

City Council Regular Meeting

August 17<sup>th</sup>, 2022

Zoom Meeting – Q & A

**1. Do families have to pay for transitional housing or is it free for them? If free, who pays for that?**

All families living in transitional housing in Talent are paying market rate rent. There are programs in place that will offset a part of that rent if the family meets specific income thresholds.

**2. What is the logic behind the claim that people are coming back more densely but “there will be less cars?”**

Housing in Talent is coming back more densely, largely due to an Oregon law passed in 2019, which removed single family zoning to encourage more housing. Many of the property owners who are rebuilding are choosing to add ADU's, build duplexes or multi-plexes, or split their lots. At the same time, new state mandates are requiring cities to adopt regulations that allow and support walkable mixed-use development. Part of those regulations include reducing or removing parking mandates while providing pedestrian, bicycle, and transit infrastructure. As our City becomes more dense, as we bring back core business services, and as we improve our walking, biking, and transit infrastructure, we expect less cars in our community.

**3. Can you define & list the “taxing districts”?**

The taxing districts that would forgo a portion of their property tax revenue through a Talent Urban Renewal District are:

- City of Talent
- Jackson County Fire District 5
- Jackson County
- 4-H Extension Service District
- Rogue Valley Transit District
- Jackson County Library Services District
- Jackson Soil and Water Conservation District
- Jackson County Vector Control District
- Phoenix-Talent School District
- Rogue Community College
- Southern Oregon Education Services District

**4. Can you explain more fully how the tax financing works? Will my taxes as a Talent resident already living here go up if this proposal goes through?**

The property taxes you pay will be the same amount whether an urban renewal district exists or not. What changes is how those taxes get distributed after you pay them. If an urban renewal area does not exist, all the taxes you pay are divided between the different taxing districts (for example, the City receives ~20% of the property taxes you pay). If an urban renewal area does exist, taxing districts will continue to receive the property tax revenue they received before the district was started, but any increase in property taxes that you pay year-to-year will go to the

urban renewal agency and will not be divided between the taxing districts. This only applies to properties within the urban renewal area.

That was the long-winded way to say that your property taxes will not go up due to urban renewal's direct impact. However, urban renewal could have an indirect impact on your taxes – and this is the concern that some of the taxing districts expressed with the original proposal. If a taxing district is not receiving enough revenue to maintain their services, they may ask the community to pass a local levy, or raise additional taxes, to help them keep up with the costs of service. Our goal is to design an urban renewal plan that does not endanger the services you receive, but still provides enough revenue to encourage needed development in the urban renewal area.

**5. Could it be explained as to why the board of TURA and the council are the same members?**

There are many different oversight models for Urban Renewal Agencies: the Urban Renewal Board could be the same as City Council, entirely separate from City Council (but appointed by the City Council), or a mixture of City Councilmembers and community members. To read about the pros and cons, check out pages 24-26 of [Best Practices for Urban Renewal Agencies in Oregon](#).

**6. Is there a new hoped-for date for enactment?**

The new date of enactment that City Council is considering is May 2023. This date would set the property tax “freeze date” at the January 2022 assessed values (which are certified in October 2022) and the first fiscal year that the Agency could start spending would be 2024-2025.

**7. What \*specifically\* are the plans with Chuck Roberts Park? Does the City intend to build residences there, or will the money be allocated to improve the park itself but maintain its current integrity as a community outdoor space?**

City Council's original intention is to use the upper area of Chuck Roberts Park as a potential site for needed housing. City staff are investigating if that is possible, since the land was donated to the City and may have restrictions on what can be placed there. Whether that area can be developed for housing or not, urban renewal funds can also be used to make park improvements – including putting in an all-inclusive play structure, placing pickle ball courts, or doing other improvements to help make Chuck Roberts more usable and enjoyable for our community. Over the next few months, Council and staff will work to refine the plans for Chuck Roberts Park, based on the feedback we receive from the community and our partners.

**8. Can you please spotlight the community speakers on Zoom? Thank you.**

Apologies! We could not figure out how to do this in “Webinar” mode. We will keep working on learning Zoom to see if there is a way.

**9. How many of the trailers in the Gateway are occupied by families (with children) who lost their homes in the fire? How many of the trailers are occupied by people who were not fire victims?**

There are 53 families/households living on the Gateway Site. Of those, 50 lost their home in the Alameda Fire, 2 lost their housing indirectly from the Alameda Fire, and 1 is reserved for an onsite manager.