037	(166,408)	(3,527)	(3,552)	(14,671)	(4,140)	(43,053)	(267,558)	(264,743)	(767,652)
2038	(181,144)	(3,839)	(3,866)	(15,970)	(4,506)	(46,866)	(291,251)	(288,187)	(835,631)
2039	(196,514)	(4,165)	(4,194)	(17,325)	(4,889)	(50,842)	(315,963)	(312,639)	(906,532)
2040	(212,541)	(4,505)	(4,537)	(18,738)	(5,287)	(54,988)	(341,732)	(338,136)	(980,464)
2041	(229,249)	(4,859)	(4,893)	(20,211)	(5,703)	(59,311)	(368,596)	(364,718)	(1,057,540)
2042	(227,863)	(4,830)	(4,864)	(20,089)	(5,669)	(58,952)	(366,367)	(362,512)	(1,051,145)
2043	(232,301)	(4,924)	(4,958)	(20,480)	(5,779)	(60,101)	(373,503)	(369,573)	(1,071,618)
2044	(201,566)	(4,272)	(4,302)	(17,771)	(5,014)	(52,149)	(324,086)	(320,676)	(929,836)
TOTAL:	(2,651,072)	(56,190)	(56,585)	(233,726)	(65,951)	(685,883)	(4,262,501)	(4,217,649)	(12,229,563)

Source: Tiberius Solutions

Table 18. Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Education Service District	Rogue Community College	Phoenix/Talent SD SD 4	Subtotal	Total
2025	(1,561)	(2,271)	(18,787)	(22,619)	(63,681)
2026	(4,354)	(6,335)	(52,409)	(63,098)	(177,645)
2027	(7,267)	(10,574)	(87,476)	(105,317)	(296,505)
2028	(10,288)	(14,971)	(123,847)	(149,105)	(419,786)
2029	(12,055)	(17,543)	(145,122)	(174,720)	(491,902)
2030	(13,883)	(20,202)	(167,120)	(201,205)	(566,464)
2031	(15,793)	(22,981)	(190,116)	(228,891)	(644,411)
2032	(17,789)	(25,886)	(214,148)	(257,823)	(725,866)
2033	(19,875)	(28,921)	(239,252)	(288,048)	(810,961)
2034	(22,053)	(32,090)	(265,471)	(319,614)	(899,830)
2035	(24,327)	(35,399)	(292,844)	(352,570)	(992,614)
2036	(26,700)	(38,853)	(321,416)	(386,969)	(1,089,459)
2037	(29,177)	(42,457)	(351,230)	(422,863)	(1,190,515)
2038	(31,760)	(46,217)	(382,333)	(460,310)	(1,295,941)
2039	(34,455)	(50,138)	(414,773)	(499,366)	(1,405,898)
2040	(37,265)	(54,227)	(448,599)	(540,091)	(1,520,555)
2041	(40,195)	(58,490)	(483,865)	(582,549)	(1,640,089)
2042	(39,952)	(58,136)	(480,939)	(579,027)	(1,630,172)
2043	(40,730)	(59,269)	(490,306)	(590,304)	(1,661,923)
2044	(35,341)	(51,427)	(425,435)	(512,203)	(1,442,039)
TOTAL	(464,820)	(676,387)	(5,595,484)	(6,736,692)	(18,966,256)

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section

Table 19. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2045

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
General Government					
Jackson County	Permanent	2.0099	160,171	314,972	475,143
4-H Extension Service District	Permanent	0.0426	3,395	6,676	10,071
Vector Control	Permanent	0.0429	3,419	6,723	10,142
Rogue Valley Transit District	Permanent	0.1772	14,121	27,769	41,890
Jackson Soil & Water Conservation	Permanent	0.0500	3,985	7,836	11,821
Jackson County Library District	Permanent	0.5200	41,439	81,489	122,928
City of Talent	Permanent	3.2316	257,529	506,424	763,953
Jackson County RFPD #5	Permanent	3.1976	254,819	501,096	755,915
Subtotal	**Gen. Govt.**	9.2718	738,878	1,452,985	2,191,863
Education					
Education Service District	Permanent	0.3524	28,083	55,225	83,308
Rogue Community College	Permanent	0.5128	40,865	80,361	121,226
Phoenix/Talent SD SD 4	Permanent	4.2422	338,064	664,796	1,002,860
Subtotal	**Education**	5.1074	407,012	800,382	1,207,394
TOTAL:		14.3792	1,145,890	2,253,367	3,399,257

Source: Tiberius Solutions

SECTION 2.10 REVENUE SHARING

Revenue sharing targets are projected to be reached as the threshold set in ORS 457.470 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is projected to be met and revenue sharing projected to commence in FYE 2042.

Revenue sharing means that at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan ($1,640,000). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness ($2,460,000). If this threshold is met, revenue for the area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the area grows more quickly than projected, the revenue sharing thresholds could be reached earlier.

ORS 457.455 allows for an under levy of tax increment funds. This is accomplished through the completion of the UR 50 from the county assessor. This form is due by July 1 of every year. An under levy can be a permanent decision (for example saying the Agency will take only 85% of the tax increment revenues on an annual basis) or can be implemented annually after review of the budgetary needs of the Agency. ORS 457.455 requires that before taking action under this provision the Agency must consult and confer with the affected taxing districts.

SECTION 2.11 RELOCATION REPORT

There is no expectation that the Agency will be acquiring property that will cause relocation of residents or businesses within the area. The opposite is true: the Agency expects to be able to aid those who have been displaced or negatively impacted by the Almeda Fire, by supporting the development of affordable housing in the burn scar area.

If the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.

APPENDIX

EXHIBIT 1. Graphic Description of Urban Renewal Area

EXHIBIT 2. Graphic Description of Comprehensive Plan Designation of Urban Renewal Area

EXHIBIT 3. Graphic Description of Zoning Designation of Urban Renewal Area

EXHIBIT 4. Detailed Cost Estimates for Urban Renewal Projects

EXHIBIT 1 – Graphic Description of Urban Renewal Area

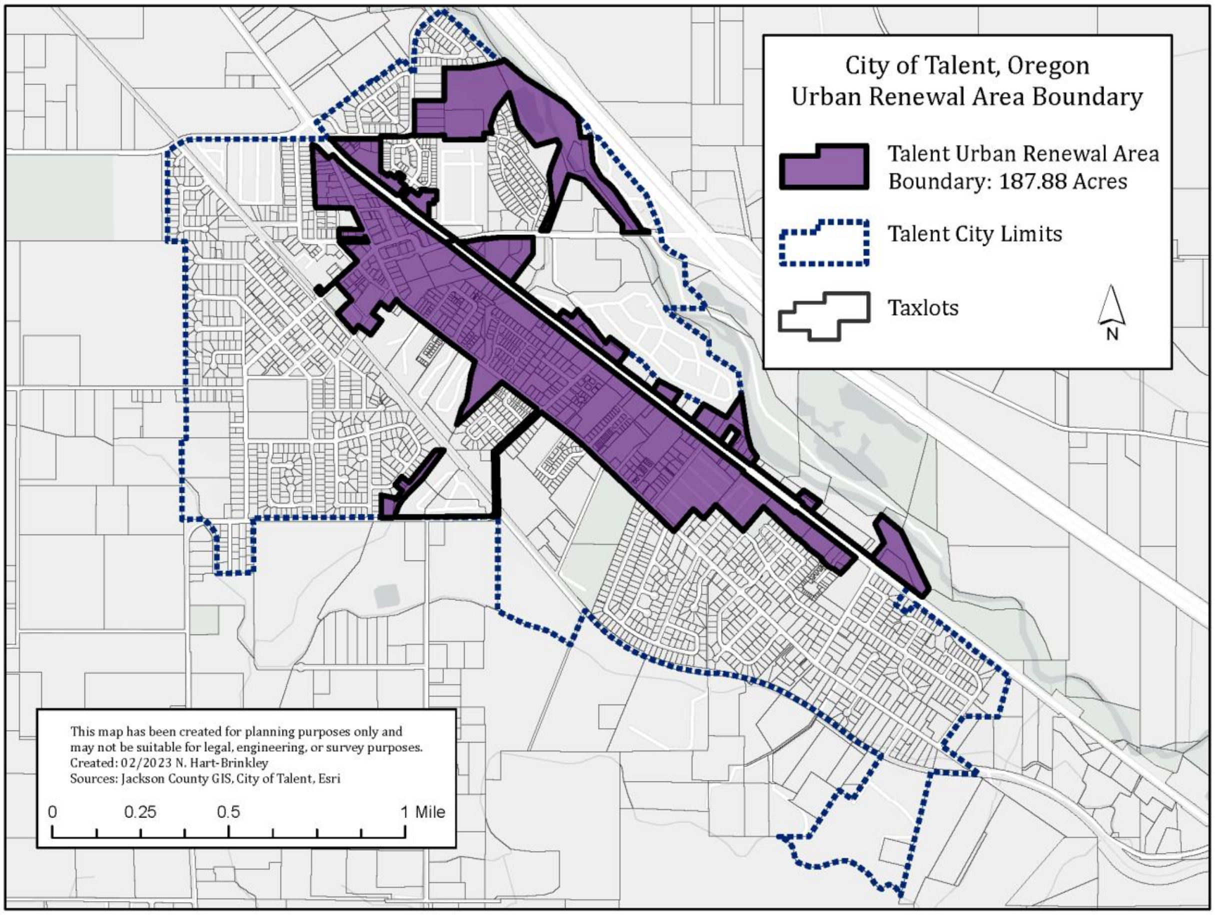


EXHIBIT 2 – Graphic Description of Comprehensive Plan Designation of Urban Renewal Area

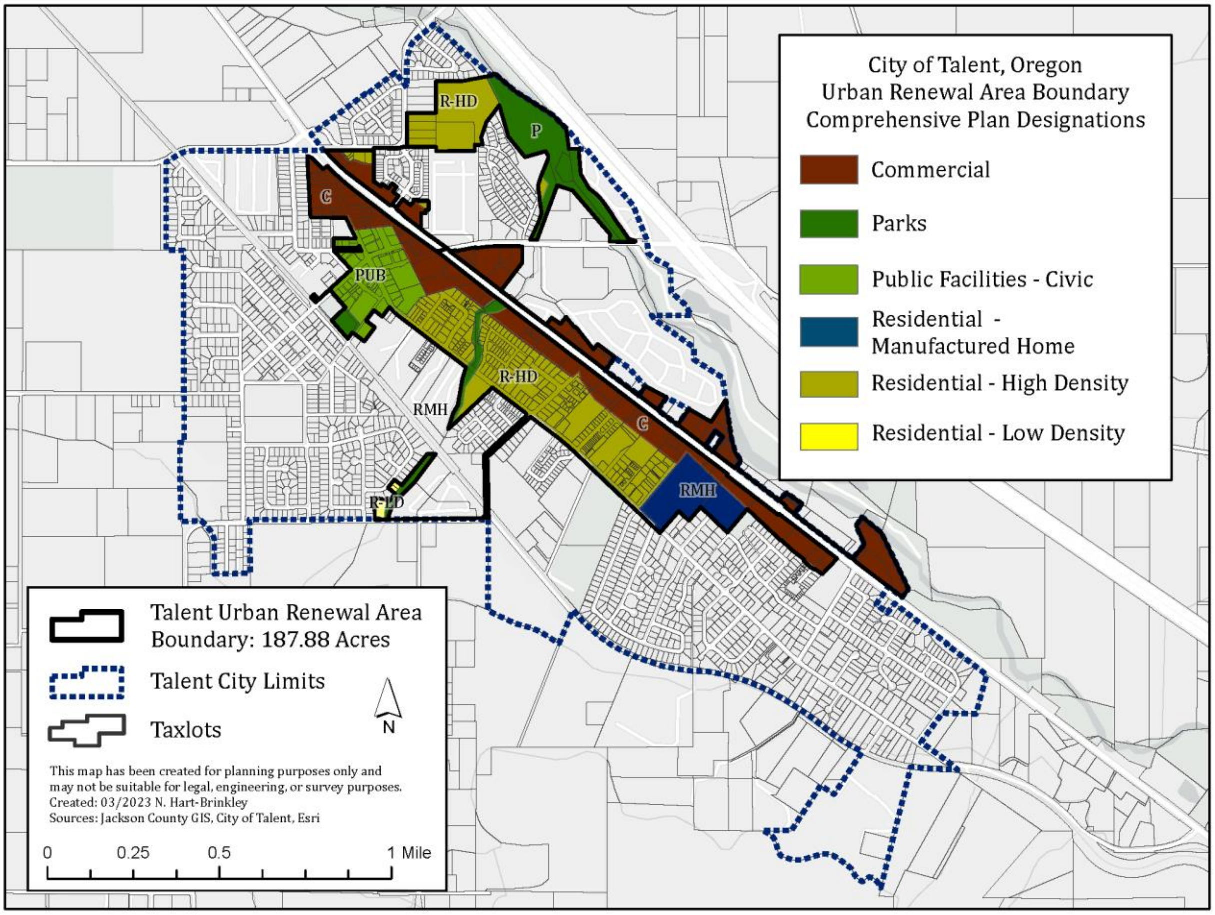


EXHIBIT 3 – Graphic Description of Zoning Designation of Urban Renewal Area

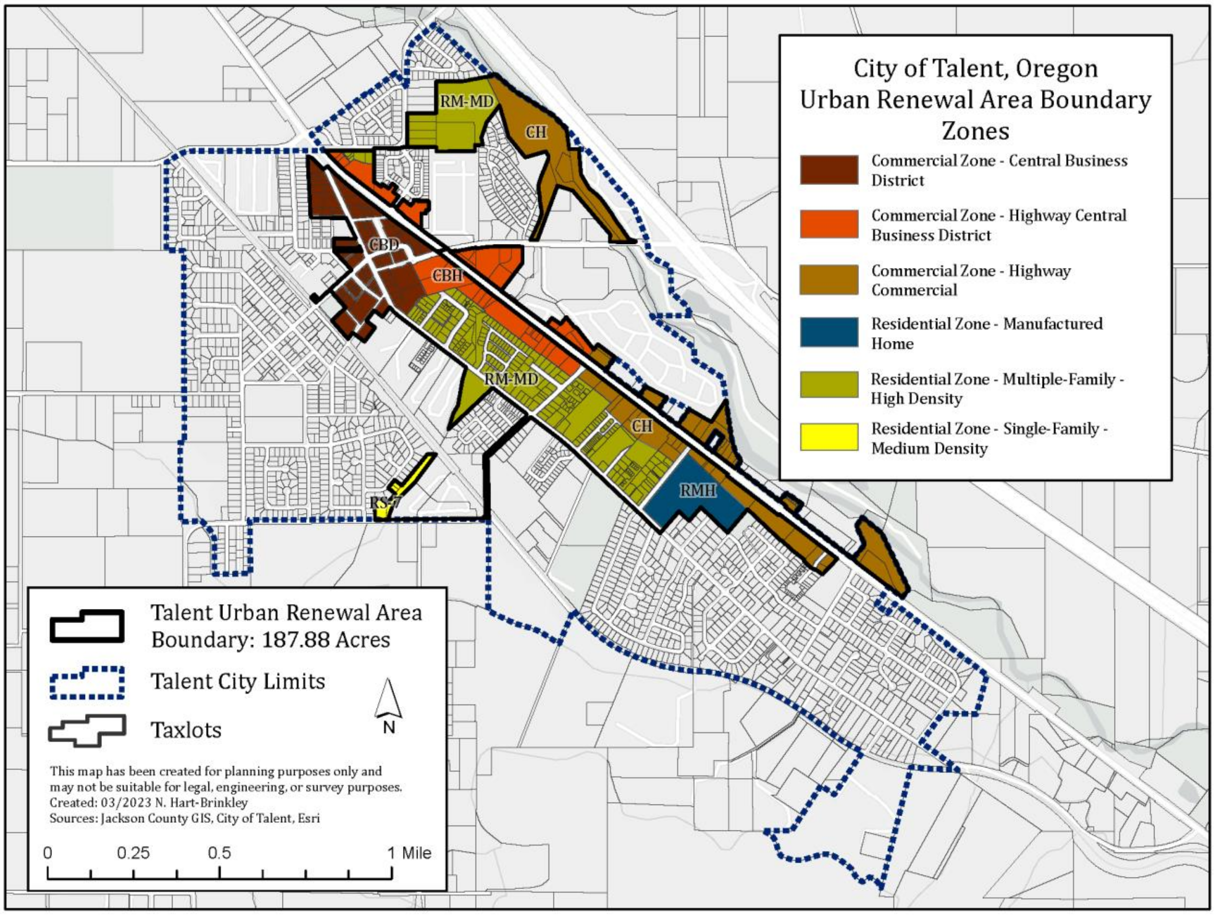


EXHIBIT 4 - Detailed Cost Estimates for Urban Renewal Projects

		PROJECT	DESCRIPTION	GOAL	TOTAL COST	URBAN RENEWAL TIF
AFFORDABLE HOUSING	Land Availability	**Rapp Road Railroad Crossing**	Realign street and upgrade railroad crossing to increase development potential/land availability across the railroad.	Project completion	$1,138,320	$341,496
		Wintersage Upgrade to Local Street Standards	Upgrade to local street standards to allow for two-way traffic and street parking for higher density development.	Project completion	$250,000	$150,000
	Building Costs	**Pre-Development Grant**	Grants of up to $50,000 to provide support for appraisals, financial analysis, community engagement, project impact analysis, housing design, etc. for potential affordable housing projects.	3 developers assessments	$150,000	$150,000
		SDC Forgivable Loan	This grant covers up to $500,000 of SDCs on projects that are establishing affordable housing.	100 units affordable housing	$500,000	$500,000
		Gap Financing	Providing up to $500,000 to complete a financial package, when all other funding sources are secured for an affordable housing project.		$500,000	$500,000
COMMERCIAL REVITALIZATION	Encourage Development	**Fresh Start Grant**	This grant helps fund new commercial construction up to $250,000 or up to 25% of design and construction costs. Does not include the costs of acquiring property.	5 commercial properties developed	$1,250,000	$1,250,000
		Upper Story Grant	This grant supports construction that will establish mixed-use buildings. Up to $250,000.	3 mixed-use properties developed	$750,000	$750,000
		SDC Deferral Loan	This loan program allows developers to defer payment on SDC's and/or set-up a payment plan until certificate of occupancy, time of sale, or time of actual occupancy.	10 commercial properties supported	$500,000	$500,000

	Support Businesses	**Facade Grant**	This grant of up to $20,000 covers work to restore or repair the exterior of an existing building.	5 businesses supported	$100,000	$100,000
		Jump Start Loan	This loan of up to $50,000 can allow you to repurpose a commercial space for a new or expanding business or to purchase the inventory, equipment and furnishings needed by that business (*if the purchased items will remain with the building if the business were to disappear).	5 businesses supported	$150,000	$150,000
CITY INFRASTRUCTURE	Neighborhood Specific	**Sidewalks, curbs + gutters, paved alleys, streetlights, crosswalks, etc.**	General infrastructure needed to support higher-density housing. [City Engineering is assessing needs and will provide a project-specific report in January]		$2,000,000	$2,000,000
		Rapp Road Sidewalk Improvements	Add curb and sidewalk to the south side of Rapp Road to fill in remaining gaps between Talent Ave and Hwy 99.	Project completion	$70,000	$70,000
		West Gangnes Drive Storm Drain Installation	Provide drainage infrastructure to West Gangnes for more adequate street drainage and connectivity with residential runoff.	Project completion	$100,000	$100,000
		East Gangnes Drive Storm Drain Rehabilitation	Residential density and overall roof area has increased, exacerbating drainage issues. This project replaces the existing 12" pipe with an 18" pipe.	Project completion	$180,000	$180,000
	City	**Wagner Street Extension**	Extend Wagner Street from Talent Ave to roundabout, providing better traffic flow for higher density areas.	Project completion	$730,000	$511,000
RESILIENCY & DECREASED RISK	Decrease Risk	**Tree Planting**	Recovering lost canopy with tree planting on public property (through projects) and private property (through grants).	300 trees	$450,000	$450,000
		Fire flow improvement waterline projects	Address future flow deficiencies to hydrants in urban renewal area.	Project completion	$874,200	$874,200

		Wagner Creek and Bear Creek Greenway walking paths	Walking paths along Wagner Creek and in the hazardous fuels removal area of Bear Creek to help increase access for maintenance and community use.	Project completion	$2,800,000	$1,400,000
	Increase Resiliency	**Emergency Supply Caches**	Storage caches of communication equipment, safety equipment, and other emergency-response items (Urban renewal will be able to pay for the storage units but may not be able to pay for the supplies).	3 caches	$15,000	$15,000
		Warning System	An audio/visual warning system to be used in conjunction with Citizen Alert and EverBridge.	Project completion	$30,000	$30,000
		ShakeAlert for Water Distribution System	Connect Shake Alert to water distribution system in the urban renewal area. Funds would be to replace valves with compatible automatic valves.	5 valves	$125,000	$125,000
		Seismic Pipe Upgrades	The funds will be used when backbone water pipes are placed or replaced to cover the upgrade costs of shifting to restrained-joint ductal iron piping.	6% total replacement need	$418,500	$418,500