



JOHN DAY URA & HOUSING INCENTIVE PROGRAM OVERVIEW

FEBRUARY 2021

John Day Urban Renewal Agency

- City of John Day currently offers two housing incentive programs – one for new home construction and one for major renovations
- **The New Home Incentive Program**
 - 7% cash rebate on new home construction (based on the increase in the property's assessed value)
 - Payment of system development charges on behalf of the property owner (currently \$7,354)
- **Existing Home Remodel Incentive Program**
 - 15% cash rebate (based on the increase in the property's assessed value) on substantial improvements to home facades, structural repairs, major remodels and new additions that add additional rooms and living space.
 - The minimum AV increase to qualify for this incentive is \$10,000.

Housing Incentive Program Impact

- Three site-built homes permitted from 2008 – 2018
- URA adopted March 14, 2018
- Twelve new homes built or under construction in past three year
 - Six single-family homes built/in construction (6 dwelling units)
 - Three duplexes built or under construction (6 dwelling units)
- Five major remodels/renovations/additions completed
- All participants were Grant County residents at time of application
- Tax base widened by \$1.24 million in first two years
 - \$225,104 increase due to major renovations
 - \$1,019,690 increase due to new homes
- System Development Revenue increased by \$42,825
- John Day's population grew by 15 residents in 2020, a one percent increase (first non-annexation related growth in 20 years)

Why Population Growth Matters

- State Shared Revenues and utility revenues are population-based
- Population goes up, funds go up
- Population goes down, funds go down

FY21 Fiscal Impact

John Day 15 new residents
= \$1,647 in SSR gained

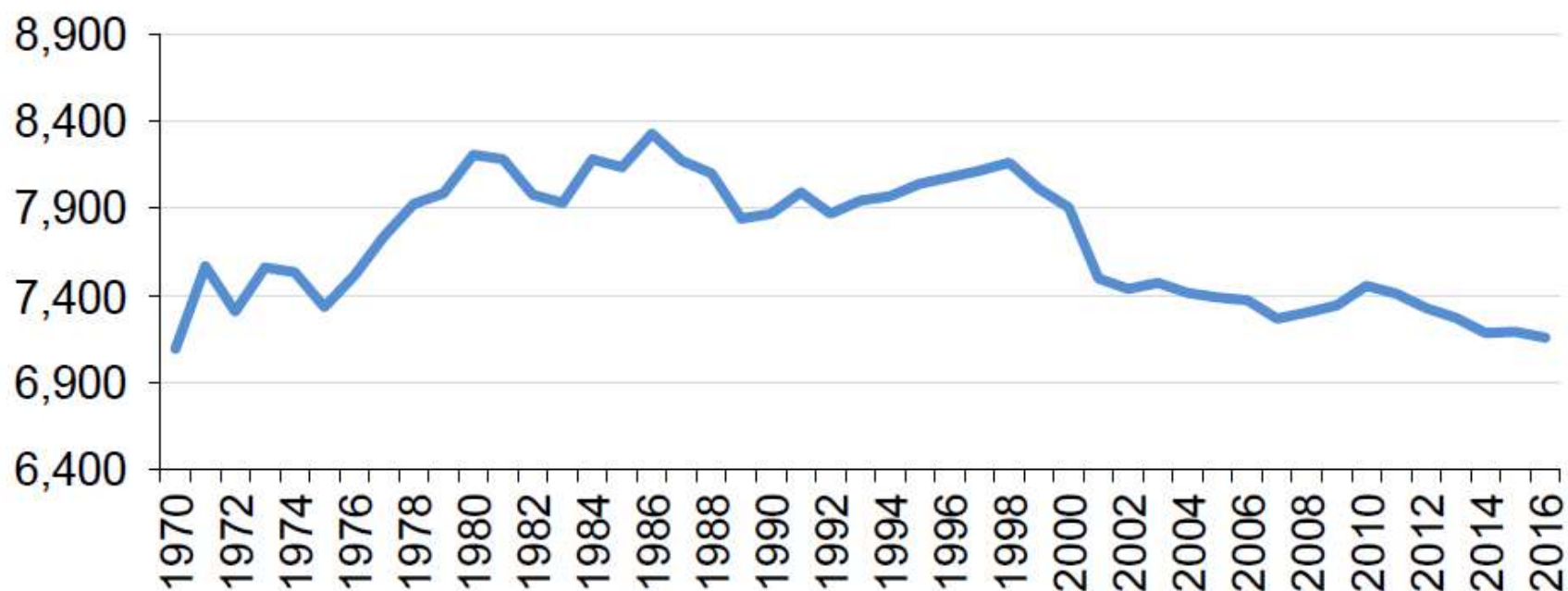
Grant County lost 45
residents = -\$4,940 in SSR

Average household
contributes \$10K per year

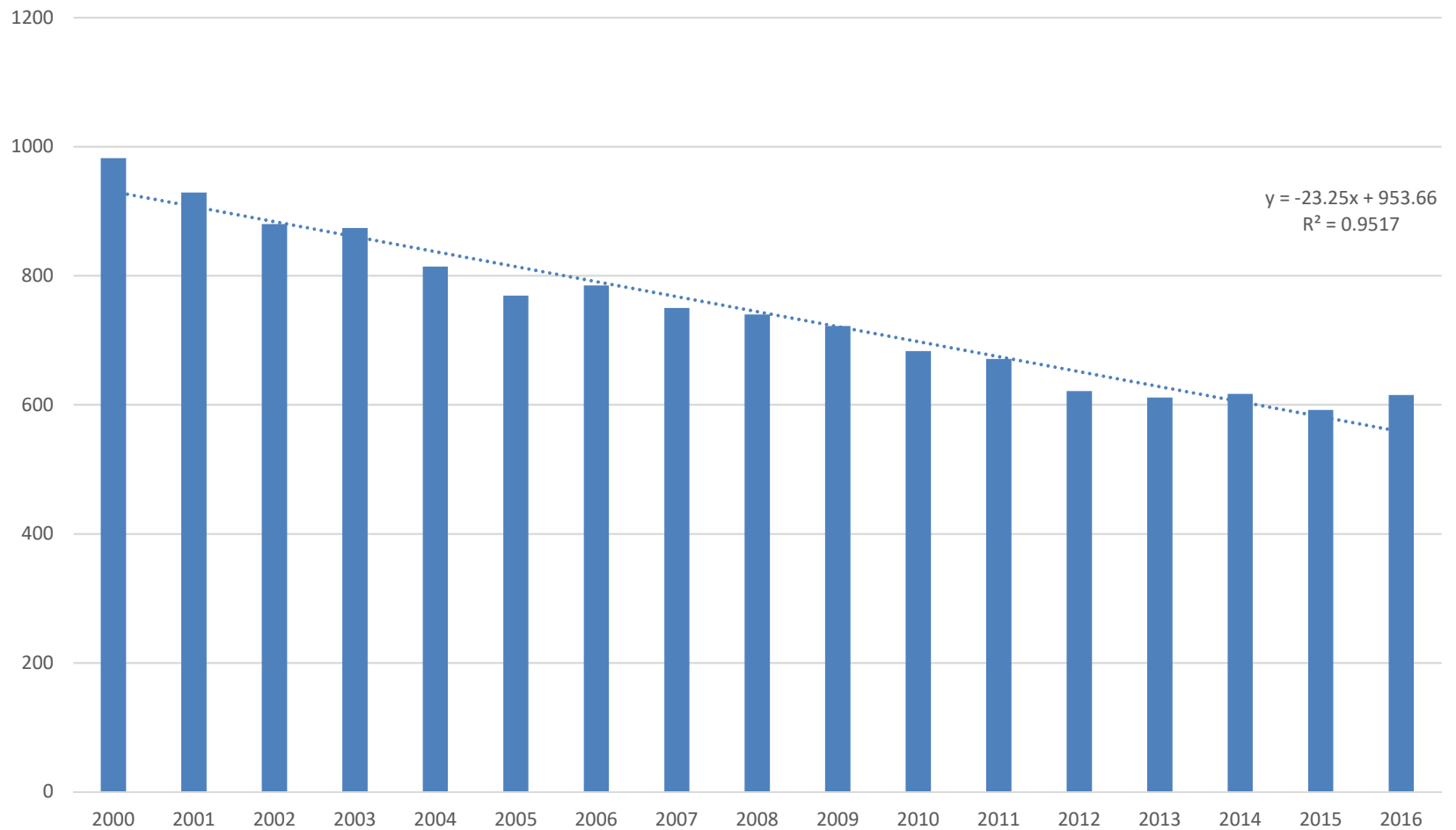
	Highway Trust Fund Revenues (Gas Tax)	Liquor Revenues (20% of Total Share)	Marijuana Tax Revenues (75% of City's Share)	Cigarette Tax Revenues	9-1-1 Tax Revenues
2018-19 Estimates	\$71.56	\$18.37	\$2.63	\$1.20	\$5.29
2018-19 Actuals	\$71.15	\$16.58	\$2.74	\$1.15	\$5.19
2019-20 Estimates	\$72.67	\$18.27	\$3.27	\$1.13	\$4.99
2020-21 Estimates	\$78.94	\$19.79	\$3.51	\$1.13	\$6.41
2021-22 Estimates	\$80.13	\$20.34	\$4.01	\$1.11	\$9.08

POPULATION TRENDS

50-years of “Net Zero” population growth with over 1,000 residents lost countywide in the past 30 years



DECLINING STUDENT ENROLLMENT



Current and Past Participants

URA new housing constructed

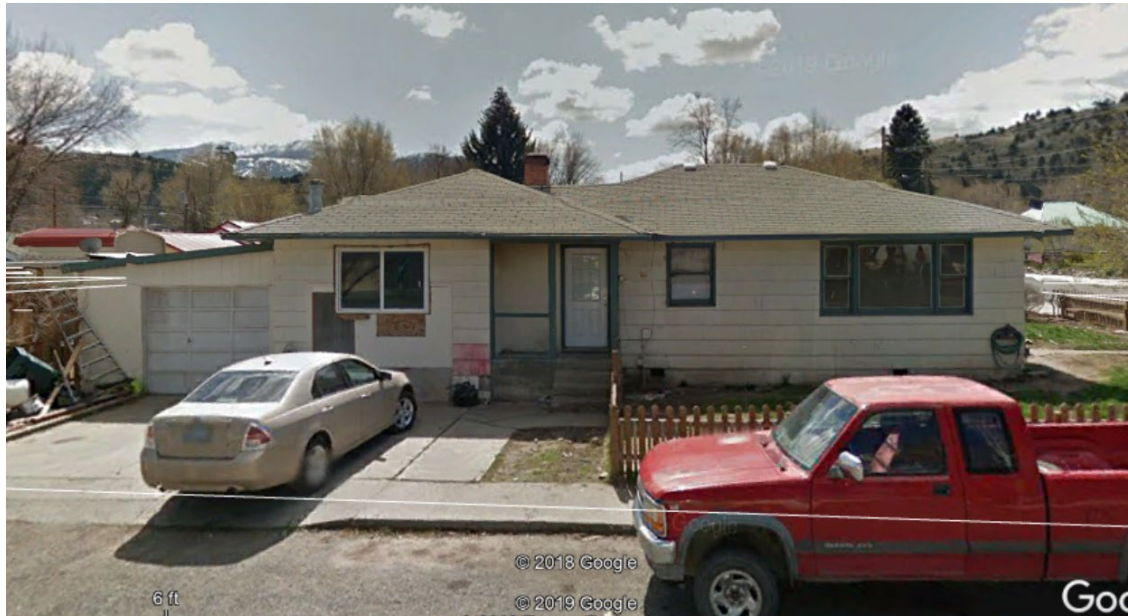


Current and Past Participants

URA new housing constructed/placed and major rehabilitations



Renovations Before & After



URA Needs Buildable Lands

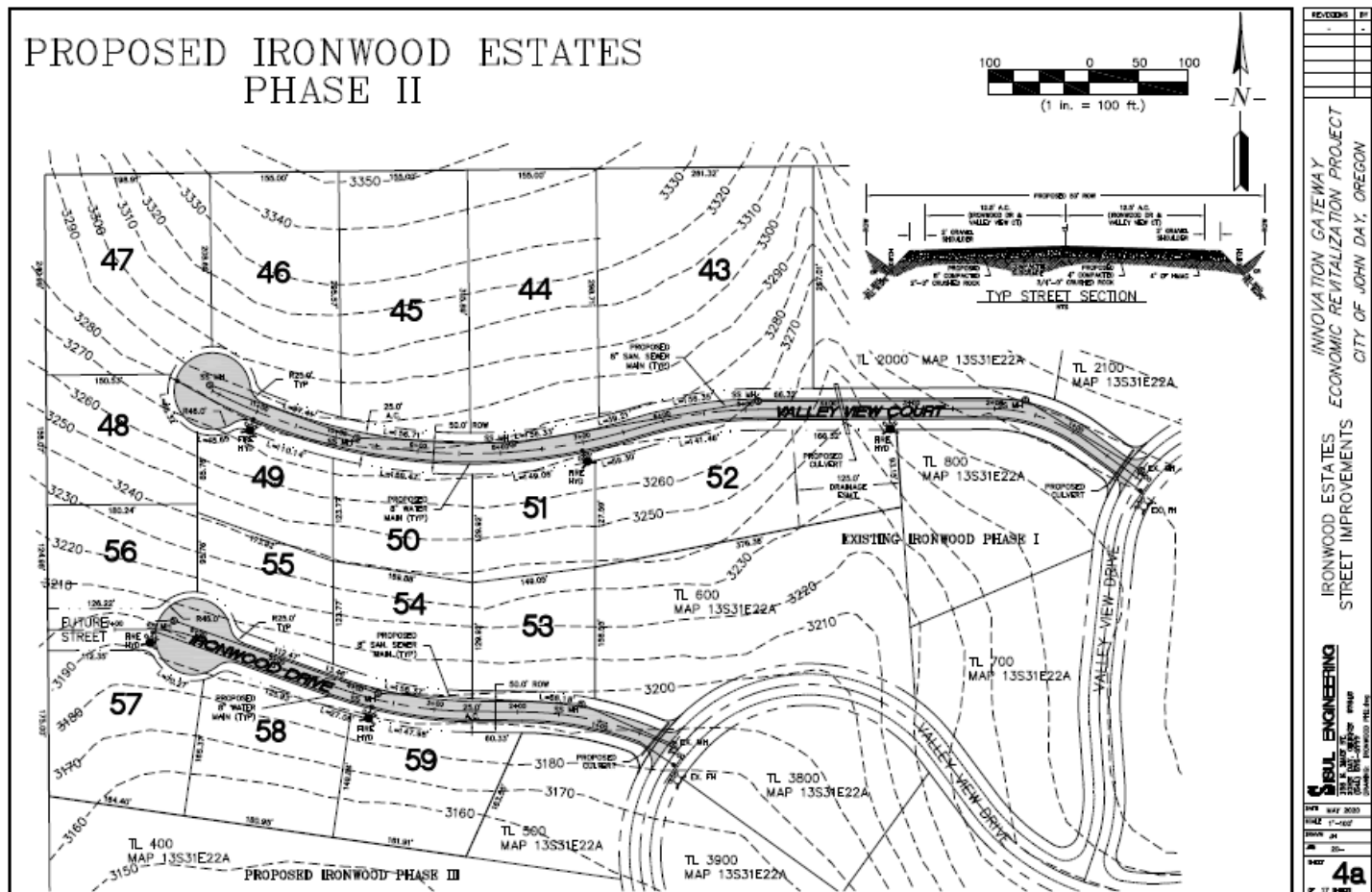
- Program success depends on access to buildable lands
- John Day has plenty, but all of the proposed developments need street, water, sewer, power and broadband (horizontal) improvements **before** new housing can start
- If we were to allow land developers to create sub-standard housing developments (i.e. shared gravel driveways, narrow widths, steep inclines, no public rights-of-way, etc.) it would be in violation of our code and would ultimately cost taxpayers more money to correct later
- The URA can be used to incentivize **horizontal improvements and land development** in addition to housing developments

Basic Proposal

- URA performs a minor amendment to the program:
 - **Developer/Builder/Owner Incentives.** These incentives could be:
 - A direct contribution of funds to purchase privately-developed improvements;
 - A rebate of a portion of property taxes paid;
 - Contributions to the developer for infrastructure development;
 - An agreement for the Agency to complete infrastructure improvements that are otherwise required as a condition of development approval.
 - **Infrastructure improvements.** Including but not limited to streets, sidewalks, water, sewer, stormwater, and parks or other public improvement projects determined by the URA to help facilitate housing development and complete improvements specified in a development agreement that tie the improvements to specific housing development.

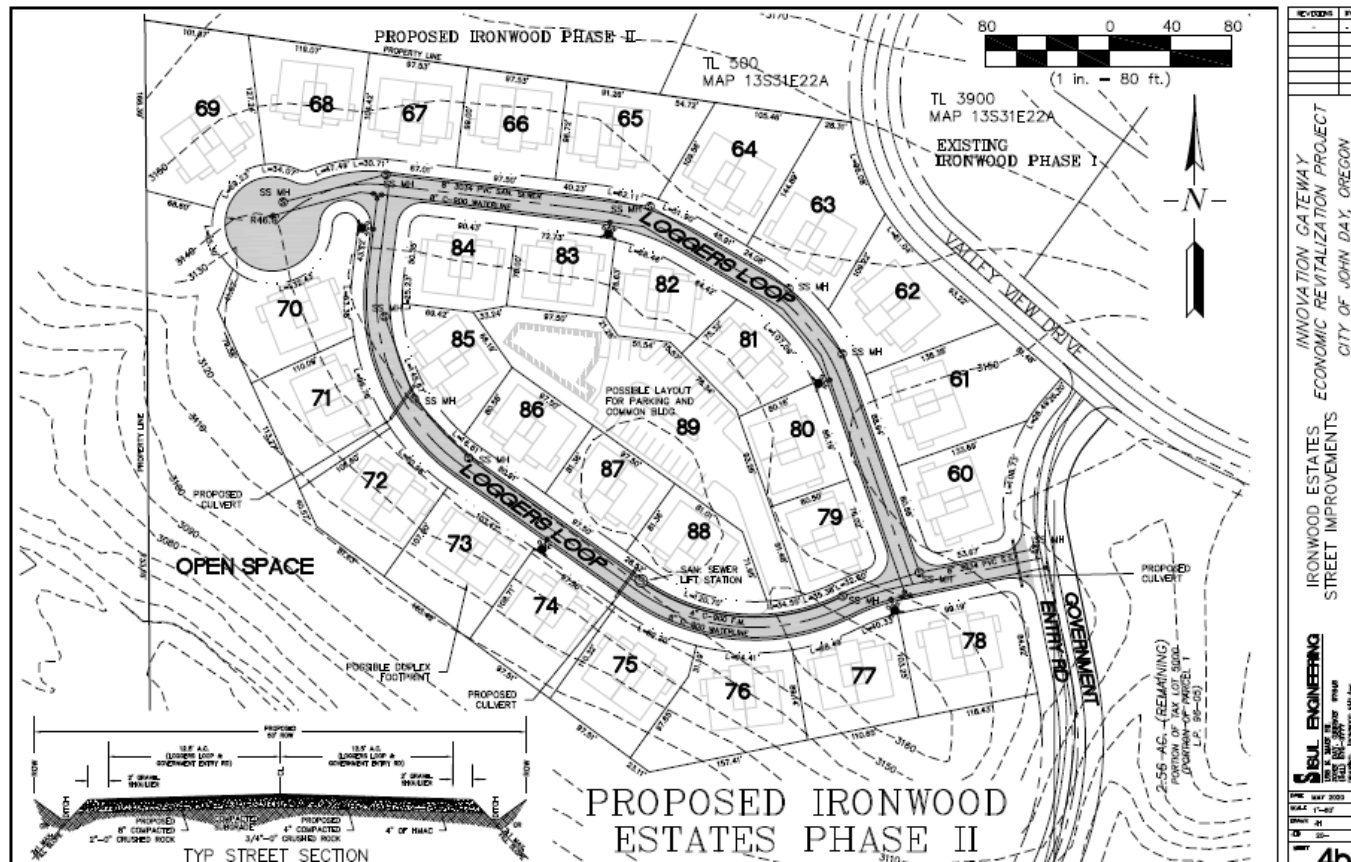
Proposed Developments

- Ironwood Phase II – 17 single family home lots
- Requires two street improvement projects w/utilities



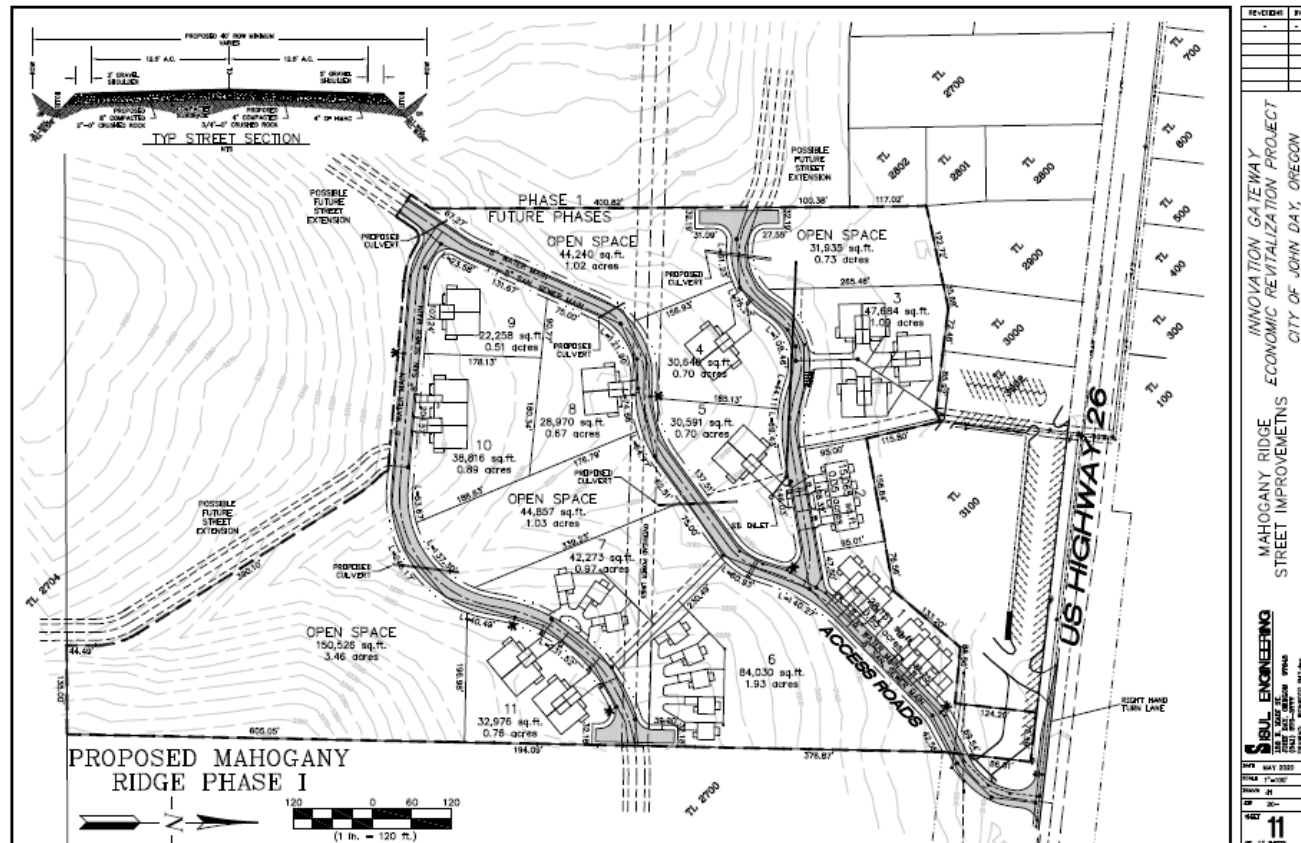
Proposed Developments

- Ironwood Phase III – 28 multi-family lots (duplexes)
- Looped street improvements with utilities needed plus improvements to Government Entry Road



Proposed Developments

- Mahogany Ridge – 10 parcel mixed density housing (single family, duplex, triplex, cottage cluster)
- Looped street improvements with utilities needed plus improvements to access roads



Public Private Partnerships Work

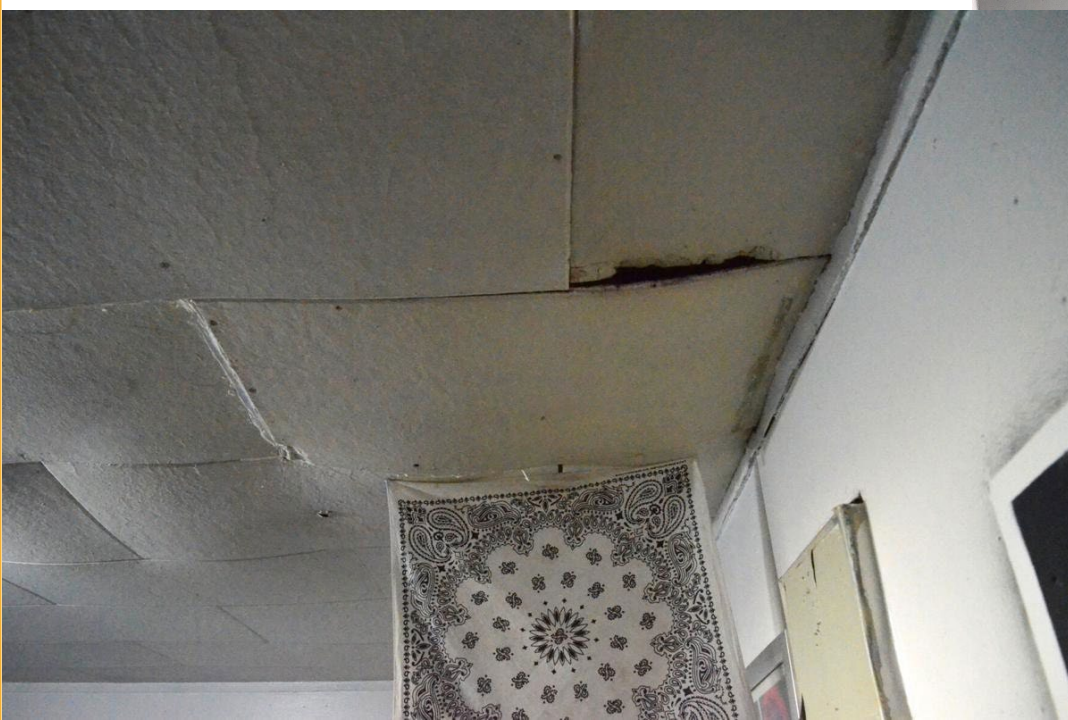
Require well thought out development and financing agreements

The John Day City Council is asking the County Court to participate in a study session to review these proposals and consider working with the City to increase the supply and availability of housing in John Day

Housing Equity Challenges

How do you create market-based programs that all can participate in?







Not a Tiny Home



Not a Tiny Home

