



Rockwood-West Gresham Urban Renewal Plan Update

Gresham Redevelopment Commission

June 9, 2026

Context

- Follow-up from May 5, 2026, GRDC meeting
- Seeking feedback and direction on key topics



Urban Renewal Plan Reminders

- Rockwood-West Gresham Urban Renewal Plan extended to 2029
- Allows district to reach maximum indebtedness (\$92 M)
- Cannot initiate any new projects after June 30, 2029
- Unspent resources will roll over to future fiscal years



FY 2026-27 Proposed Budget

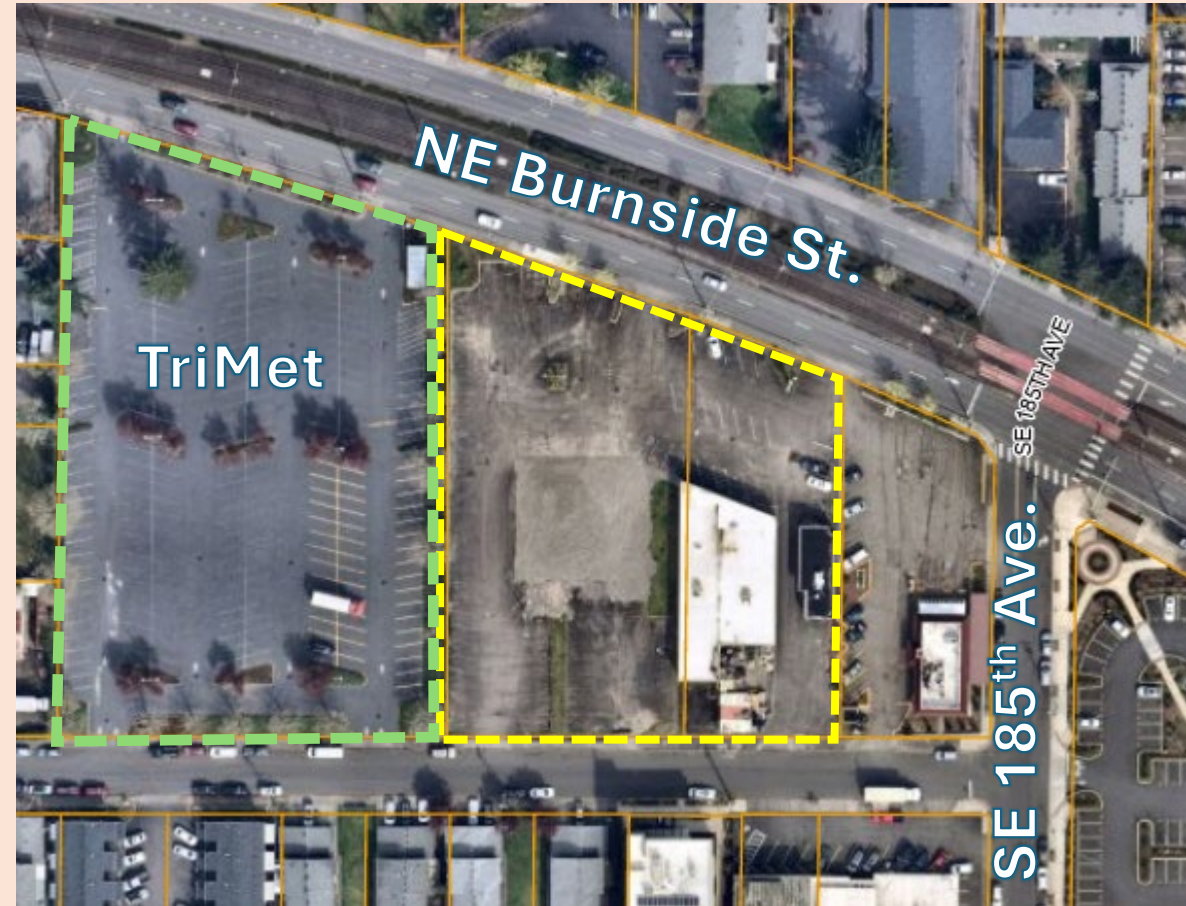
Project	Project Name	Total Project Budget for FY26/27	Project Funding Consists of	
			Grant	Urban Renewal
CIPUR00004	POIC Campus	515,000	0	515,000
CIPUR00006	Property Acquisition Fund	2,060,000	0	2,060,000
CIPUR00007	Yamhill Corridor Improvement	4,897,943	0	4,897,943
CIPUR00008	Public Safety Facility: Fire Station 74	14,000,000	8,000,000	6,000,000
CIPUR00009	Site Improvements	149,206	0	149,206
CIPUR00010	Affordable Housing	3,605,000	0	3,605,000
Grand Total		25,227,149	8,000,000	17,227,149

Burnside/184 Property

- Purchased in 2023-24
- Acquisition goal: redevelopment, activate Downtown Rockwood
- Land: 1.65 acre
- Leases: Expire by June 2028

Next steps:

- Explore potential Request for Proposals in partnership with TriMet



Affordable Homeownership

- Opportunity to use urban renewal funding to incent development on GRDC-owned properties
 - Potential for ~40 for sale affordable homes
- Opportunity to use HOME funding to support households with downpayment assistance
 - Allows homeowners to sell on the open market
 - City forgives assistance if owner stays >15 years
- Habitat for Humanity site (1104 NE 181st Ave)
 - \$500 K request to support construction of ~40 affordable homes



Hawthorne Woods Property

- Purchased in 2024
- Acquisition goal: repurpose as woodworking center with operator
- Land: 1 acre
- Building: 3,920 square feet

Next steps:

- Explore potential Request for Interest to activate space



POIC Campus

- Purchased in 2016
- Acquisition goal: redevelopment, activate Downtown Rockwood
- Land: 1 acre
- \$500 K in CIP for shared gymnasium

Next steps:

- GRDC approval of shared use agreement (Jul 7)
- Work with POIC to secure permits
- Develop disposition strategy for GRDC remaining parcel



Fire Station 74

- Selected Construction Manager/General Contractor
- Selected Architect of Record

Next steps:

- Finalizing contracts – July 2026



Yamhill Street Improvements

- Design – FY 2026-27
- Right of way (if necessary) – FY 2027-28
- Construction – FY 2028-29



Storefront Improvement Grant

- As of June 9, 2026:
 - Applications Received – 16
 - Total Est. Project Cost - \$233 K
 - Total Est. Grant Award - \$127 K
- Staff to provide six-month program update at September 15, 2026, GRDC meeting

The graphic features a blue header with the title 'Rockwood Storefront Improvement Grant Program' in white. Below the title is a colorful illustration of a street scene with various storefronts, including a red building with a green awning, a green van, and a building with a striped awning. A green banner at the bottom of the illustration contains the text 'Funding Available for Local Businesses & Property Owners'. Below the illustration, there are two columns of text: 'The Rockwood-West Gresham Urban Renewal Area Storefront Improvement Grant Program provides financial assistance...' and 'Who Can Apply?' with a list of four criteria. At the bottom left, there is a 'Funding Details' section with three bullet points. At the bottom right, there is a disclaimer: '* Properties with unpaid taxes, liens, or unresolved code violations are not eligible to receive grant funding. City staff can help resolve these issues in order to become eligible.'

Rockwood Storefront Improvement Grant Program

Funding Available for Local Businesses & Property Owners

The Rockwood-West Gresham Urban Renewal Area Storefront Improvement Grant Program provides financial assistance through capital investments to help commercial businesses and property owners improve the appearance and functionality of their storefronts supporting a safer, more vibrant, and economically strong community.

Who Can Apply?

- ✓ Commercial property owners or businesses with owner permission
- ✓ Located within the Rockwood-West Gresham Urban Renewal Area
- ✓ For-profit businesses with 50 or fewer employees
- ✓ Priority given to businesses actively serving customers

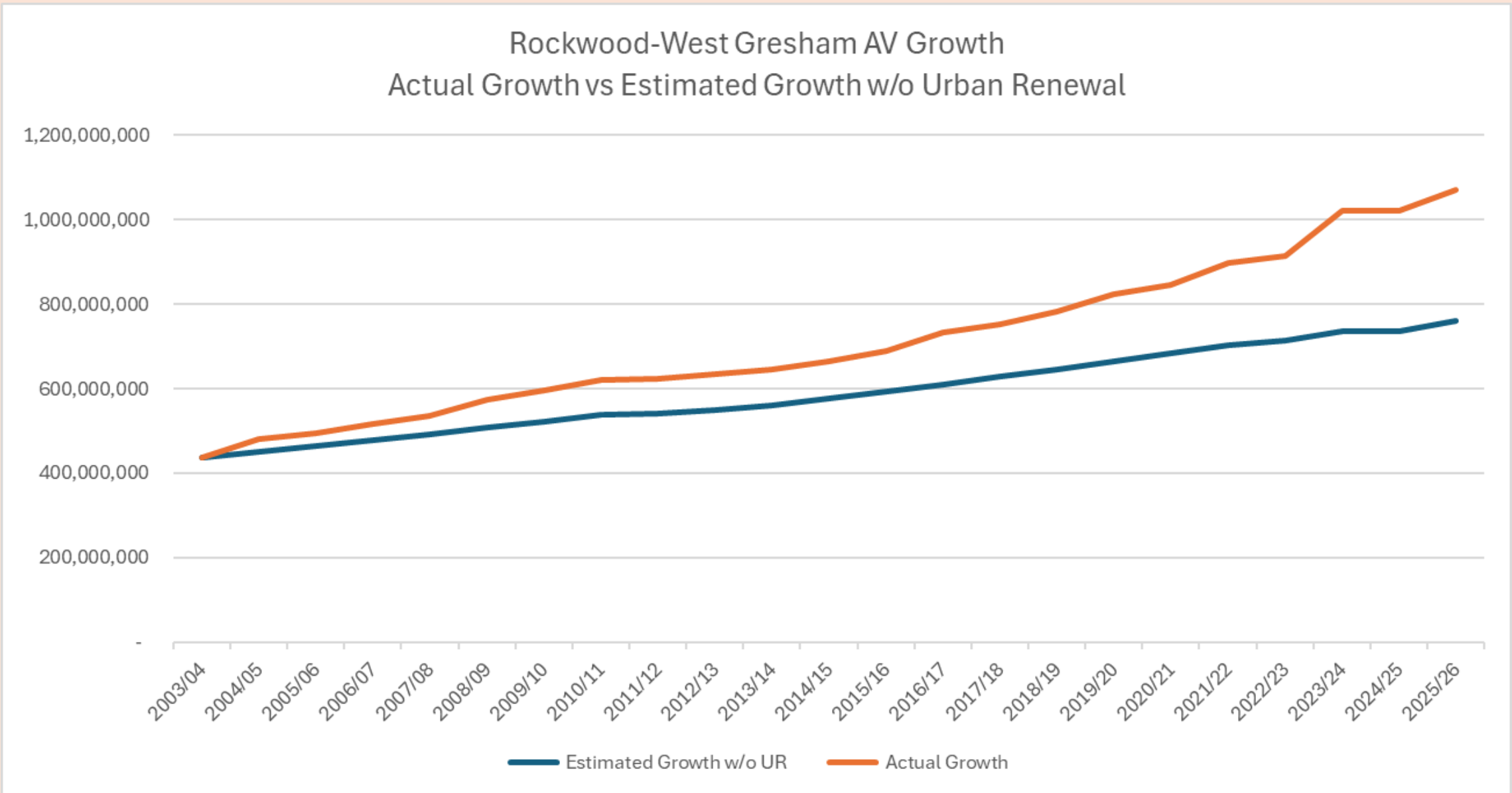
Funding Details

- **Total Program Budget:** \$200,000 (FY 2025–26)
- **Matching Grant Amount:** 50% match up to \$10,000 per business
- **Minimum Project Cost:** \$2,000

* Properties with unpaid taxes, liens, or unresolved code violations are not eligible to receive grant funding. City staff can help resolve these issues in order to become eligible.



Rockwood Growth Due to Urban Renewal Investments



Urban Renewal Plan Reminders

- State statute allows for urban renewal plans to be amended
- Formal process for any increase to maximum indebtedness and increases to acreage greater than 1% of original size
- Any increase to maximum indebtedness must occur before plan reaches it



Urban Renewal Plan Amendment Option 1

Original Acreage: 1,211

Available additional acreage: 174

Max amended district acreage: 1,385

Original max indebtedness (MI): \$92 M

20% increase MI: \$39.2 M

Max amended MI: \$131.2 M

- Statutory requirements: substantial amendment, which entails taxing jurisdiction consult and confer, Planning Commission, super notice, GRDC/Council votes
- Any future public buildings would require additional level of taxing jurisdiction consultation
- Timing: 6 – 8 months



Urban Renewal Plan Amendment Option 2

Original Acreage:	1,211
<u>Available additional acreage:</u>	<u>174</u>
Max amended district acreage:	1,385

Original max indebtedness (MI):	\$92 M
<u>>20% increase MI:</u>	<u>\$TBD M</u>
Max amended MI:	\$TBD M

- Statutory requirements: substantial amendment, which entails taxing jurisdiction consult and confer, Planning Commission, super notice, GRDC/Council votes
- **Greater than 20% increase to MI also requires formal votes of 75% or greater of taxing jurisdictions' permanent rate levy (City, County, Reynolds SD)**
- Any future public buildings would require additional level of taxing jurisdiction consultation
- **Timing: 8 – 10 months**

Next Steps

- If GRDC is not interested in an amendment, no need to act – urban renewal plan will reach maximum indebtedness
- If GRDC is interested in an amendment, staff can do further analysis on TIF availability and General Fund impacts in advance of August 18, 2026, GRDC meeting

Discussion and Guidance

