

Yachats Urban Renewal District  
Annual Report and Financial Statement  
Fiscal Year July 1, 2019 – June 30, 2020

The City of Yachats has an urban renewal agency (Yachats Urban Renewal Agency) that receives property taxes to pay for projects and programs to improve the Urban Renewal District. Each year, urban renewal agencies provide a summary of their finances for public information. This report is in addition to the annual agency budgets, which are adopted after public hearings. The Annual Report & Financial Statement for the Yachats Urban Renewal Agency has been prepared for fiscal year 2020 based on audited financial information and is on file with the City of Yachats and the Yachats Urban Renewal Agency. Additional information is available to all interested persons by contacting Shannon Beaucaire, City Manager/Recording Secretary for the Yachats Urban Renewal Agency, at Yachats City Hall, 501 Highway 101 N, P.O. Box 345, Yachats, Oregon 97498; telephone (541) 547-3565; e-mail [citymanager@yachatsmail.org](mailto:citymanager@yachatsmail.org).

Urban renewal funds come from a variety of sources but the most common source is through tax increment financing. Tax increment financing is the basic means of financing urban renewal projects in the State of Oregon. Tax increment financing becomes available when an urban renewal plan is adopted. The steps in the tax increment process are:

- When a plan is adopted, total assessed value in the renewal area becomes the “frozen base” of assessed value.
- The Assessor re-calculates the total assessed values in the area each year that the renewal plan is in operation.
- Tax increment revenue is produced when total assessed values exceed the frozen base value. The assessor calls this increase over the frozen base “excess value”.
- Under Ballot Measure 50, growth in values comes from new construction, and a maximum 3% growth on existing property
- The tax increment revenue must be spent on activities written into the renewal plan
- The tax increment revenue must be spent inside the urban renewal plan boundary

Though urban renewal is a separate item on property tax statements, local property owners pay the same amount of tax whether or not an urban renewal district is established in their area. Basic property tax rates are fixed and will not change. Ballot Measure 50, which was passed by Oregon voters in 1996, requires urban renewal to be specifically shown on tax statements, but taxes shown on the tax statement to other taxing districts and government bodies are reduced by the same amount.

### **Fiscal Year 2020 Receipts and Expenditures**

During the 2019-2020 fiscal year, the Agency received \$374,059 in tax revenue, \$66,059 more than budgeted, from tax increment financing and \$897 in interest revenue. The Agency had a beginning fund balance of \$297,767. Expenditures totaled \$240,488 for payments to the City per an intergovernmental agreement. The payment to

the City was used for repayment of the wastewater treatment plant loan and administration and accounting services. \$432,235 was carried forward into fiscal year 2020-2021 as a beginning balance.

### **Impact on Fiscal Year 2020 Tax Collections for Overlapping Taxing Districts**

The division of taxes process results in some property taxes, which would otherwise have been received by the overlapping taxing districts, being paid over to the Yachats Urban Renewal Agency. The taxing districts forego a share of the property tax income during the life of an urban renewal plan so that the urban renewal agencies can carry out the activities that increase property values in the long term. The impact on the overlapping taxing districts was \$374,059.

### **Fiscal Year 2021 Budget Receipts and Expenditures**

Budget estimates for fiscal year 2021 show that the Urban Renewal Agency expects to receive \$364,000 from the division of taxes.

Anticipated 2021 fiscal year expenditures include a payment to the City of Yachats of \$95,000 for debt service for the wastewater treatment plant loan, \$100,000 for debt service for the South Tank, \$220,000 for capital projects, \$14,000 for administration and accounting services. \$2,800 is budgeted for audit services and legal notices. \$350,357 is anticipated to be carried forward into fiscal year 2022 as a beginning balance.

This statement is hereby filed with the City of Yachats on January 7, 2021. Notice of this filing shall be posted and published on February 14 and February 21, 2021. The statement shall be made available to all interested parties.

Shannon Beaucaire  
City Manager/Recording Secretary for the Yachats Urban Renewal Agency