

## **HB 3499 STAFF MEASURE SUMMARY**

### **House Committee On Rules**

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**Prepared By:** Melissa Leoni, LPRO Analyst

**Meeting Dates:** 4/16

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#### **WHAT THE MEASURE DOES:**

The measure requires a governing body of a municipality to refer an urban renewal plan and substantial plan amendments to the voters at the next regular election date at least 90 days after adoption by the body of an ordinance to approve the plan. The measure applies to urban renewal plans proposed or substantially amended on or after January 1, 2026.

#### **ISSUES DISCUSSED:**

#### **EFFECT OF AMENDMENT:**

No amendment.

#### **BACKGROUND:**

Oregon law gives each city and county the ability to activate an urban renewal agency with the power to propose and act on plans and projects to remove "blight." Examples of blight include buildings that are unsafe or unfit for occupancy or the existence of inadequate streets, rights of way, and utilities. The area where the work is to be done is known as the plan area, and the urban renewal agency proposes a plan for improving the area. Following public notice and hearing, and after considering public testimony and planning commission recommendations, the city or county may approve the urban renewal plan by ordinance.

Most urban renewal plans are funded through a tax increment financing mechanism. When the urban renewal plan is created, the assessed value of property within its boundaries is locked in time, or frozen, at the amount calculated from the last certified tax roll prior to the plan's approval. The agency then raises revenue in subsequent years from any value growth above the frozen amount; this value growth is referred to as the increment.