

Report Accompanying the Diamond Lake Urban Renewal Plan

Adopted by the City of Roseburg

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Diamond Lake Urban Renewal Area

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I. INTRODUCTION

The Report on the Diamond Lake Urban Renewal Plan (Report) contains background information and project details that pertain to the Diamond Lake Urban Renewal Plan (Plan). ORS 457 refers to projects throughout the requirements for a Report in an urban renewal plan. In this Report, the term program is used in addition to project, but for the purposes of ORS 457, program means project.

The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Report provides guidance on how the urban renewal plan might be implemented. As the Roseburg Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to 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 than projected in this Report, and make other changes as allowed in the amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan

Figure 1 - Roseburg Diamond Lake Urban Renewal Area Boundary



Source: City of Roseburg

II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. Economic Development

Wetland mitigation 10-20 acres – Wetland mitigation activities can include, but are not limited to, the preservation, enhancement, restoration or creation of a wetland, stream, or habitat conservation area which offsets, or compensates for, expected adverse impacts to similar nearby ecosystems.

Existing conditions: There are many undeveloped and underdeveloped properties in the Area that have wetlands issues that could benefit from a wetlands mitigation program. The City of Roseburg does not currently have a funding mechanism to participate in mitigating the existing wetlands.

Storm - Diamond Lake Boulevard/Fulton Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. The project includes piping north and east of Fulton Street. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts.

Existing conditions: The existing 12" diameter storm drain pipe along Freemont Avenue empties into a ditch that connects into a 30" diameter pipe. The 30" diameter pipe crosses Diamond Lake Boulevard and continues south. The 12" diameter pipe along Freemont Avenue is under capacity, as well the 30" diameter pipe along Fulton Street. There is an 18" diameter storm drain pipe along Diamond Lake Boulevard that connects into the 30" diameter pipe along Fulton Street which is also under capacity.

Storm - Diamond Lake Boulevard east of Ivan Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project includes upsizing storm drainage piping.

Existing conditions: The storm drain system along Diamond Lake Boulevard is under capacity causing localized flooding.

Storm - Diamond Lake Boulevard east of Rifle Range Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project involves replacing storm piping.

Existing conditions: The storm drain system along Diamond Lake Boulevard is under capacity and the system along Cummins St. is severely under capacity. The undersized pipes cause localized flooding.

Environmental cleanup – Environmental cleanup activities can include, but are not limited to, remediation of contaminated buildings, soil and ground water; removing hazardous materials; and abating toxic materials, such as asbestos and lead. Activities may also include waste-water treatment and revegetation.

Existing conditions: There are undeveloped and underdeveloped parcels in the Area that have conditions that will require environmental cleanup.

Façade improvement program – Façade improvement program activities can include, but are not limited to, loans to businesses in the Area for building frontage improvements. Specific guidelines for the Façade improvement program will be drafted by the Urban Renewal Agency.

Existing conditions: There is no façade improvement program in this Area. There are many buildings that are in disrepair and could benefit from a facade improvement program.

Development Partnerships – Commercial and Industrial

Existing conditions: There is no funding for development partnerships in the Area. There are many undeveloped and underdeveloped properties in the Area that could benefit from a development partnerships program.

B. Housing Incentives

Multi-family housing incentives – These resources will be allocated to provide incentives and/or offset costs associated with approved multi-family housing development costs or expenses.

Existing conditions: There is no present local funding source for incentives for housing development in the Area.

C. Public Safety

Public safety training project – This resource would be utilized to provide the local component of funding.

Existing conditions: Umpqua Community College is interested in developing a Public Safety Training Center as part of their curriculum. This project is anticipated to include regional partners in all arenas of public safety.

D. Transportation

Winchester Street/Stephens Street intersection improvements – Provide improvements that will enhance safety for vehicles and pedestrians.

Existing conditions: This intersection is located at the top of a vertical curve and has an awkward geometry. There is an accident history in the area and the intersection is challenging for all modes of transportation.

Douglas Avenue – Provide full street/multi modal improvements to Douglas Avenue east of ramp to the city limits.

Existing conditions: Douglas Avenue does not presently have full street multi-modal improvements. Douglas Avenue east of Deer Creek does not have any sidewalks. Douglas Avenue east of Stephens Street does not have any marked bicycle facilities. Douglas Avenue runs parallel to Highway 138 (Diamond Lake Boulevard) and will offers a safer route for pedestrians and cyclists once it is improved.

Rifle Range Street north of Diamond Lake Boulevard – Provide full street/multi modal improvements to Rifle Range Street from Diamond Lake Boulevard to the city limits.

Existing conditions: Rifle Range Street does not presently have full street multi-modal improvements. Sections of Rifle Range Street are narrow with no to limited shoulders and ditches on both sides.

Rifle Range Street extension over Deer Creek – Construct a bridge spanning Deer Creek and connecting Rifle Range Street east of Douglas Avenue to the Clearwater Subdivision south of Deer Creek.

Existing conditions: There is presently no bridge spanning Deer Creek in this location.

Patterson Street (to connect Douglas Avenue Improvements to Diamond Lake Boulevard) – Provide multi-modal improvements that will provide an enhanced travel connection between Diamond Lake Boulevard and Douglas Avenue.

Existing conditions: Patterson Street is currently an improved street with no curb, gutter nor sidewalks.

Douglas Avenue Deer Creek Bridge Replacement – Provide local matching funds for a project to replace the Deer Creek bridge on Douglas Avenue.

Existing conditions: The Deer Creek bridge on Douglas Avenue is in need of repair or replacement. The current sufficiency rating (on a scale of 0-100) is 26.1 and the bridge is load rated.

Fleser Street connection (from Diamond Lake Boulevard to Fleser Street per Diamond Lake Access Management Plan) – Provide local participation in a project to provide a connection between Diamond Lake Boulevard and Fleser as outlined in the Diamond Lake Access Management Plan.

Existing conditions: This transportation connection does not presently exist.

E. Transportation – Economic Development

Diamond Lake Boulevard signals – Provide local participation in intersection signalization projects identified in co-ordination with the Oregon Department of Transportation (ODOT).

Existing conditions: These signals do not exist and future development will require installation of these signals.

Odell Avenue/Commercial Avenue to Rifle Range Street improvements – Provide a parallel connection north of Diamond Lake Boulevard between Rifle Range Street west to Casper Street.

Existing conditions: This transportation connection does not exist.

Champion site infrastructure connection to above project – Provide an extension of Lake Street north of Diamond Lake Boulevard to connect with the Odell Avenue/Commercial Avenue/Rifle Range Street project.

Existing conditions: This transportation connection does not exist.

F. Transportation – Multimodal

Diamond Lake Boulevard sidewalk rehabilitastion, remove power poles, buy easements/right of way – Local participation in the redevelopment of Highway 138 multi-modal improvements.

Existing conditions: There are inconsistent and deficient sidewalks along Diamond Lake Boulevard, with limited widths, poor conditions, and power poles in the sidewalk area.

Pathway improvements – Local participation in pathway improvement in the urban renewal area.

Existing conditions: There are limited east-west pathways in the Area.

Multi-use pathway north of and parallel to Douglas Avenue to Diamond Lake Boulevard – Local participation in pathway improvements that will provide an alternate route to utilizing Diamond Lake Boulevard.

Existing conditions: No multi-use pathway exists in this location.

G. Transportation – Safety

“Safe Routes to Schools” streets between Diamond Lake Boulevard and Douglas Avenue – Provide local participation in “Safe Routes to Schools” in the Area. (pedestrian bridge)

Existing conditions: There is federal and state Safe Routes to Schools funding available and there are schools within the Area. The routes to schools in this Area have sections of transportation with no sidewalks on the streets.

Fulton Street to Rocky Drive participation – To participate in widening and multi-modal improvements to connect Rocky Drive and Fulton Street in conjunction with developers/property owners.

Existing conditions: Fulton Street to Rocky Drive is a narrow and substandard two-lane road without multi-modal improvements.

Americans with Disabilities Act (ADA) improvements – To participate in improvements that are priorities within the Area.

Existing conditions: There are many sidewalks in the Area that do not have ADA improvements, and areas that do not have sidewalks at all.

H. Beautification

Beautification – To participate in beautification projects which may include landscaping, signage, wayfinding, lighting and other aesthetic improvements.

Existing conditions: There are no Area wide beautification projects to include landscaping, signage, way-finding, lighting nor other aesthetic improvements.

III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects is shown in Table 1. These are all estimates as are the urban renewal portions of the costs, acknowledging that the urban renewal portions must fit within the maximum indebtedness.

The Plan assumes that the city will use other funds to assist in the completion of the projects, within the Area. These sources include but are not limited to City of Roseburg General Funds, Storm Drainage Fund, Water Service Fund, Transportation Fund, Street Light and Sidewalk Fund, System Development Charges (SDCs), local, state and federal grants, and other sources as identified by the Agency. The city may pursue regional, county, state, and federal funding, private developer contributions and any other sources of funding that may assist in the implementation of the programs.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 1 - Estimated Cost of Each Project

Project Name	Total Project Costs (Including Matches)	0-5 Years \$2M	6-10 Years \$6.5M	11-20 Years \$12.7M	21-30 Years \$19M	Estimated UR Contribution 40.2M
Wetland Mitigation	\$ 2,000,000	\$ 100,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 850,000
Storm - Diamond Lake/Fulton	\$ 1,500,000		\$ 500,000			\$ 500,000
Storm - Diamond Lake West of Rifle Range	\$ 1,700,000			\$ 700,000		\$ 700,000
Storm - Diamond Lake East of Rifle Range	\$ 400,000				\$ 300,000	\$ 300,000
Environmental Clean up	\$ 2,000,000	\$ 100,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 1,350,000
Façade Improvement	\$ 1,500,000	\$ 100,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 1,350,000
Multi-Family Housing incentives	\$ 2,000,000	\$ 300,000	\$ 250,000	\$ 250,000		\$ 800,000
Public Safety Training Project	\$ 3,000,000				\$ 3,000,000	\$ 3,000,000
Winchester Stephens Intersection	\$ 4,000,000			\$ 2,500,000	\$ 1,000,000	\$ 3,500,000
Douglas Avenue	\$ 3,500,000	\$ 300,000	\$ 2,700,000			\$ 3,000,000
Rifle Range North of Diamond Lake	\$ 2,250,000		\$ 450,000	\$ 1,500,000		\$ 1,950,000
Rifle Range extension over Deer Creek	\$ 6,000,000				\$ 5,000,000	\$ 5,000,000
Patterson Street	\$ 1,000,000				\$ 750,000	\$ 750,000
Douglas Avenue Deer Creek Bridge	\$ 1,000,000	\$ 900,000				\$ 900,000
Fleser Connection	\$ 750,000				\$ 750,000	\$ 750,000
Traffic Signals	\$ 2,250,000		\$ 750,000	\$ 500,000	\$ 750,000	\$ 2,000,000
Odell/Commercial to Rifle Range	\$ 5,000,000			\$ 2,500,000	\$ 2,500,000	\$ 5,000,000
Champion Site Connection to Diamond Lake	\$ 2,000,000			\$ 200,000	\$ 950,000	\$ 1,150,000
Diamond Lake Sidewalks/ power poles, easements	\$ 2,000,000		\$ 400,000	\$ 600,000	\$ 1,000,000	\$ 2,000,000
Pathway improvements	\$ 1,000,000		\$ 250,000	\$ 500,000		\$ 750,000
MUP North of and parallel to Douglas	\$ 1,200,000				\$ 800,000	\$ 800,000
Safe Routes Diamond Lake to Douglas	\$ 3,000,000		\$ 250,000	\$ 1,500,000	\$ 250,000	\$ 2,000,000
Fulton to Rocky Participation	\$ 2,000,000			\$ 500,000	\$ 500,000	\$ 1,000,000
ADA Improvements	\$ 1,000,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 800,000
Beautification	\$ 1,000,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
Totals	\$ 53,050,000	\$ 2,250,000	\$ 6,750,000	\$ 12,950,000	\$ 19,250,000	\$ 41,200,000

Source: City of Roseburg

IV. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

ORS 457.085 (3)(d) requires an estimate of costs for each project and program in a plan. The programs in this plan are not discrete, one-time capital investments, but are ongoing programs designed to incentivize residential construction and renovations, with the goal of strengthening the local economy. The exact timing of expenditures for these projects and programs will depend upon the demand from developers and property owners. Table 1 shows the assumed timing of expenditures on these projects/programs.

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2039 are based on projections of the assessed value of development within the Area and the consolidated tax rate that will apply in the Area. Table 2 shows the incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, delinquencies and compression losses. In addition to the development assumptions described earlier in this Report, all property in the area is assumed to experience 5.0% growth per year from appreciation. These projections of increment are the basis for the projections in Table 3, Table 4, and Table 5 and Table 6, Table 7, and Table 8. The first year of tax increment collections is anticipated to be FYE 2020. Gross TIF is calculated by multiplying the tax rate times the excess value used. The tax rate is per thousand dollars of value, so the calculation is “tax rate times excess value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which would not be impacted by this Plan.

Table 2 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Assessed Value			Tax Rate	Tax Increment Finance		
	Total	Frozen Base	Increment		Gross	Adjustments	Net
2020	\$ 150,054,013	\$ 136,103,410	\$ 13,950,603	\$ 15.2153	\$ 212,262	\$ (10,613)	\$ 201,649
2021	\$ 157,556,714	\$ 136,103,410	\$ 21,453,304	\$ 15.1391	\$ 324,783	\$ (16,239)	\$ 308,544
2022	\$ 165,434,551	\$ 136,103,410	\$ 29,331,141	\$ 14.6778	\$ 430,517	\$ (21,527)	\$ 408,990
2023	\$ 173,706,278	\$ 136,103,410	\$ 37,602,868	\$ 14.6774	\$ 551,912	\$ (27,596)	\$ 524,316
2024	\$ 182,391,591	\$ 136,103,410	\$ 46,288,181	\$ 14.6770	\$ 679,371	\$ (33,968)	\$ 645,403
2025	\$ 191,511,172	\$ 136,103,410	\$ 55,407,762	\$ 14.6766	\$ 813,197	\$ (40,661)	\$ 772,536
2026	\$ 201,086,730	\$ 136,103,410	\$ 64,983,320	\$ 14.6762	\$ 953,709	\$ (47,685)	\$ 906,024
2027	\$ 211,141,069	\$ 136,103,410	\$ 75,037,659	\$ 14.6770	\$ 1,101,325	\$ (55,066)	\$ 1,046,259
2028	\$ 221,698,124	\$ 136,103,410	\$ 85,594,714	\$ 14.6705	\$ 1,255,713	\$ (62,786)	\$ 1,192,927
2029	\$ 232,783,031	\$ 136,103,410	\$ 96,679,621	\$ 14.6704	\$ 1,418,333	\$ (70,917)	\$ 1,347,416
2030	\$ 244,422,184	\$ 136,103,410	\$ 108,318,774	\$ 14.6704	\$ 1,589,084	\$ (79,454)	\$ 1,509,630
2031	\$ 256,643,293	\$ 136,103,410	\$ 120,539,883	\$ 14.6704	\$ 1,768,373	\$ (88,419)	\$ 1,679,954
2032	\$ 269,475,457	\$ 136,103,410	\$ 133,372,047	\$ 14.6704	\$ 1,956,626	\$ (97,831)	\$ 1,858,795
2033	\$ 282,949,231	\$ 136,103,410	\$ 146,845,821	\$ 14.6704	\$ 2,154,293	\$ (107,715)	\$ 2,046,578
2034	\$ 297,096,694	\$ 136,103,410	\$ 160,993,284	\$ 14.6704	\$ 2,361,843	\$ (118,092)	\$ 2,243,751
2035	\$ 311,951,531	\$ 136,103,410	\$ 175,848,121	\$ 14.6704	\$ 2,579,769	\$ (128,989)	\$ 2,450,780
2036	\$ 327,549,108	\$ 136,103,410	\$ 191,445,698	\$ 14.6704	\$ 2,808,593	\$ (140,430)	\$ 2,668,163
2037	\$ 343,926,564	\$ 136,103,410	\$ 207,823,154	\$ 14.6704	\$ 3,048,857	\$ (152,442)	\$ 2,896,415
2038	\$ 361,122,891	\$ 136,103,410	\$ 225,019,481	\$ 14.6704	\$ 3,301,135	\$ (165,057)	\$ 3,136,078
2039	\$ 379,179,036	\$ 136,103,410	\$ 243,075,626	\$ 14.6704	\$ 3,566,027	\$ (178,302)	\$ 3,387,725
2040	\$ 398,137,988	\$ 136,103,410	\$ 262,034,578	\$ 14.6704	\$ 3,844,163	\$ (192,209)	\$ 3,651,954
2041	\$ 418,044,886	\$ 136,103,410	\$ 281,941,476	\$ 14.6704	\$ 4,136,206	\$ (206,810)	\$ 3,929,396
2042	\$ 438,947,131	\$ 136,103,410	\$ 302,843,721	\$ 14.6704	\$ 4,442,851	\$ (222,142)	\$ 4,220,709
2043	\$ 460,894,488	\$ 136,103,410	\$ 324,791,078	\$ 14.6704	\$ 4,764,828	\$ (238,241)	\$ 4,526,587
2044	\$ 483,939,212	\$ 136,103,410	\$ 347,835,802	\$ 14.6704	\$ 5,102,904	\$ (255,145)	\$ 4,847,759
2045	\$ 508,136,173	\$ 136,103,410	\$ 372,032,763	\$ 14.6704	\$ 5,457,885	\$ (272,894)	\$ 5,184,991
2046	\$ 533,542,983	\$ 136,103,410	\$ 397,439,573	\$ 14.6704	\$ 5,830,614	\$ (291,531)	\$ 5,539,083
2047	\$ 560,220,132	\$ 136,103,410	\$ 424,116,722	\$ 14.6704	\$ 6,221,980	\$ (311,100)	\$ 5,910,880
2048	\$ 588,231,140	\$ 136,103,410	\$ 452,127,730	\$ 14.6704	\$ 6,632,913	\$ (331,645)	\$ 6,301,268
2049	\$ 617,642,696	\$ 136,103,410	\$ 481,539,286	\$ 14.6704	\$ 7,064,393	\$ (353,220)	\$ 6,711,173

Source: Tiberius Solutions, LLC

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 3, Table 4, and Table 5 shows the tax increment revenues, interest earnings, and their allocation to loan repayments, reimbursements and debt service.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the district in FYE 2049.

The maximum indebtedness is \$72,800,000 (Seventy-two million eight hundred thousand dollars).

The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$72,800,000 is \$83,562,624 and is made up \$83,533,892 of tax increment revenues from permanent rate levies and \$28,732 from general obligation (GO) bonds issued prior to 2001.

Both the Roseburg School District 4 and the Glide School District have GO bonds that were issued prior to 2001. The impacts of GO bonds are on the property tax payer, not on the taxing district. The Roseburg School District 4 GO bond will be impacted for 2 years and the Glide School District GO bond for 8 years. For the Roseburg GO bond, the impact for a \$100,000 value property is an estimated total of \$.41 for the 2-year impact on the urban renewal area. For properties in the Glide School District, the impact for the GO bond is until FYE 2027 and the total impact on a property of \$100,000 value is \$29.29 (8 years of impact totaling \$29.49).

The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If the economy is slower, it may take longer; if the economy is more robust than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

Table 3 - Tax Increment Revenues and Allocations to Debt Service, page 1

TAX INCREMENT FUND	Total	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources											
Beginning Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 82,055,733	\$ 201,649	\$ 308,544	\$ 408,990	\$ 524,316	\$ 645,403	\$ 772,536	\$ 906,024	\$ 1,046,259	\$ 1,192,927	\$ 1,347,416
TIF: Prior Years	\$ 1,506,891	\$ -	\$ 4,033	\$ 6,171	\$ 8,180	\$ 10,486	\$ 12,908	\$ 15,451	\$ 18,120	\$ 20,925	\$ 23,859
Total Resources	\$ 83,562,624	\$ 201,649	\$ 312,577	\$ 415,161	\$ 532,496	\$ 655,889	\$ 785,444	\$ 921,475	\$ 1,064,379	\$ 1,213,852	\$ 1,371,275
Expenditures											
<i>Debt Service</i>											
Loan A	\$ (1,295,046)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)
Loan B	\$ (9,308,140)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)
Loan C	\$ (10,431,536)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan D	\$ (14,245,503)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (35,280,226)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (594,912)	\$ (594,912)	\$ (594,912)	\$ (594,912)
<i>Debt Service Coverage Ratio</i>		1.56	2.38	3.16	4.05	4.98	5.97	1.52	1.76	2.01	2.26
Transfer to URA Projects Fund	\$ (48,282,399)	\$ (72,144)	\$ (183,072)	\$ (285,656)	\$ (402,991)	\$ (526,385)	\$ (655,939)	\$ (326,563)	\$ (469,468)	\$ (618,941)	\$ (776,363)
Total Expenditures	\$ (83,562,624)	\$ (201,649)	\$ (312,577)	\$ (415,161)	\$ (532,496)	\$ (655,889)	\$ (785,444)	\$ (921,475)	\$ (1,064,379)	\$ (1,213,852)	\$ (1,371,275)
Ending Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions LLC

Table 4 - Tax Increment Revenues and Allocations to Debt Service, page 2

TAX INCREMENT FUND	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 1,509,630	\$ 1,679,954	\$ 1,858,795	\$ 2,046,578	\$ 2,243,751	\$ 2,450,780	\$ 2,668,163	\$ 2,896,415	\$ 3,136,078	\$ 3,387,725
TIF: Prior Years	\$ 26,948	\$ 30,193	\$ 33,599	\$ 37,176	\$ 40,932	\$ 44,875	\$ 49,016	\$ 53,363	\$ 57,928	\$ 62,722
Total Resources	\$ 1,536,578	\$ 1,710,147	\$ 1,892,394	\$ 2,083,754	\$ 2,284,683	\$ 2,495,655	\$ 2,717,179	\$ 2,949,778	\$ 3,194,006	\$ 3,450,447
Expenditures										
<i>Debt Service</i>										
Loan A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan B	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)
Loan C	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)
Loan D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)	\$ (986,984)
<i>Debt Service Coverage Ratio</i>	1.53	1.70	1.88	2.07	2.27	2.48	2.70	2.93	3.18	3.43
Transfer to URA Projects Fund	\$ (549,594)	\$ (723,163)	\$ (905,410)	\$ (1,096,770)	\$ (1,297,699)	\$ (1,508,671)	\$ (1,730,195)	\$ (1,962,794)	\$ (2,207,022)	\$ (2,463,463)
Total Expenditures	\$ (1,536,578)	\$ (1,710,147)	\$ (1,892,394)	\$ (2,083,754)	\$ (2,284,683)	\$ (2,495,655)	\$ (2,717,179)	\$ (2,949,778)	\$ (3,194,006)	\$ (3,450,447)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions LLC

Table 5 - Tax Increment Revenues and Allocations to Debt Service, page 3

TAX INCREMENT FUND	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047	FYE 2048	FYE 2049
Resources										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 3,651,954	\$ 3,929,396	\$ 4,220,709	\$ 4,526,587	\$ 4,847,759	\$ 5,184,991	\$ 5,539,083	\$ 5,910,880	\$ 6,301,268	\$ 6,711,173
TIF: Prior Years	\$ 67,755	\$ 73,039	\$ 78,588	\$ 84,414	\$ 90,532	\$ 96,955	\$ 103,700	\$ 110,782	\$ 118,218	\$ 126,025
Total Resources	\$ 3,719,709	\$ 4,002,435	\$ 4,299,297	\$ 4,611,001	\$ 4,938,291	\$ 5,281,946	\$ 5,642,783	\$ 6,021,662	\$ 6,419,486	\$ 6,837,198
Expenditures										
<i>Debt Service</i>										
Loan A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan B	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ -	\$ -	\$ -	\$ -
Loan C	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)
Loan D	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)
Total Debt Service	\$ (2,411,534)	\$ (2,411,534)	\$ (2,411,534)	\$ (2,411,534)	\$ (2,411,534)	\$ (2,411,534)	\$ (1,946,127)	\$ (1,946,127)	\$ (1,946,127)	\$ (1,946,127)
<i>Debt Service Coverage Ratio</i>	1.51	1.63	1.75	1.88	2.01	2.15	2.85	3.04	3.24	3.45
Transfer to URA Projects Fund	\$ (1,308,174)	\$ (1,590,901)	\$ (1,887,763)	\$ (2,199,467)	\$ (2,526,757)	\$ (2,870,412)	\$ (3,696,656)	\$ (4,075,535)	\$ (4,473,358)	\$ (4,891,071)
Total Expenditures	\$ (3,719,709)	\$ (4,002,435)	\$ (4,299,297)	\$ (4,611,001)	\$ (4,938,291)	\$ (5,281,946)	\$ (5,642,783)	\$ (6,021,662)	\$ (6,419,486)	\$ (6,837,198)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions LLC

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT- FINANCE PLAN

The schedule for construction of projects will be based on the availability of funding. The programs will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration also shown. These are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the final years of the district.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the district in FYE 2049, a thirty-year program. The projections in the financial model assume as 5% growth rate.

Estimated annual expenditures by project/ program are shown in Table 1. All costs shown in Table 1 are in constant 2018 dollars. The amount of money available for projects in 2018 constant dollars for the Diamond Lake Urban Renewal Area is \$41,200,000 while the total cost of projects to be completed in the Area is \$53,050,000. The difference between these two numbers is based on the fact that many projects in the Diamond Lake Urban Renewal Area are going to have a match of some kind, and urban renewal funds will not be the only funds paying for the projects completed in the Diamond Lake Urban Renewal Area.

Table 6, Table 7, and Table 8 shows the unallocated \$41,200,000 of 2018 project dollars inflated over the life of the district along with administrative expenses. All costs shown, except administration which was adjusted by 4.5% in Table 1, are in year-of-expenditure dollars, which are adjusted by 3% annually to account for inflation. The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The first year of tax increment collections is anticipated to be FYE 2020.

Table 6 - Programs and Costs in Year of Expenditure Dollars, page 1

URA PROJECTS FUND	Total	FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources													
Beginning Balance		\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000
Interest Earnings	\$ 107,500	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 2,500	\$ 2,500	\$ 2,500
Transfer from TIF Fund	\$ 48,282,399	\$ -	\$ -	\$ 72,144	\$ 183,072	\$ 285,656	\$ 402,991	\$ 526,385	\$ 655,939	\$ 326,563	\$ 469,468	\$ 618,941	\$ 776,363
Bond/Loan Proceeds	\$ 24,300,000	\$ -	\$ -	\$1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800,000	\$ -	\$ -	\$ -
Other	\$ -												
Total Resources	\$ 72,689,899	\$ -	\$ -	\$1,072,144	\$ 434,322	\$ 536,906	\$ 654,241	\$ 777,635	\$ 907,189	\$ 6,377,813	\$ 971,968	\$ 1,121,441	\$ 1,278,863
Expenditures (YOE \$)													
To Be Allocated To Projects	\$(72,203,899)			\$(802,144)	\$(184,322)	\$(286,906)	\$(404,241)	\$(527,635)	\$(657,189)	\$(5,761,813)	\$(471,968)	\$(621,441)	\$(778,863)
Financing Fees	\$(486,000)			\$(20,000)						\$(116,000)			
Administration	\$ -												
Total Expenditures	\$(72,689,899)	\$ -	\$ -	\$(822,144)	\$(184,322)	\$(286,906)	\$(404,241)	\$(527,635)	\$(657,189)	\$(5,877,813)	\$(471,968)	\$(621,441)	\$(778,863)
Ending Balance		\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000

Source: Tiberius Solutions LLC

Notes: TIF is tax increment revenues. Tax rates are expressed in terms of dollars per \$1,000 of assessed value.

Table 7 - Programs and Costs in Year of Expenditure Dollars, page 2

URA PROJECTS FUND	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources										
Beginning Balance	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Interest Earnings	\$ 2,500	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfer from TIF Fund	\$ 549,594	\$ 723,163	\$ 905,410	\$ 1,096,770	\$ 1,297,699	\$ 1,508,671	\$ 1,730,195	\$ 1,962,794	\$ 2,207,022	\$ 2,463,463
Bond/Loan Proceeds	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other										
Total Resources	\$ 7,552,094	\$ 1,225,663	\$ 1,407,910	\$ 2,101,770	\$ 2,302,699	\$ 2,513,671	\$ 2,735,195	\$ 2,967,794	\$ 3,212,022	\$ 3,468,463
Expenditures (YOE \$)										
To Be Allocated To Projects	\$ (6,922,094)	\$ (725,663)	\$ (407,910)	\$ (1,101,770)	\$ (1,302,699)	\$ (1,513,671)	\$ (1,735,195)	\$ (1,967,794)	\$ (2,212,022)	\$ (2,468,463)
Financing Fees	\$ (130,000)									
Administration										
Total Expenditures	\$ (7,052,094)	\$ (725,663)	\$ (407,910)	\$ (1,101,770)	\$ (1,302,699)	\$ (1,513,671)	\$ (1,735,195)	\$ (1,967,794)	\$ (2,212,022)	\$ (2,468,463)
Ending Balance	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000

Source: Tiberius Solutions LLC

Table 8 - Programs and Costs in Year of Expenditure Dollars, page 3

URA PROJECTS FUND	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047	FYE 2048	FYE 2049
Resources										
Beginning Balance	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Interest Earnings	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfer from TIF Fund	\$ 1,308,174	\$ 1,590,901	\$ 1,887,763	\$ 2,199,467	\$ 2,526,757	\$ 2,870,412	\$ 3,696,656	\$ 4,075,535	\$ 4,473,358	\$ 4,891,071
Bond/Loan Proceeds	\$ 11,000,000	\$ -	\$ -	\$ -	\$ -					
Other										
Total Resources	\$ 13,313,174	\$ 2,595,901	\$ 2,892,763	\$ 3,204,467	\$ 3,531,757	\$ 3,875,412	\$ 4,701,656	\$ 5,080,535	\$ 5,478,358	\$ 5,896,071
Expenditures (YOE \$)										
To Be Allocated To Projects	\$(12,093,174)	\$(1,595,901)	\$(1,892,763)	\$(2,204,467)	\$(2,531,757)	\$(2,875,412)	\$(3,701,656)	\$(4,080,535)	\$(4,478,358)	\$(5,896,071)
Financing Fees	\$ (220,000)									
Administration										
Total Expenditures	\$(12,313,174)	\$(1,595,901)	\$(1,892,763)	\$(2,204,467)	\$(2,531,757)	\$(2,875,412)	\$(3,701,656)	\$(4,080,535)	\$(4,478,358)	\$(5,896,071)
Ending Balance	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -

Source: Tiberius Solutions LLC

VIII. REVENUE SHARING

Revenue sharing is part of the 2009 legislative changes to urban renewal and 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 statutorily required share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. 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. If this threshold is met, revenue for the district would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

This 10% threshold is not anticipated to be reached prior to the termination of this district. Revenue sharing targets are not projected to be reached during the life of the Area. If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

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 2049 and are shown in Tables 9 and 10.

The Roseburg School District 4, the Glide School District 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 9 and Table 10 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 9 shows the general government levies, and Table 10 shows the education levies.

General obligation bonds and local option levies are impacted by urban renewal only if they were originally approved by voters in an election prior to October 6, 2001. As noted on page 12 there are small impacts due to general obligation bonds from Roseburg School District 4 and the Glide School District.

Table 9 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	Douglas County	City of	4H/Master	Roseburg	Subtotal
	Permanent	Roseburg	Gardener Ext	Champion Mill	
	Permanent	Permanent	Permanent	Site	Gen. Govt.
2020	\$ (14,743)	\$ (111,271)	\$ (795)	\$ (1,080)	\$ (127,889)
2021	\$ (22,968)	\$ (173,335)	\$ (1,238)	\$ (1,683)	\$ (199,224)
2022	\$ (31,463)	\$ (237,453)	\$ (1,697)	\$ (2,305)	\$ (272,918)
2023	\$ (40,358)	\$ (304,570)	\$ (2,177)	\$ (2,958)	\$ (350,063)
2024	\$ (49,711)	\$ (375,156)	\$ (2,681)	\$ (3,643)	\$ (431,191)
2025	\$ (59,532)	\$ (449,270)	\$ (3,211)	\$ (4,362)	\$ (516,375)
2026	\$ (69,845)	\$ (527,092)	\$ (3,766)	\$ (5,117)	\$ (605,820)
2027	\$ (80,672)	\$ (608,802)	\$ (4,350)	\$ (5,911)	\$ (699,735)
2028	\$ (92,041)	\$ (694,604)	\$ (4,965)	\$ (6,744)	\$ (798,354)
2029	\$ (103,978)	\$ (784,686)	\$ (5,608)	\$ (7,618)	\$ (901,890)
2030	\$ (116,513)	\$ (879,277)	\$ (6,283)	\$ (8,537)	\$ (1,010,610)
2031	\$ (129,674)	\$ (978,597)	\$ (6,993)	\$ (9,501)	\$ (1,124,765)
2032	\$ (143,493)	\$ (1,082,883)	\$ (7,738)	\$ (10,514)	\$ (1,244,628)
2033	\$ (158,002)	\$ (1,192,384)	\$ (8,522)	\$ (11,577)	\$ (1,370,485)
2034	\$ (173,239)	\$ (1,307,361)	\$ (9,343)	\$ (12,694)	\$ (1,502,637)
2035	\$ (189,235)	\$ (1,428,085)	\$ (10,206)	\$ (13,865)	\$ (1,641,391)
2036	\$ (206,032)	\$ (1,554,846)	\$ (11,112)	\$ (15,096)	\$ (1,787,086)
2037	\$ (223,670)	\$ (1,687,945)	\$ (12,062)	\$ (16,389)	\$ (1,940,066)
2038	\$ (242,189)	\$ (1,827,699)	\$ (13,062)	\$ (17,746)	\$ (2,100,696)
2039	\$ (261,634)	\$ (1,974,441)	\$ (14,110)	\$ (19,171)	\$ (2,269,356)
2040	\$ (282,050)	\$ (2,128,519)	\$ (15,211)	\$ (20,666)	\$ (2,446,446)
2041	\$ (303,488)	\$ (2,290,303)	\$ (16,367)	\$ (22,237)	\$ (2,632,395)
2042	\$ (325,998)	\$ (2,460,175)	\$ (17,581)	\$ (23,886)	\$ (2,827,640)
2043	\$ (349,633)	\$ (2,638,540)	\$ (18,855)	\$ (25,619)	\$ (3,032,647)
2044	\$ (374,450)	\$ (2,825,824)	\$ (20,194)	\$ (27,436)	\$ (3,247,904)
2045	\$ (400,508)	\$ (3,022,472)	\$ (21,600)	\$ (29,347)	\$ (3,473,927)
2046	\$ (427,870)	\$ (3,228,952)	\$ (23,076)	\$ (31,352)	\$ (3,711,250)
2047	\$ (456,598)	\$ (3,445,756)	\$ (24,625)	\$ (33,456)	\$ (3,960,435)
2048	\$ (486,764)	\$ (3,673,401)	\$ (26,251)	\$ (35,666)	\$ (4,222,082)
2049	\$ (518,438)	\$ (3,912,427)	\$ (27,960)	\$ (37,987)	\$ (4,496,812)
Total	\$ (6,334,789)	\$ (47,806,126)	\$ (341,639)	\$ (464,163)	\$ (54,946,717)

Source: Tiberius Solutions LLC

Table 10 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Roseburg School District				Subtotal Education	Total All
	Douglas ED Permanent	4 Permanent	Umpqua CC Permanent	Glide School District 12 Permanent		
2020	\$ (7,018)	\$ (53,078)	\$ (6,031)	\$ (411)	\$ (66,538)	\$ (194,427)
2021	\$ (10,933)	\$ (82,691)	\$ (9,395)	\$ (631)	\$ (103,650)	\$ (302,874)
2022	\$ (14,979)	\$ (113,280)	\$ (12,871)	\$ (863)	\$ (141,993)	\$ (414,911)
2023	\$ (19,212)	\$ (145,300)	\$ (16,510)	\$ (1,107)	\$ (182,129)	\$ (532,192)
2024	\$ (23,665)	\$ (178,975)	\$ (20,336)	\$ (1,362)	\$ (224,338)	\$ (655,529)
2025	\$ (28,340)	\$ (214,333)	\$ (24,353)	\$ (1,631)	\$ (268,657)	\$ (785,032)
2026	\$ (33,249)	\$ (251,459)	\$ (28,571)	\$ (1,913)	\$ (315,192)	\$ (921,012)
2027	\$ (38,402)	\$ (290,441)	\$ (33,000)	\$ (2,209)	\$ (364,052)	\$ (1,063,787)
2028	\$ (43,814)	\$ (331,375)	\$ (37,651)	\$ (2,520)	\$ (415,360)	\$ (1,213,714)
2029	\$ (49,497)	\$ (374,351)	\$ (42,534)	\$ (2,846)	\$ (469,228)	\$ (1,371,118)
2030	\$ (55,463)	\$ (419,478)	\$ (47,661)	\$ (3,188)	\$ (525,790)	\$ (1,536,400)
2031	\$ (61,729)	\$ (466,861)	\$ (53,045)	\$ (3,548)	\$ (585,183)	\$ (1,709,948)
2032	\$ (68,307)	\$ (516,615)	\$ (58,698)	\$ (3,926)	\$ (647,546)	\$ (1,892,174)
2033	\$ (75,213)	\$ (568,854)	\$ (64,633)	\$ (4,322)	\$ (713,022)	\$ (2,083,507)
2034	\$ (82,466)	\$ (623,706)	\$ (70,865)	\$ (4,739)	\$ (781,776)	\$ (2,284,413)
2035	\$ (90,082)	\$ (681,301)	\$ (77,409)	\$ (5,176)	\$ (853,968)	\$ (2,495,359)
2036	\$ (98,078)	\$ (741,775)	\$ (84,280)	\$ (5,635)	\$ (929,768)	\$ (2,716,854)
2037	\$ (106,473)	\$ (805,274)	\$ (91,495)	\$ (6,117)	\$ (1,009,359)	\$ (2,949,425)
2038	\$ (115,289)	\$ (871,948)	\$ (99,071)	\$ (6,623)	\$ (1,092,931)	\$ (3,193,627)
2039	\$ (124,545)	\$ (941,954)	\$ (107,025)	\$ (7,155)	\$ (1,180,679)	\$ (3,450,035)
2040	\$ (134,264)	\$ (1,015,462)	\$ (115,376)	\$ (7,713)	\$ (1,272,815)	\$ (3,719,261)
2041	\$ (144,469)	\$ (1,092,644)	\$ (124,147)	\$ (8,299)	\$ (1,369,559)	\$ (4,001,954)
2042	\$ (155,184)	\$ (1,173,686)	\$ (133,354)	\$ (8,914)	\$ (1,471,138)	\$ (4,298,778)
2043	\$ (166,435)	\$ (1,258,780)	\$ (143,022)	\$ (9,560)	\$ (1,577,797)	\$ (4,610,444)
2044	\$ (178,249)	\$ (1,348,128)	\$ (153,175)	\$ (10,239)	\$ (1,689,791)	\$ (4,937,695)
2045	\$ (190,653)	\$ (1,441,944)	\$ (163,833)	\$ (10,951)	\$ (1,807,381)	\$ (5,281,308)
2046	\$ (203,678)	\$ (1,540,451)	\$ (175,026)	\$ (11,699)	\$ (1,930,854)	\$ (5,642,104)
2047	\$ (217,353)	\$ (1,643,883)	\$ (186,778)	\$ (12,484)	\$ (2,060,498)	\$ (6,020,933)
2048	\$ (231,713)	\$ (1,752,486)	\$ (199,118)	\$ (13,309)	\$ (2,196,626)	\$ (6,418,708)
2049	\$ (246,790)	\$ (1,866,520)	\$ (212,073)	\$ (14,174)	\$ (2,339,557)	\$ (6,836,369)
Total	\$ (3,015,542)	\$ (22,807,033)	\$ (2,591,336)	\$ (173,264)	\$ (28,587,175)	\$ (83,533,892)

Source: Tiberius Solutions LLC

Please refer to the explanation of the schools funding in the preceding section

Table 11 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2050.

Table 11 - Additional Revenues Obtained after Termination of Tax Increment Financing

Taxing District	Type	Tax Rate	Tax Revenue in FYE 2050 (year after termination)		Total
			From Frozen Base	From Excess Value	
General Government					
Douglas County	Permanent	1.1124	\$ 151,402	\$ 570,018	\$ 721,420
City of Roseburg	Permanent	8.4774	\$ 1,142,710	\$ 4,302,235	\$ 5,444,945
4H/Master Gardener Ext	Permanent	0.0600	\$ 8,167	\$ 30,746	\$ 38,913
Roseburg Champion Mill Site	Permanent	8.4774	\$ 11,094	\$ 41,766	\$ 52,860
<i>Subtotal</i>	<i>Gen. Govt.</i>		\$ 1,313,373	\$ 4,944,765	\$ 6,258,138
Education					
Douglas ED	Permanent	0.5296	\$ 72,080	\$ 271,378	\$ 343,458
Roseburg School District 4	Permanent	4.0327	\$ 545,088	\$ 2,052,225	\$ 2,597,313
Umpqua CC	Permanent	0.4551	\$ 61,941	\$ 233,202	\$ 295,143
Glide School District 12	Permanent	4.5037	\$ 4,217	\$ 15,877	\$ 20,094
<i>Subtotal</i>	<i>Education</i>		\$ 683,326	\$ 2,572,682	\$ 3,256,008
Total			\$ 1,996,699	\$ 7,517,447	\$ 9,514,146

Source: Tiberius Solutions LLC

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2018 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$136,103,410. The total assessed value of the City of Roseburg is \$1,888,952,951. The percentage of assessed value in the Urban Renewal Area is 14.44%, below the 25% threshold.

The Area contains 711.54 acres, including public rights-of-way, and the City of Roseburg contains 6,987.66 acres. The existing urban renewal area is 1,034.84 acres. This puts 24.99% of the City’s acreage in an Urban Renewal Area, below the 25% threshold. The existing urban renewal area is set to expire in September of 2019.

Table 12 - Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Assessed Value	Acreage
City of Roseburg	\$1,888,952,951	6,987.66
Roseburg Existing UR Area	\$99,751,557	1,034.84
Increment value of existing UR Area	\$255,927,875	
Diamond Lake Area	\$136,103,410	711.54
Percentage in Urban Renewal Area	14.44%	24.99%

Source: Compiled by Elaine Howard Consulting, LLC with data from City of Roseburg and Douglas County Department of Assessment and Taxation (FYE 2018)

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Diamond Lake Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area measures 711.54 total acres in size, encompassing 578.99 acres included in 925 individual parcels, and an additional 132.55 acres in public rights-of-way. An analysis of FYE 2018 property classification data from the Douglas County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Vacant accounts for the largest land use within the area (20.29%). This is followed by Industrial (19.37%), and Single-Family Residential (18.17%). The total land uses in the Area, by acreage and number of parcels, are shown in Table 13.

Table 13 - Existing Land Use in Area

Land Use	Parcels	Acreage	% of Total Acreage
Vacant	97	117.47	20.29%
Industrial	29	112.16	19.37%
Single Family Residential	450	105.18	18.17%
Commercial	179	92.28	15.94%
Exempt	43	59	10.19%
Multifamily Residential	116	49.77	8.60%
Mixed Use	5	37.41	6.46%
Right of Way	6	5.72	0.99%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

2. Zoning Designations

As illustrated in Table 14 the most prevalent zoning designation (42.21%) of the Area by acreage is zoned as Mixed Use (Industrial and Commercial) zones. The second most prevalent zoning designation is General Commercial, representing 13.30% of the Area.

Table 14 - Existing Zoning Designations

Zoning	Parcels	Acreage	% of Total Acreage
Mixed Use – (Commercial and Industrial)	108	244.42	42.21%
General Commercial	170	77.02	13.30%
Medium-Density Multifamily Residential	138	56.57	9.77%
Medium Industrial	24	42.16	7.28%
Single Family Residential (>7,500 SF)	173	41.96	7.25%
Limited Multifamily Residential	154	33.77	5.83%
Multifamily Residential	67	33.61	5.80%
Single Family Residential (>6,000 SF)	62	22.12	3.82%
Public Reserve	7	18.02	3.11%
Heavy Industrial	3	6.91	1.19%
Professional Office	19	2.43	0.42%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

3. Comprehensive Plan Designations

As illustrated in Table 15 the most prevalent comprehensive plan designation (50.69%) of the Area by acreage is Industrial. The second most prevalent comprehensive plan designation is Medium Density Residential, representing 15.77% of the Area.

Table 15 - Existing Comprehensive Plan Designations

Comprehensive Plan Designation	Parcels	Acreage	% of Total Acreage
Industrial	135	293.49	50.69%
Medium Density Residential	292	91.32	15.77%
Commercial	181	78.69	13.59%
Low Density Residential	236	64.66	11.17%
High Density Residential	57	32.53	5.62%
Public and Semi-Public	5	15.87	2.74%
Professional Office	19	2.43	0.42%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

Figure 2 - Diamond Lake Urban Renewal Area Zoning Designations

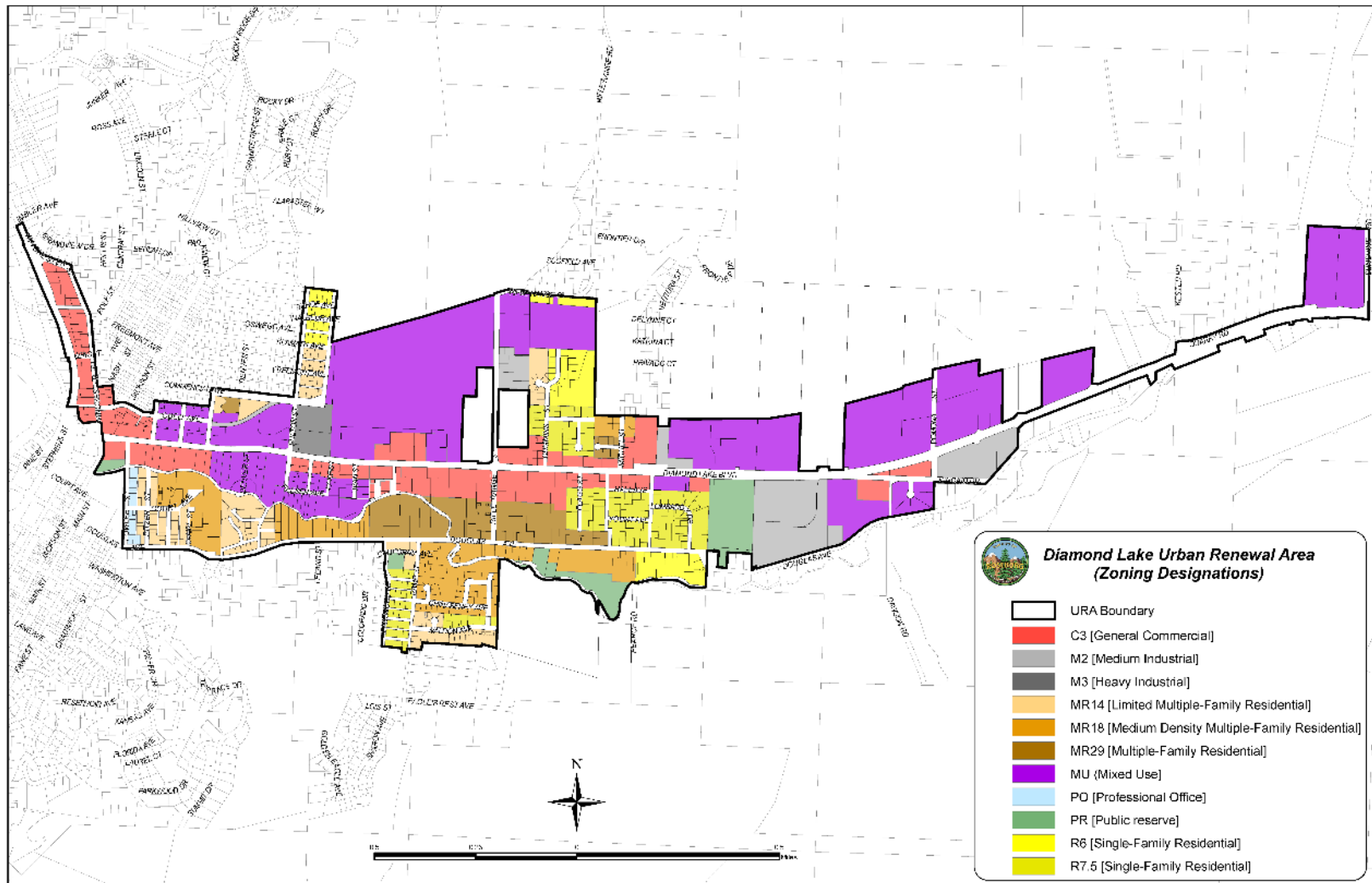
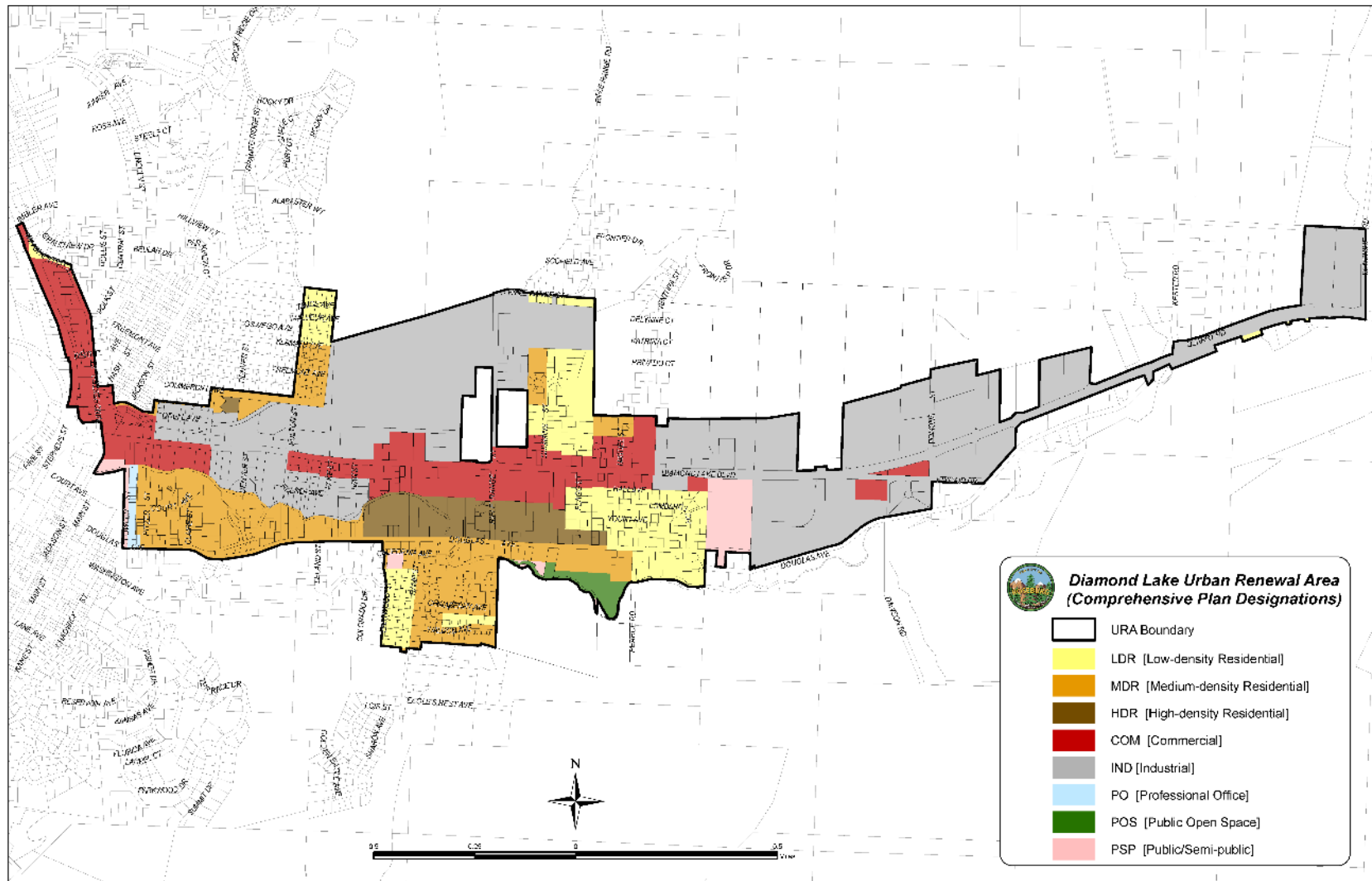


Figure 3 - Diamond Lake Urban Renewal Area Comprehensive Plan Designations



B. Infrastructure

This section identifies the existing conditions in the Area to assist in establishing blight. **Please note this DOES NOT mean all of these projects are projects in the urban renewal plan. These are identified in this section solely for the purposes of establishing blight.**

1. Transportation

The Transportation deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan (TSP) are shown below. Projects are identified by Map Code Area from the TSP. Project costs, if known, are shown in Table 16 below.

Street Improvements

Project L. Fulton Street Improvements - This Street serves as a collector north of Diamond Lake Boulevard. The existing condition of the roadway is very poor and improvements to collector street standards are needed. In addition, a traffic signal is planned at the intersection with Diamond Lake Boulevard and proposed as part of the project. This project proposes reconstruction of the street to collector street standards, traffic signal at Diamond Lake Boulevard, bike lanes and sidewalks. This project is part of the Roseburg CIP. (TSP, p 7-53)

Project N. Rifle Range Street - North of Diamond Lake Boulevard - To accommodate anticipated future traffic growth, capacity improvements are needed on Rifle Range Street. In addition, safety improvements are needed which include realignment of the roadway. This project proposes to widen the street to collector street standards, realign the street, and add sidewalks and storm drainage. (TSP, p 7-7)

Project O. Rifle Range Street Extension across Deer Creek to Douglas Avenue - This project proposes to extend Rifle Range Street across Deer Creek to Douglas Avenue. The new connection will provide connectivity south of Diamond Lake Boulevard and improved access and mobility. This project is currently in the CIP. (TSP, p 7-7)

Project R. New Collector Connection - Odell Avenue to Rifle Range Street (TSP, p 7-15)

Project X. New Collector from Diamond Lake Boulevard at Lake Street or Gardiner Street (TSP, p 7-15)

Intersection

Winchester Street/Diamond Lake Boulevard (TSP, p 8-8)

Traffic Signals

Diamond Lake Boulevard and Fulton Street or Lake Street - Traffic Signals (TSP, p 8-9 and 7-32)

Bicycle and Multi-Use Path Improvements

Bike lanes on Douglas Avenue between Diamond Lake Boulevard and Spruce Street (TSP, p 7-53)

Multi-use path connection along Deer Creek (TSP, p 7-53)

NE Douglas Avenue Spruce Street to Hwy 138 to Sunshine Park - Douglas Avenue provides connections from the western parts of the city and downtown to areas east including Sunshine and Eastwood Parks, several schools, Umpqua Community College Workforce Training Center, neighborhoods, and planned mixed use and industrial areas. The route provides an alternative to Diamond Lake Boulevard, a five-lane highway with a posted speed up to 55 mph. A combination of sharrows and bicycle lanes, with restricted parking to one side of the street, are recommended for the improved sections of Douglas Street out to Rifle Range Road. A multi-use path is recommended from Rifle Range Road out to Sunshine Park. (Bike and Ped Plan, p 18)

Douglas Avenue – Fowler to Rifle Range Road – striping and sidewalk gap (Bike and Ped Plan, p 29)

Deer Creek Pathway - South Umpqua River to Douglas Street Bridge (Bike and Ped Plan, p 36)

Commercial Street Trail - Commercial Street (Bike and Ped Plan, p 36)

Ramp Street - Douglas Avenue to east and eventual connection to Terrace Drive (Bike and Ped Plan, p 36)

NE Stephens Street/ NE Winchester Street Garden Valley Boulevard to Diamond Lake Boulevard (Bike and Ped Plan, p 14)

Pedestrian Transportation System

Add sidewalks along Fulton Street from Diamond Lake Boulevard north to end (TSP, p 7-55)

Add sidewalks along Rifle Range Street from Diamond Lake Boulevard north to end (TSP, p 7-55)

Add sidewalks along Shambrook Avenue between Stephens Street and Winchester Street (TSP, p 7-55)

Add sidewalks along Douglas Avenue between Diamond Lake Boulevard and Ramp Street (TSP, p 7-55)

Add sidewalks along the length of Ramp Street (TSP, p 7-55)

Table 16 - Transportation Projects in Area

Project Name	Project Description	Project Cost	Source
TSP Project L. Fulton Street Improvements	This Street serves as a collector north of Diamond Lake Boulevard. The existing condition of the roadway is very poor and improvements to collector street standards are needed. In addition, a traffic signal is planned at the intersection with Diamond Lake Boulevard and proposed as part of the project. This project proposes reconstruction of the street to collector street standards, traffic signal at Diamond Lake Boulevard, bike lanes and sidewalks. This project is part of the Roseburg CIP	\$2,230,000	Transportation Systems Plan
TSP Project N. Rifle Range Street - North of Diamond Lake Boulevard	To accommodate anticipated future traffic growth, capacity improvements are needed on Rifle Range Street. In addition, safety improvements are needed which include realignment of the roadway. This project proposes to widen the street to collector street standards, realign the street, and add sidewalks and storm drainage.	\$7,570,000	Transportation Systems Plan
TSP Project O. Rifle Range Street Extension across Deer Creek to Douglas Avenue	This project proposes to extend Rifle Range Street across Deer Creek to Douglas Avenue. The new connection will provide connectivity south of Diamond Lake Boulevard and improved access and mobility. This project is currently in the CIP.	\$2,000,000	Transportation Systems Plan
TSP Project R.	New Collector Connection - Odell Avenue to Rifle Range Street	\$3,450,000	Transportation Systems Plan
TSP Project X.	New Collector from Diamond Lake Boulevard at Lake Street or Gardiner Street	\$4,030,000	Transportation Systems Plan
Traffic Signals	Diamond Lake Boulevard and Fulton Street or Lake Street	\$200,000	Transportation Systems Plan
Bicycle and Multi- Use Path	Bike lanes on Douglas Avenue between Diamond Lake Boulevard and Spruce Street	\$567,800	Transportation Systems Plan
Bicycle and Multi- Use Path	Multi-use path connection along Deer Creek	\$801,600	Transportation Systems Plan
Bicycle and Multi- Use Path	Douglas Street provides connections from the western parts of the city and downtown to areas east including Sunshine and Eastwood Parks, several schools, Umpqua Community College Workforce Training Center, neighborhoods, and planned mixed use and industrial areas. The route provides an alternative to Diamond Lake Boulevard, a five-lane highway with a posted speed up to 55 mph. A combination of sharrows and bicycle lanes, with restricted parking to one side of the street, are recommended for the improved sections of Douglas Street out to Rifle Range Road. A multi-use path is recommended from Rifle Range Road out to Sunshine Park.	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Douglas Avenue Fowler to Rifle Range	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Deer Creek Pathway South Umpqua River to Douglas Street Bridge	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Commercial Street Trail	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Ramp Street Douglas Avenue to east and eventual connection to Terrace Drive	\$71,000	Bike-Ped Plan
Bicycle and Multi- Use Path	NE Stephens Street/ NE Winchester Street Garden Valley Boulevard to Diamond Lake Blvd	TBD	Bike-Ped Plan
Bicycle and Multi- Use Path	Bike lanes on Winchester Street between Diamond Lake Boulevard and Douglas Avenue	\$36,400	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Fulton Street from Diamond Lake Boulevard north to end	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Rifle Range Street from Diamond Lake Boulevard north to end	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Shambrook Avenue between Stephens Street and Winchester Street	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Douglas Avenue between Diamond Lake Boulevard and Ramp Street	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along length of Ramp Street	TBD	Transportation Systems Plan

Source: City of Roseburg Transportation Systems Plan and Bike-Ped Plan

2. Storm Water

The Storm Water deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 17 and 18 below.

Table 17 - Storm Drainage Master Plan Projects in the Area

Project Name	Project Description
Storm drain at Diamond Lake Blvd between Riffle Range Rd and Patterson Street	The storm drain system along Diamond Lake Blvd. is under capacity and the system along Cummins St. is severely under capacity. The undersized pipes cause localized flooding. Potential Solutions: <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. and Cummins Street (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.) • Construct a parallel system along Diamond Lake Blvd. • Investigate detention possibilities west of Miguel Street
Diamond Lake Boulevard #1 (HYD 13)	Recommened Alternative: <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. and Cummins Street (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.) Project Cost: \$876,245
Diamond Lake Blvd. east of Douglas County Rd. and the Department Shops	The storm drain system along Diamond Lake Blvd. is under capacity causing localized flooding. Potential Solutions: <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.)
Diamond Lake Boulevard East of Douglas County Road Department Shops (HYD 24)	Recommened Alternatives: <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. Benefits <ul style="list-style-type: none"> • Located within public right-of-way • Eliminates flooding Project Cost: \$185,445
The existing storm drain system along Diamond Lake Blvd discharging into the unnamed at the Douglas County Road Department shops.	This area includes the commercial and industrial areas along Diamond Lake Blvd, Riffle Range Rd and Miguel St. The outfall is on Diamond Lake Blvd immediately south of the Douglas County Road Department shops. No water quality treatment currently exists within the basin prior to discharge to Deer Creek. Potential Solutions: <ul style="list-style-type: none"> • Water Quality Swale • Proprietary Water Quality Manhole • Source control through low impact development methods.

Source: Roseburg Storm Drainage Master Plan

Table 18 - Storm Drainage Master Plan Projects in the Area

Project Name	Project Description
Water Quality Concern #9 Diamond Lake Boulevard	Preferred Alternative: <ul style="list-style-type: none"> • Construct a water quality swale in the existing open channel system south of Diamond Lake Boulevard. Benefits <ul style="list-style-type: none"> • Located within existing drainage channel. • Easy access for maintenance. • Improves water quality for surround areas. Project Cost: \$16,477
SUP-12	Fulton/Gardiner Drainage Improvements - Study Project Cost: \$25,000
SUP-13	Fulton/Gardiner Drainage Improvements - Construction Project Cost: \$1,000,000
HYD 19	Stephens Street (SD) Project Cost: \$126,601

Source: Roseburg Storm Drainage Master Plan

3. Water

The Water deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 19 below.

Table 19 – Water Master Plan Projects in Area

Project Name	Project Description	Project Cost	Source
Ventura, Crystal Vista and Gibby	100 gpm Upgrade Ventura PS	\$100,000	Water Master Plan
Ventura Zone	0.4 MG Frontier Lane 2 Reservoir	\$800,000	Water Master Plan
Ventura, Crystal Vista and Gibby Pressure Zones	Improvement for Growth	\$3,194,300	Water Master Plan

Source: Roseburg Water Master Plan

4. Parks

The Parks deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 20 below.

Table 20 - Parks Master Plan Projects in Area

Park	Project	Cost
Eastwood Park	Enhance creek bed	\$50,000
Eastwood Park	Enhance trail connections	\$5,000
Proposed Neighborhood Park (P-5)	Acquire Park Land	\$765,000
Proposed Neighborhood Park (P-5)	Develop site master plan	\$150,000
Proposed Neighborhood Park (P-5)	Implement master plan	\$1,000,000

Source: Roseburg Comprehensive Parks Master Plan

C. Social Conditions

Within the Area, there are 566 tax lots shown as Residential use. According to the US Census Bureau, American Community Survey (ACS) 2012-2016, the block groups have 3,826 residents, 94% of whom are white.

Table 21 - Race in the Area

Race	Number	Percent
White	3,594	94%
Black or African American	103	3%
American Indian and Alaska Native	51	1%
Asian	21	1%
Native Hawaiian and Other Pacific Islander	4	0%
Some other race	15	0%
Two or more races	38	1%
Total	3,826	100%

Source: American Community Survey 2012-2016 Five Year Estimates

The largest percentage of residents are between 25 to 34 years of age (20%).

Table 22 - Age in the Area

Age in the Area	Number	Percent
Under 5 years	148	4%
5 to 9 years	187	5%
10 to 14 years	56	1%
15 to 17 years	111	3%
18 to 24 years	350	9%
25 to 34 years	781	20%
35 to 44 years	379	10%
45 to 54 years	398	10%
55 to 64 years	511	13%
65 to 74 years	588	15%
75 to 84 years	251	7%
85 years and over	66	2%
Total	3,826	100%

Source: American Community Survey 2012-2016 Five Year Estimates

In the block groups, 24% of adult residents have earned a bachelor’s degree or higher. Another 45 % have some college education or an Associate’s degree, and another 23% have graduated from high school with no college experience.

Table 23 - Educational Attainment in the Area

Educational Attainment	Number	Percent
Less than high school	267	9%
High school graduate (includes equivalency)	675	23%
Some college	1,077	36%
Associate's degree	262	9%
Bachelor's degree	345	12%
Master's degree	286	10%
Professional school degree	28	1%
Doctorate degree	34	1%
Total	2,974	100%

Source: American Community Survey 2012-2016 Five Year Estimates

As seen in Table 24, the most common travel time class was 10-19 minutes, with 45% of journeys being in this class. This was followed by the less than 10 minutes travel time class, which represented 24% of journeys. The data shows that 84% of journeys were less than 30 minutes in duration, with only 1% of journeys being more than 1 hour in duration.

Table 24 - Travel Time to Work in the Area

Travel time to work	Number	Percent
Less than 10 minutes	412	24%
10 to 19 minutes	764	45%
20 to 29 minutes	256	15%
30 to 39 minutes	121	7%
40 to 59 minutes	17	1%
60 to 89 minutes	105	6%
90 or more minutes	11	1%
Total	1,686	100%

Source: American Community Survey 2012-2016 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 81%, drove alone with another 8% carpooling.

Table 25 - Means of Transportation to Work in the Area

Means of Transportation to Work	Number	Percent
Drove alone	1,375	81%
Carpooled	141	8%
Public transportation (includes taxicab)	14	1%
Motorcycle	-	0%
Bicycle	22	1%
Walked	114	7%
Other means	20	1%
Worked at home	12	1%
Total	1,698	100%

Source: American Community Survey 2012-2016 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Grant County Department of Assessment and Taxation for FYE 2018, including all real, personal, manufactured, and utility properties, is estimated to be \$136,289,356.

2. Building to Land Value Ratio

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 26 below shows the improvement to land ratios for properties within the Area. Forty-three parcels in the area (10.19% of the acreage) are non-taxable. Another 163 parcels have no improvements representing 34.09% of the Area. Two hundred and forty five parcels representing 28.97% of the Area have I:L ratios of less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 151 of the 925 parcels in the Area, totaling 16.31% of the acreage have I:L ratios of 2.0 or more in FYE 2018. In summary, the Area is underdeveloped and not contributing significantly to the tax base in Roseburg.

Table 26 - I:L Ratio of Parcels in the Area

Improvement/Land Ratio	Tax Lots	Acres	% of Total Acres
Exempt	43	59.00	10.19%
No Improvement Value	163	197.37	34.09%
0.01-0.50	65	102.39	17.68%
0.51-1.00	180	68.02	11.75%
1.01-1.50	206	64.65	11.17%
1.51-2.00	117	42.04	7.26%
2.01-2.50	42	14.44	2.49%
2.51-3.00	17	7.54	1.30%
3.01-4.00	20	7.81	1.35%
> 4.00	72	15.74	2.72%
Total	925	578.99	100.00%

Source: Calculated by Elaine Howard Consulting, LLC with data from Roseburg GIS using Douglas County Department of Assessment and Taxation data (FYE 2018)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The majority of projects being considered for future use of urban renewal funding are for infrastructure improvements, including streets and utilities. The use of tax increment allows the city to tap into different funding source besides the City of Roseburg general fund, other utility funds or system development charges (SDC) funds.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, since the property is within the city limits, the city has anticipated the need to provide services to the Area. As the development will be new construction, it will be up to current building code and will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by future economic development, housing production and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the city.

XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects/programs necessary to cure blight within the Area.

XIII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if homes are acquired that require relocation, the Agency shall comply with applicable relocation requirements.