



CAMAS TIF UPDATE

City Council Work Session

Presentation Overview

- Project Purpose
- Future Forecasting Update
- Improvement Projects Update
- TIF Structure / Districts
- TIF Rate Methodology Recommendations
- Draft TIF Rates
- Next Steps

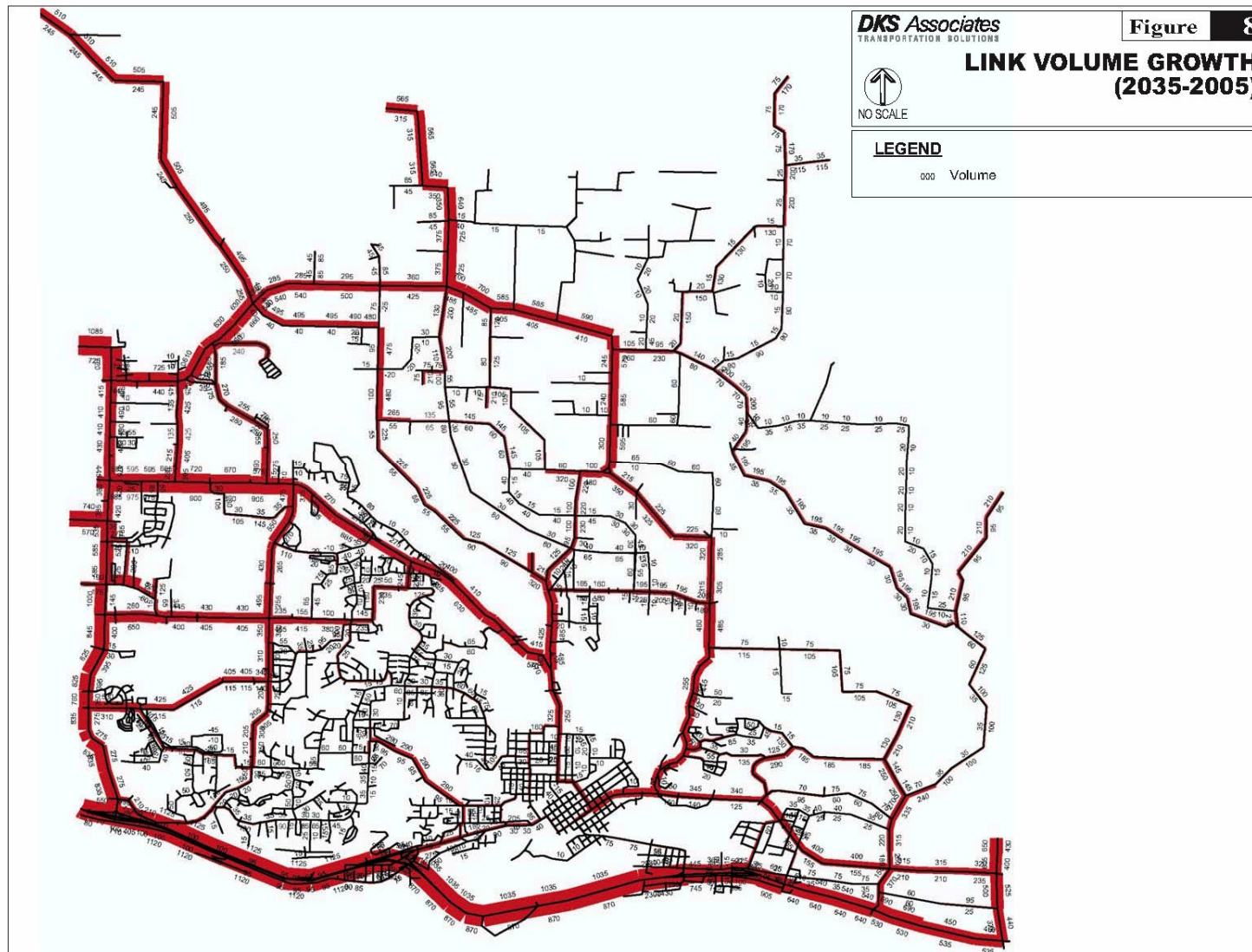
Future Forecasting Update

- Future Year Forecast Year now 2035 (previously 2023)

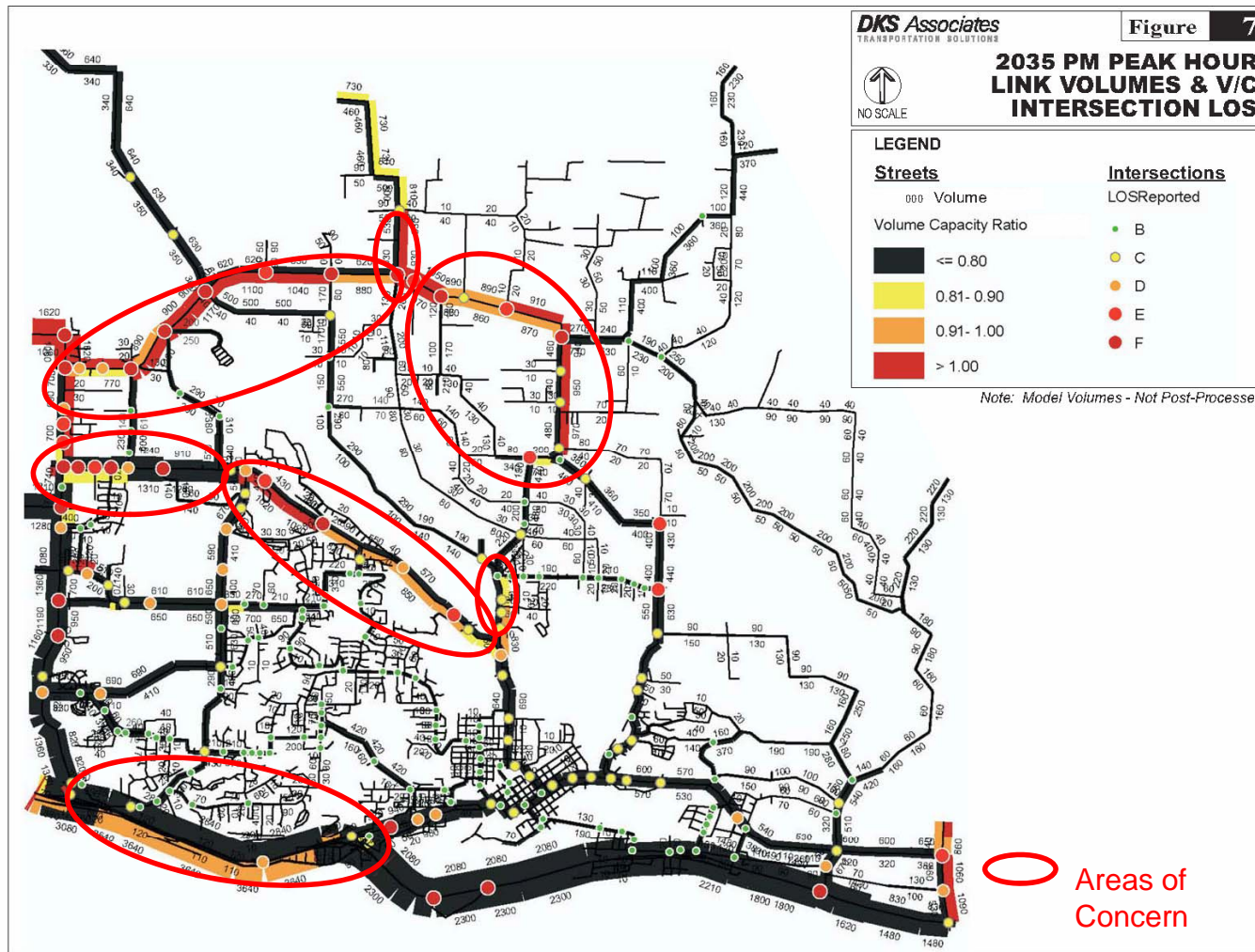
Land Use	2005	2035	Increase	% Increase
Households	6,822	12,616	5,794	85%
Retail Employees	445	3,205	2,760	620%
Other Employees	5,360	14,489	9,129	170%

Camas UGA	2012	2035	Growth	Change
PM Peak Hour Trips Ends	11,250	23,730	12,490	110%

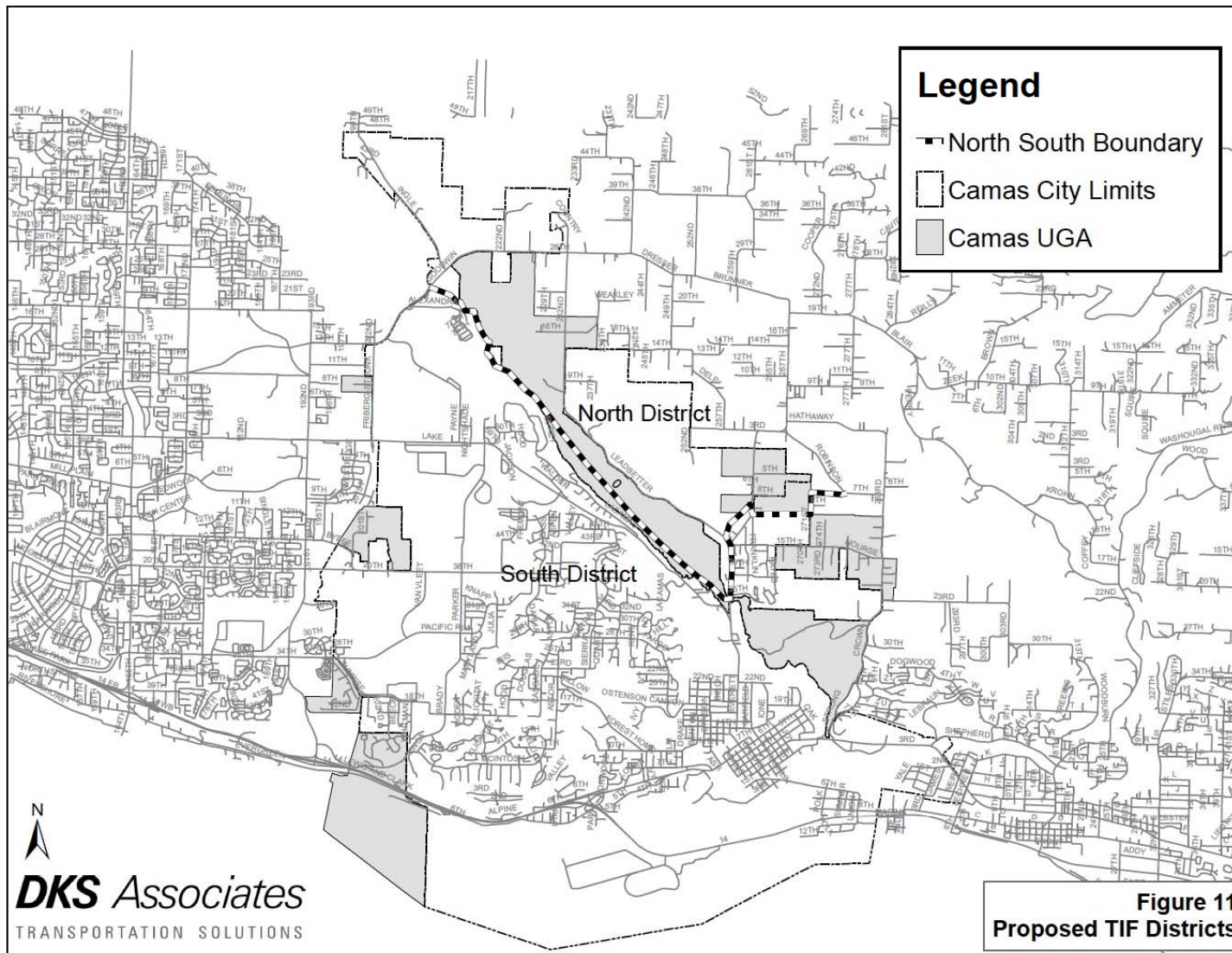
Future Forecasting – Growth Areas



Future Forecasting – Areas of Concern



TIF Structure – Potential Districts



Draft Staff Recommendations

- Collect Fees per PM Peak Hour Trip-End (ITE)
- Establish District Rates
- Fund Curb-to-Curb Costs + Storm (not full costs)
- Reimburse Transportation Bond Debt (\$3 M)
- Fund Camas Share of Right-of-Way Outside of the UGA + 20% ROW Inside UGA
- Allow for Pass-By and Diverted-Linked Trip Reductions
- Fund “Camas” share of projects outside the UGA
- Apply a 60% “other sources” reduction factor

Draft TIF Rate Structure

Net TIF Program Costs ~ \$77M

TIF Fee Summary	North	South	Total
Curb-to-Curb+ Storm+ROW	\$ 10,619	\$ 4,042	\$ 6,252
60% Reduction Factor	\$ (4,248)	\$ (1,617)	\$ (2,501)
2011 Net Rate	\$ 6,371	\$ 2,425	\$ 3,751
2012 Net Rate	\$ 6,620	\$ 2,520	\$ 3,897
2013 Net Rate	\$ 6,878	\$ 2,618	\$ 4,049
2014 Net Rate	\$ 7,146	\$ 2,720	\$ 4,207
2015 Net Rate	\$ 7,425	\$ 2,826	\$ 4,372
2016 Net Rate	\$ 7,715	\$ 2,936	\$ 4,542
2017 Net Rate	\$ 8,015	\$ 3,051	\$ 4,719
2018 Net Rate	\$ 8,328	\$ 3,170	\$ 4,903
2019 Net Rate	\$ 8,653	\$ 3,294	\$ 5,094

Rate Comparison

Transportation TIF/SDC Comparison					
Compiled April 2012					
City	Primary	Additional	Total		
Sherwood	\$6,665	\$2,940	\$9,605		
Tualatin	\$6,665	\$2,414	\$9,079		
West Linn	\$8,295		\$8,295		
Happy Valley	\$7,682		\$7,682		
Oregon City	\$7,540		\$7,540		
Gresham - Springwater	\$6,801		\$6,801		
Forest Grove	\$6,665		\$6,665		
Beaverton	\$6,665		\$6,665		
Vancouver	\$1,574	\$3,925	\$5,499		
Gresham - Pleasant Valley	\$4,955		\$4,955		
Wilsonville	\$4,755		\$4,755		
Gladstone	\$3,560	\$1,172	\$4,732		
Lake Oswego	\$3,319	\$876	\$4,195		
Camas (Existing)	\$3,343		\$3,343		
Gresham (City Limits)	\$2,823		\$2,823		
Ridgefield	\$2,479		\$2,479		
Washougal	\$2,192		\$2,192		
Sandy	\$1,943		\$1,943		
Battleground	\$1,941		\$1,941		
Clark County (Rural)	\$1,668		\$1,668		
			\$5,143	Average of Sample Cities	
Note:					
The SDC rate comparison is based an approximation of the rate per PM peak hour trip (or single family dwelling unit)					