

URBAN RENEWAL INCENTIVE PROGRAM GUIDELINES



The Dalles Urban Renewal Agency has funding available for building and property owners seeking to meet community goals through improving, rehabilitating, and developing properties located within the Columbia Gateway/Downtown Urban Renewal Area (**Area**; refer to Map of Eligible Area).

Incentive Program Grants

Commercial Projects	Mixed-Use Projects	New Residential Projects
<p>up to \$50,000</p> <ul style="list-style-type: none"> ▶ 50% matching grants to fund smaller building upgrades, tenant improvements, and similar types of rehabilitation projects building community vitality and prosperity. ▶ For smaller property rehabilitation projects constructing of real physical improvements and meeting Agency priorities, Plan goals, and Incentive Program eligibility specifications. 	<p>up to \$150,000*</p> <ul style="list-style-type: none"> ▶ 70% matching grants to fund transformational mixed-use redevelopment and reinvestment in underused or vacant properties. ▶ For larger and more transformational mixed-use projects constructing real physical improvements and meeting Agency priorities, Plan goals, and Incentive Program eligibility specifications. ▶ *Mixed-use projects with more than 50 dwelling units may be eligible for additional funding. 	<p>\$10,000 / new housing unit</p> <ul style="list-style-type: none"> ▶ SDC subsidies to assist with costs of building new housing. ▶ The Agency will pay Systems Development Charges (SDCs) for projects adding new housing units (net increase), up to \$10,000 per new unit. ▶ Approved SDC subsidy will be applied at building permit issuance and will have the same terms and expiration date.

Eligible Projects

Minimum requirements

To be considered for Incentive Grant funding, Projects must:

- 1) Meet Plan goals (refer to [Plan section 4.01](#));
- 2) Propose to rehabilitate Area buildings, reinvest in Area property, and/or redevelop the Area; and
- 3) Satisfy at least one of the Incentive Funding Priorities noted below.

Urban Renewal Plan Goals

Proposed Projects must meet and seek to advance the goals and objectives of the [Columbia Gateway / Downtown Urban Renewal Plan \(Plan\)](#). The Agency designed the Incentive Program to incent redevelopment of unused and underused land and buildings, including investments: increasing value of properties; placing unused and underused properties in productive condition; assisting with opportunities for properties to be developed, redeveloped, rehabilitated, and conserved; and achieving the Plan's other related redevelopment Goals.

Incentive Funding Priorities

In addition to the Plan goals, the Agency established the 2022-2023 Incentive Funding Priorities. Projects including one or more of the Incentive Funding Priorities listed here are eligible to apply and may receive an Incentive Program Grant. Note: The Agency may prefer to fund eligible Projects addressing more than one Incentive Funding Priority with a greater likelihood of Grant award.

Eligible projects must comprise one or more of the following:

- a. Restoration, reuse, or upgrades to historic buildings, including adapting historic or culturally significant existing buildings in the Area to new uses.
- b. Improvements leading to use and activation of ground-floor storefronts in the Area, which may include tenant improvements/build out, and core building improvements.
- c. Permanent improvements for upper floors of existing Area buildings to make the space usable (if not currently in use) or to allow for a higher and more valuable use.
- d. New mixed-use development incorporating residential units into the Area.
- e. Addition of new residential units into the Area.
- f. Safety and accessibility improvements in combination with other reinvestment activities adding value to the Area, such as installation of fire suppression and seismic reinforcement systems, ADA access improvements, elevator installation, and architectural lighting.
- g. Infrastructure upgrades (in association with other permanent building improvements) supporting the City's environmental/sustainability goals and adding property value to the Area.
- h. Quality exterior improvements or rehabilitation intended to restore or improve Area building exteriors and façade elements (such as doors, windows, porches, balconies, etc.).
- i. Demolition and redevelopment of blighted properties in the Area; and
- j. Other permanent improvements and redevelopment aligned with Area and Agency goals as approved by Agency staff and Board.

Ineligible improvements

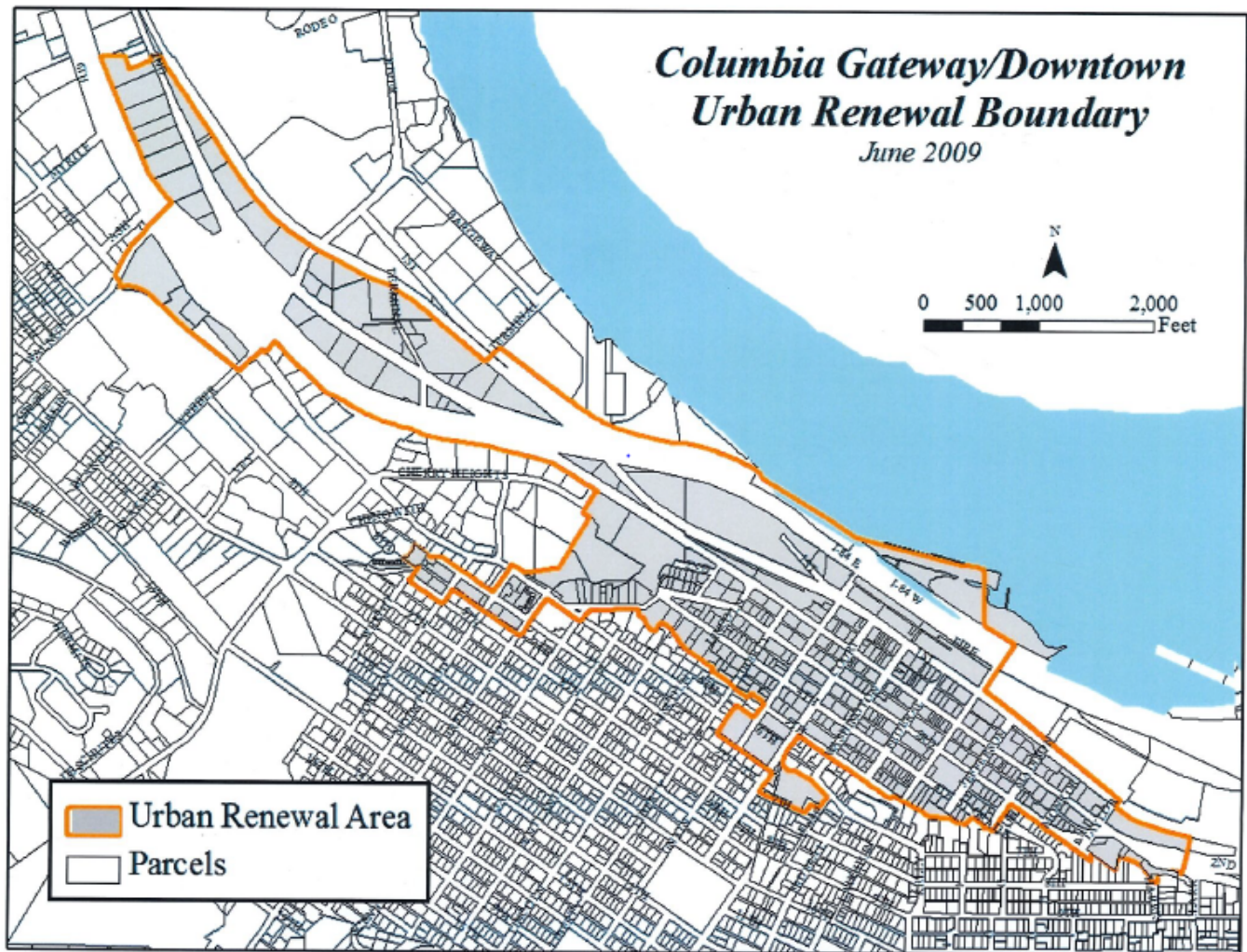
Incentive Program funds must be applied toward permanent and physical improvements or design or engineering work leading to permanent and physical improvements. Work not requiring a building permit and not improving property value is an indicator of ineligibility. Examples of expenditures ineligible for Incentive Program funding include general cleaning and maintenance, replacement of building materials, equipment or property acquisition, financing costs or debt, and other similar operating expenses.

Eligible Applicants

- Owners of property within the Area who are current on their property taxes are eligible to apply for an Incentive Program Grant.
- If the primary Applicant is not the current property owner of record pursuant to Wasco County real property records, the property owner must also sign the Application to indicate their consent for the Applicant to proceed.
- Projects pursuing or otherwise already subject to property tax abatements, tax or other credits, or other property-related subsidies (**Abatements**) are ineligible to apply, except developments receiving abatement from The Dalles Vertical Housing Zone are also eligible for any of the Incentive Program Grants outlined herein.

Map of Eligible Area

Properties within the Columbia Gateway / Downtown Urban Renewal Area are eligible for consideration.



Application and Approval Process

The Agency anticipates screening, reviewing, and scoring submitted and complete applications within 30 days of receipt. Applications requiring public review at an Agency Board meeting will be reviewed and scored within approximately 60 days of receipt of a complete application.



- Step 1. Contact Agency staff to first assess eligibility and funding availability then to discuss the potential Project.
- Step 2. Identify overall development program, Project elements, scope of work, and estimated costs.
- Step 3. Complete and submit the Application package to Agency staff.
- Step 4. Agency staff will screen for and determine the Applicant's official eligibility for an Incentive Program Grant and clarity and completeness of the submitted Application.
- Step 5. *Less than \$50,000:* For all eligible Applications seeking less than \$50,000 in Grant funding, the Agency Manager shall review and score each Application before making a final approval or denial within approximately 30 days.
\$50,000 or more: Eligible Applications seeking \$50,000 or more in Grant funding will be reviewed publicly at a regular meeting of the Agency Board where the Agency Board shall score and make a final approval or denial within approximately 60 days.
- Step 6. Successful Applicants will receive a Letter of Grant Award and Grant Agreement establishing the Grant amount, performance requirements, specific conditions, requirements for reimbursement or SDC subsidy, and the anticipated Grant disbursement schedule. Note: prior to commencing construction and receiving any grant disbursement, the successful Project will be required to obtain all needed land use, building permit, and related approvals.

* Please read prior to applying

General Conditions | Additional Details and Restrictions

Agency's commitment to service. Agency staff are committed to facilitating high-quality reinvestments in the Area by providing customer service and partnership with the development community. We welcome inquiries and can offer information and insights on elements of a successful Application.

Funding availability. Incentive Program Grants will be available on a first come, first served basis. The Agency will publish the annual budget for the Incentive Program no later than July 1 of each year. The Agency reserves the right to withhold release a portion of the available funding until later in the fiscal year.

Funding limits. Incentive Program funds may be combined with other public programs; provided, however, no project may receive greater than \$700,000.00 total in funding or Abatements from both the City of the Dalles and the Agency. Funds from any other Agency program may not be used to satisfy the fund-matching requirement for Commercial Project and Mixed-Use Project Grants.

Match required for Commercial Project and Mixed-Use Project Grants. Projects awarded Incentive Program Grants for Commercial Projects and Mixed-Use Projects require the Applicant to invest at least 50% of the improvement costs for Commercial Project Grants and at least 30% for Mixed-Use Projects Grants.

Additional funding eligibility for Mixed-Use Projects with more than 50 dwelling units. At the discretion of the Agency Board, Applications for a Mixed-Use Project Grant with more than 50 dwelling units may be eligible for funding exceeding the grant cap of \$150,000 (contingent upon funding availability). The Agency Board's discretion on such eligibility shall be based on the degree herein. Interested Applicants must contact Agency staff prior to applying for additional funding.

Reimbursement basis. Incentive Program funds may only reimburse for costs incurred (1) after the Agency awards the grant and (2) the Agency and Applicant execute the Grant Agreement. Any costs incurred, and improvements completed prior to grant award are ineligible for reimbursement.

15-year restriction on property tax abatements or credits. Except developments abated or subsidized by The Dalles Vertical Housing Zone, projects pursuing or otherwise already subject to Abatements are ineligible for the Incentive Program, including projects pursuing Low Income Housing Tax Credits or abatements tied to non-profit status of users. For all other types of development, any properties receiving Incentive Program funding are restricted from receiving Abatements for 15 years after Grant funds are disbursed. Concurrent with paying out Grant funds, the City will assess a lien against the property for the Grant amount. The Applicant will refund the Agency the full amount of Grant funding disbursed if the property receives an Abatement within the 15-year restriction period. Payment will be due and payable to the Agency immediately upon receipt of the Abatement notification. The lien will be released 15 years after project completion and written notice delivered to the Agency Manager by the property owner.

Ineligible improvements: Incentive Program funds must be applied toward permanent and physical improvements or design or engineering work leading to permanent and physical improvements. Work that does not require a building permit and that does not improve the property value is an indicator of ineligibility. Examples of expenditures ineligible for Incentive Program funding include general cleaning and maintenance, replacement of building materials, equipment or property acquisition, financing costs or debt, and other similar operating expenses.

Required compliance with land use and building codes. Applicant projects must comply with the City's zoning, design standards, land use and development ordinance, historic review (as applicable), and municipal code requirements. No person may simultaneously seek zoning and/or land use amendments for the property or project in question.

Investment readiness. Property owners/Applicants must be current on their property taxes to be eligible for Incentive Program Grants. The Agency may request a title report on the property subject to City Attorney review. The Agency may deny Grant funding based on the title report and/or the number of liens on the property. Grant recipients are required to complete a W-9 form as a vendor of the City/Agency and are fully responsible for all taxes associated with the Grant.