

# Urban Renewal Agencies Local Budget Law Instructions

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## 2026-2027

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These instructions are for an urban renewal agency to publish notice of its budget committee meetings, budget hearing, and a financial summary of its budget in order to comply with Oregon’s Local Budget Law.<sup>1</sup> It is necessary to notify the county assessor of your agency’s tax increment financing request and to publish notice for a supplemental budget hearing.

### Publication forms

The publication forms are used to give notice of the first budget committee meeting, and to publish the notice of the budget hearing and financial summary of the budget. These forms are available on Oregon Department of Revenue’s website at: [www.oregon.gov/dor/forms](http://www.oregon.gov/dor/forms). Computer-produced versions of these forms may be used as long as the format is the same as the example forms in these instructions.

Be sure to use the new forms for 2026-2027 provided on our website. Read these instructions carefully. If you use forms generated by your computer, revise your forms accordingly.

### Form OR-UR-50, Notice to Assessor, 150-504-078

Each urban renewal agency requesting tax increment financing must notify the county assessor by July 15. This notice, Form OR-UR-50, is provided on the department’s website.

If the urban renewal agency files an impairment certificate with the assessor as allowed for under ORS 457.445, check the box on Form OR-UR-50 as well to indicate the impairment certificate was filed.

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<sup>1</sup>—Local Budget Law is found in Oregon Revised Statutes (ORS) 294.305 to 294.565.

<b>General instructions for forms:</b>	<b>Page</b>
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### Finance & Taxation contact information:

Finance & Taxation.....503-945-8293  
[finance.taxation@dor.oregon.gov](mailto:finance.taxation@dor.oregon.gov)

## General information

### Budget detail sheets

Budget detail sheets are used to prepare your urban renewal agency's budget.<sup>2</sup> These forms are available for download in fillable PDF or Microsoft Excel format on the Department of Revenue website at: [www.oregon.gov/dor/forms](http://www.oregon.gov/dor/forms). You may create your own computer-produced versions of these forms as long as the formats are the same as the detail sheets provided by the department.

### Form OR-UR-SBH, Notice of Supplemental Budget Hearing, 150-504-080

At least five days before a supplemental budget may be adopted, you must publish notice of the meeting at which the supplemental budget will be considered.

If a supplemental budget changes expenditures in any fund by more than 10 percent, the governing body must hold a public hearing and notice of the hearing must include a summary of the changes proposed in the funds that are changing by more than 10 percent. Form OR-UR-SBH 150-504-080 for publishing this hearing notice and summary is available on our website.

If a supplemental budget changes the expenditures in no fund by more than 10 percent, the supplemental budget can be adopted at a regular meeting of the governing body. The notice of the meeting must contain a statement that a supplemental budget will be considered at the meeting.

### How to publish

Publication is defined in ORS 294.311(35) as being one of the following actions:

- Printing in one or more newspapers of general circulation within the boundaries of the municipal corporation; or
- Mailing through the U.S. Postal Service by first class mail, postage prepaid to each street address, PO Box and rural route number within the boundaries of the municipal corporation; or
- Hand delivery to each street address within the boundaries of the municipal corporation.

When these instructions say "publish" it means by any of the methods described above, unless otherwise noted.

### Filling out the forms

You may fill out the electronic versions of the forms found on our website at: [www.oregon.gov/dor/forms](http://www.oregon.gov/dor/forms). There is a "fillable" PDF version and a Microsoft Excel version of each form. The "fillable" PDF version can be filled in online and then printed. However, it can't be edited once you have saved it to your computer, so every time you access a form online, you must begin with the blank form. The Excel version can be downloaded to your computer and then filled in, saved, and edited later. If you use the Excel version you may insert lines (rows) as necessary to make more room, for example on the Form OR-UR-1 for all of your organizational units/programs. You may also delete any blank lines.

You may fill in your information by hand. Downloadable forms are found on our website.

### Biennial budgets

Urban renewal agencies may budget either for a one-year (fiscal year) or a two-year (biennial) budget period. Except as noted, all requirements for publishing notices and certifying property tax are the same for both.

If an agency adopts a biennial budget, the financial summary of the budget as approved by the budget committee that is published on Form OR-UR-1, *Notice of Budget Hearing* must show actual revenues and expenditures for the biennial budget period preceding the current budget period, the estimated resources and requirements in the budget adopted for the current biennial budget period, and the estimated resources and requirements for the ensuing biennial budget period.

After the budget hearing and before the June 30 that precedes the start of the budget period, the governing body must pass a resolution to adopt the budget and make appropriations for the ensuing budget period of 24 months. The governing body must also pass a resolution to request revenue from tax increment financing for each year of the ensuing budget period.

Regardless of whether a budget is for a single fiscal year or for a biennium, Form OR-UR-50, *Notice to Assessor* and a copy of the resolution requesting division of taxes and any special levy for the ensuing year must be submitted to the county assessor every year by July 15.

Agencies that are required to submit their budgets to the Tax Supervising and Conservation Commission

<sup>2</sup>—Budget law requires the urban renewal agency to create a distinctly separate budget from the city's budget.

must do so only during the first year of a biennial budget period.

## Form OR-UR-NBC, Notice of Budget Committee Meeting, 150-504-079

A notice must be filed prior to the first budget committee meeting at which they will be:

- (1) Receiving the budget message and the budget document; and
- (2) Providing members of the public with an opportunity to ask questions about and comment on the budget document. If more than one meeting is being held to meet these two requirements, then the first meeting must be to receive the budget and budget message. The public comments may also be heard at that meeting. If the public won't be provided the opportunity to comment at that first meeting, then the budget committee must provide such an opportunity at one or more subsequent meetings.

If more than one meeting is used to meet the requirements, the published notice may be a single notice containing all of the required information. If several meetings are being held to take public questions and comments, only the first of the series must be formally "published," but notice of each subsequent meeting must be given in the same time frame as meetings of the governing body and in the same manner, or in one of the publication formats described in Local Budget Law: printing in newspaper, mailing, or hand delivery.

**Notice of the meeting(s) to fulfill the two budget committee requirements must state:**

- The purpose, time and place of the meeting(s) and where the budget document is available.
- That the meeting is a public meeting.
- If the meeting is one at which public comment will be invited, then the notice must state that any person may ask questions about and comment on the budget document at that meeting.

Form OR-UR-NBC, *Notice of Budget Committee Meeting* form included in this packet may be used to provide notice of the budget committee meeting. Two versions of the form are available on our website. Use the "A" version of the form if the budget committee will receive the budget message and take public comment at the same meeting. Use the "B" form if public comment will be taken only at a meeting held after the meeting at which the budget message is delivered.

If you use the "B" form, you must publish the date, time, and location of the meeting at which the budget message will be delivered, and also the date, time, and location of the first meeting at which public comment will be taken.

You may compose your own notice. This is acceptable as long as all of the required elements are included in the notice.

## Publishing the notice of the budget committee meeting

If the notice is only published in a newspaper, the notice must be published at least twice. The first publication can't be more than 30 days prior to the meeting date, and the second publication can't be less than five days prior to the meeting date.

Alternatively, you may post notice of the meeting prominently on your internet website for at least 10 days before the meeting and publish one time in a newspaper, five to 30 days before the meeting. If you choose to post one of the notices on your website, the newspaper notice must give the website address where the notice is posted.

If notice is published by mailing or by hand delivery, only one notice is required and it must be mailed or hand delivered not later than 10 days prior to the meeting date.

## Form OR-UR-1, Notice of Budget Hearing, 150-504-077

Every agency must publish notice of the budget hearing and a summary of the approved budget. Form OR-UR-1 may be used for this purpose.

**Important:** If you generate your publication notice from a computerized accounting system, the output must conform to the current version of Form OR-UR-1.

Instead of using Form OR-UR-1, you may use a narrative publication format of your own design. If a narrative format is used, it must contain all of the same information provided on the form, but it can also include any other information you want to provide.

**Form OR-UR-1, *Notice of Budget Hearing*** contains six sections:

1. Legal notice of the time and place of the budget hearing, including a statement of where a copy of the budget may be obtained, and a statement of the basis of accounting used to prepare the budget. If the basis of accounting has changed,

include a description of the effect this change will have on the budget.

2. A financial summary of the budget resources.
3. A financial summary of the budget requirements by object classification.
4. A financial summary of the budget requirements by organizational unit or program including the number of full-time equivalent employees in each unit or program.
5. A narrative statement of the prominent changes from the current year in the activities and financing of the organizational units or programs.
6. A statement of indebtedness.

## Columns on the form

Some sections of Form OR-UR-1 contain three columns for financial data. These columns provide data for different fiscal years. They are explained as follows:

**Actual Amounts Last Year.** This column contains the actual amounts spent or received as reflected in the audited financial data for the prior fiscal year or biennial budget period. This column corresponds with column 2 of the budget detail sheet, "First Preceding Year."

**Adopted Budget This Year.** This column contains the amounts in the current year's adopted budget, including any supplemental budgets adopted by the governing body. This column corresponds with column 3 of the budget detail sheet, "Adopted Budget this Year."

**Approved Budget Next Year.** This column contains the amounts for next year as **approved by the budget committee**. This column corresponds with the "Approved by Budget Committee" column on the budget detail sheets.

## Summarizing resources and expenditures

The amounts in the financial summary sections must include the total from all funds. A resource or expenditure item or an organizational unit or program must be included in the publication if an amount was adopted for the item in the current year budget or in the preceding year or was approved for that item for next year.

### **Financial summary—Resources**

Fill in the total amount for each year for the following budget resource items:

- **Beginning Fund Balance/Net Working Capital.** The amount of cash, cash equivalents and

investments (if you use the cash basis of accounting) or net working capital and investments (accrual basis) on hand at the beginning of the budget period.

- **Federal, State and All Other Grants.** Grants, gifts and allocations given to you by others during the budget year.
- **Revenue from Bonds and Other Debt.** Any money you borrow and receive during the budget year.
- **Interfund Transfers.** Amounts transferred from one fund to another are resources in the fund that receives the transfer
- **All Other Resources Except Division of Tax and Special Levy.** This includes any prior years' urban renewal tax revenues to be received in the budgeted year.
- **Revenue from Division of Tax.** This is the amount of urban renewal taxes expected to be received during the budget year through the division of tax process [ORS 457.440 and OAR 150-457-0420].
- **Revenue from Special Levy.** This is the amount of urban renewal taxes expected to be received from an urban renewal special levy (see ORS 457.435). Only Option One and Option Three plans may impose a special levy. The amount to be received is the levy amount less discounts allowed, unpaid taxes, and reduction to meet the constitutional limit.

### **Financial summary—Requirements by Object Classification**

Fill in the total amount of budget requirements for each year for the following object classification categories:

- **Personnel Services.** Salaries, benefits, workers compensation insurance, social security tax and other costs associated with employees.
- **Materials and Services.** Contractual and other services, materials, supplies, utilities, insurance, travel and other miscellaneous charges and operating expenses.
- **Capital Outlay.** Expenditures for land acquisition, buildings, improvements, machinery, equipment and other capital assets.
- **Debt Service.** The amount set aside for repayment of debt. It includes principal and interest on both short-term debt and long-term debt
- **Interfund Transfers.** Amounts budgeted to be transferred from one fund to another within the budget.
- **Contingencies.** This is the amount set aside for anticipated operating expenses that can't be specifically identified at the time the budget is prepared.

- **All Other Expenditures and Requirements Special Payments.** Payments of taxes, fees or charges collected by one entity and then paid to another organization on a pass-through basis, grants made or distributed to others that will be expended by them, and other expenditures that don't fit into one of the other expenditure categories.
- **Unappropriated Ending Balance and reserved for future expenditure.** The total of unappropriated ending fund balances or ending fund balances and reserved for future expenditure amounts in all funds. Unappropriated ending fund balance is the amount set aside under ORS 294.398 to provide funds in the budget period following the one for which this budget is approved, for expenditures expected between July 1 and the time when enough new revenues are on hand to meet cash flow needs. Reserved for future expenditure is the amount that isn't anticipated to be spent in the upcoming budget period, but rather "saved" for future needs.

The "Total Requirements" in each column in this section of the form should equal the "Total Resources" in the corresponding column of the "Resources" section of the form.

### **Financial summary—Requirements and Full-Time Equivalent Employees by Organizational Unit or Program**

In this section of the form list the total expenditures and other budget requirements and the total number of Full-Time Equivalent employees (FTE) in each organizational unit or program in your budget. Write in the name of each organizational unit or program as it appears in your budget. In the columns to the right of the unit or program name, show the total requirements in all funds budgeted for that unit or program last year, in the current year, and in the approved budget for next year. On the line immediately below the total requirements for each unit or program, write the number of FTEs for that unit or program in each year. Add more lines if necessary so that all the units or programs are shown. You may delete any unused rows before publishing.

If you have expenditures or employees that are not budgeted for a particular organizational unit or program, write the total of all such requirements on the line labeled "Non-Departmental/Non-Program," and the total FTE of such employees on the line immediately below.

The "Total Requirements" in each column in this section of the form should equal the "Total Requirements" in the corresponding column in the "Requirements by Object Classification" section of the form.

### **Statement of Changes in Activities and Sources of Financing**

In this section of the form, write a narrative description of any prominent changes in the activities and financing of the organizational units or programs in the approved budget as compared with the current year budget. The information you include here might be copied from similar information in the budget message that you presented to your budget committee this year.

Take as much space or as little as necessary to describe all prominent changes. If you need more space and you are using the Excel version of the form, you may insert lines (rows). If you are using a paper version of the form, you may use additional sheets of paper. If you use a paper version of the form, and you publish the notice in a newspaper, be sure to cut and paste, so the narrative section is printed, all together. As in other sections of the form, if you don't need all of the lines or space provided, you may delete any unused Rows before publishing.

### **Statement of Indebtedness**

This section summarizes your authorized and outstanding debt. List for any general obligation bonds, other bonds and other borrowings the debt outstanding and the debt authorized but not yet incurred on July 1. Debt authorized but not incurred usually refers to debt that has been budgeted in the approved budget, but for which the bonds haven't yet been sold.

### **Publishing Form OR-UR-1, Notice of Budget Hearing, 150-504-077**

Urban renewal agencies must notify the public of the budget hearing by publishing the notice and financial summary in a newspaper, first class mail, or hand delivery not less than five or more than 30 days before the scheduled hearing. You may also post this notice on your website, but one of the other methods of publishing must also be used. See page 3 for "How to Publish."

### **Posting**

If no newspaper is published in the municipality that created the urban renewal agency **and** the total anticipated requirements won't exceed \$100,000 (\$200,000 if a biennial budget), the hearing notice and financial summary may be posted in three conspicuous places in the municipality for at least **20 days** before the scheduled budget hearing instead of publishing the notice by newspaper, mail or hand-delivery.

# Form OR-UR-1 Sample

**FORM  
OR-UR-1**

**NOTICE OF BUDGET HEARING**  
Oregon Department of Revenue

A public meeting of the Very Large City Redevelopment Agency will be held on 06-01-26 at 7:30  a.m. at Agency Office,  
(Governing body) (Date) (Time) (Location)

123 Main St, Very Large City, Oregon, Oregon. The purpose of this meeting is to discuss the budget for the  
(Location)

fiscal year beginning July 1, 2026 as approved by the Very Large City Redevelopment Agency Budget Committee. A summary of  
(Municipal corporation)

the budget is presented below. A copy of the budget may be inspected or obtained at 123 Main St, Very Large City,  
(Street address)

Oregon, 97777, between the hours of 8:00 a.m., and 5:00 p.m., or online at www.verylargecity.sample.com

This budget is for an  annual;  biennial budget period. This budget was prepared on a basis of accounting that is:  the same as;  
 different than the preceding year. If different, the major changes and their effect on the budget are:

Contact <u>A. Sample</u>	Telephone number <u>503-555-1234</u>	E-mail <u>a.sample@ci.verylargecity.or.us</u>
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**FINANCIAL SUMMARY—RESOURCES**

TOTAL OF ALL FUNDS	Actual Amounts 2024 -2025	Adopted Budget This Year: 2025 -2026	Approved Budget Next Year: 2026 -2027
1. Beginning Fund Balance/Net Working Capital .....	8,529,926	8,450,000	9,000,000
2. Federal, State & all Other Grants .....	497,123	550,000	600,000
3. Revenue from Bonds & Other Debt .....	0	0	0
4. Interfund Transfers .....	100,000	0	0
5. All Other Resources Except Division of Tax & Special Levy .....	75,837	100,000	100,000
6. Revenue from Division of Tax .....	7,575,238	7,875,000	8,000,000
7. Revenue from Special Levy .....	557,348	575,000	600,000
<b>8. Total Resources—add lines 1 through 7.....</b>	<b>17,335,472</b>	<b>17,550,000</b>	<b>18,300,000</b>

**FINANCIAL SUMMARY—REQUIREMENTS BY OBJECT CLASSIFICATION**

9. Personnel Services .....	0	0	0
10. Materials and Services .....	1,456,252	1,500,000	1,600,000
11. Capital Outlay .....	0	0	0
12. Debt Service .....	145,825	150,000	150,000
13. Interfund Transfers .....	0	0	0
14. Contingencies .....	50,225	50,000	75,000
15. Special Payments .....	123,750	125,000	150,000
16. Unappropriated Ending Fund Balance and Reserved for Future Expenditure...	15,559,420	15,725,000	16,325,000
<b>17. Total Requirements—add lines 9 through 16.....</b>	<b>17,335,472</b>	<b>17,550,000</b>	<b>18,300,000</b>

**FINANCIAL SUMMARY—REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM\***

Name	FTE for Unit or Program	Actual Amounts 2024 -2025	Adopted Budget This Year: 2025 -2026	Approved Budget Next Year: 2026 -2027
Housing		93,875	95,000	100,000
FTE		0	0	0
Economic Development		172,557	175,000	200,000
FTE		0	0	0
Downtown Plan Activities		249,993	275,000	300,000
FTE		0	0	0
North Center Plan Activities		927,125	975,000	1,000,000
FTE		0	0	0

## Form OR-UR-1 Sample (continued)

Name			
FTE			
Name			
FTE			
Name			
FTE			
Not Allocated to Organizational Unit or Program	15,891,922	16,030,000	16,700,000
FTE	0	0	0
<b>Total Requirements</b>	<b>17,335,472</b>	<b>17,550,000</b>	<b>18,300,000</b>
<b>Total FTE</b>			

### STATEMENT OF CHANGES IN ACTIVITIES AND SOURCES OF FINANCING\*

The FY 2026-2027 budget does not anticipate many significant changes from FY 2025-2026. The Very Large City Redevelopment Agency anticipates sufficient funds to make another extra debt service payment on the Very Large County road loan, sufficient to pay off all outstanding principal in FY 2026-2027 and retire the debt eleven years ahead of the original schedule. Property tax revenues for FY 2026-2027 are forecast to be 1.8% higher than was estimated in the FY 2025-2026 Adopted Budget. This is due to minimal growth in assessed value from FY 2025-2026.

### STATEMENT OF INDEBTEDNESS

Long Term Debt	Estimated Debt Outstanding on July 1	Estimated Debt Authorized, but not Incurred on July 1
General Obligation Bonds .....	0	0
Other Bonds .....	3,751,274	0
Other Borrowings .....	0	0
<b>Total .....</b>	<b>3,751,274</b>	<b>0</b>

\*If more space is needed to complete any section of this form, use the space below or add sheets.

## Resolutions Adopting, Appropriating, and Declaring Tax Increment Financing

After the public hearing, at a regularly scheduled meeting, the governing body must enact specific resolutions to adopt the budget, make appropriations, and declare tax increment financing.

### Resolution Adopting the Budget

Adopt the budget by June 30. The resolution that adopts the budget should state the total amount of all the budget requirements. Budget requirements include all expenditures, transfers and contingencies, along with “Reserved for Future” amounts and “Unappropriated Ending Fund Balance” amounts.

### Resolution Making Appropriations

Include a schedule of appropriations by fund and organizational unit or program in the resolution making appropriations. This schedule provides the agency with legal spending authority and spending limitations throughout the fiscal year.

If you adopt a biennial budget, you must appropriate for the entire 24-month budget period.

At a minimum, for each fund you must 1) appropriate a separate amount for each organizational unit or program, and 2) appropriate separate amounts for expenses that can’t be allocated to a particular organizational unit or program using the appropriation categories outlined in statute [ORS 294.456(3)]. For example:

General Fund	
Housing.....	\$100,000
Economic Development.....	\$200,000
Special Payments .....	\$150,000

The amount appropriated for a unit or program should include the amounts for personnel services, materials and services, and any capital outlay attributed to that unit or program.

Items to appropriate separately for that are not specifically identified with an organizational unit or program include interfund transfers, debt service, special payments, non-departmental/non-program expenditures (by category), and operating contingency.

## Resolution Declaring Tax Increment Financing

Urban renewal agencies with **Option One** plans must declare for each plan area whether or not the agency is requesting a special levy. If a special levy is wanted, identify the amount as the “remainder of authority,” as a percentage of the remainder, or as a specific dollar amount. If a special levy is requested for an Option One plan, the agency must also request the maximum amount of division of tax revenue.

Alternatively, instead of a special levy and 100 percent of division of tax, under the provisions of ORS 457.455 and 457.440, the agency may request less than 100 percent of division of tax by specifying an amount of increment value to use that is less than 100 percent of the increment available. If an agency requests less than the full increment be used for an Option One plan, it may not at the same time request a special levy for that plan.

Agencies with an **Option Three** plan have a similar choice. The agency may declare the amount of money wanted from the division of tax, where the amount from the division of tax is the amount stated in the 1998 ordinance selecting Option Three. In that case, the resolution statement for an Option Three plan area also may declare that the agency is requesting a special levy and the amount of that levy. The special levy amount may be stated as the “remainder of authority,” a percentage of the remainder or a specific dollar amount.

Alternatively, instead of the amount of division of tax stated in the 1998 ordinance, under the provisions of ORS 457.455 and 457.440, an Option Three plan may request less than the division of tax amount stated in the 1998 ordinance. An agency may do this by specifying a lesser amount of increment value to use.

If an Option Three plan requests less increment be used, it may also request a special levy. However, the total of division of tax stated in the 1998 ordinance plus the special levy may not exceed the plan’s maximum authority.

**Plans that are not Option One or Option Three plans may request revenue only from the division of tax.** These plans have no authority to impose a special levy. Under ORS 457.455 they may take less than their full amount of revenue from the division of tax by specifying a lesser amount of increment to use.

The declarations made in the resolution statements must match the information that will be certified on the Form OR-UR-50, *Notice to Assessor*.

## Sample resolutions

The resolution Form OR-UR-RES, *Resolution 150-504-081*, is available on our website is designed to have the blanks filled in. If it doesn't meet your needs (perhaps because you have more than four funds), use the language as an example, and create your own resolution. For more details on the resolution statements read Chapter 11 in the *Local Budgeting Manual*.

**Sample Resolution**  
Resolution No. 2026-27

**RESOLUTION ADOPTING THE BUDGET**

BE IT RESOLVED that the Board of Directors of the Very Large City Redevelopment Agency hereby adopts the budget for fiscal year 2026-27 in the total of \$ 18,300,000 now on file at the Agency Office, 123 First St., Very Large City, Oregon 97777.

**RESOLUTION MAKING APPROPRIATIONS**

BE IT RESOLVED that the amounts for the fiscal year beginning July 1, 2026, and for the purposes shown below are hereby appropriated:

**General Fund**

Hoursing.....	\$ <u>100,000</u>
Economic Development.....	\$ <u>200,000</u>
Special Payments.....	\$ <u>150,000</u>
Total.....	\$ <u>450,000</u>

**Downtown Plan Fund**

Downtown Plan Activities.....	\$ <u>300,000</u>
Operating Contingency.....	\$ <u>50,000</u>
Total.....	\$ <u>350,000</u>

**Downtown Debt Service Fund**

Debt Service.....	\$ <u>50,000</u>
Total.....	\$ <u>50,000</u>

**North Center Debt Service Fund**

North Center Plan Activities.....	\$ <u>1,000,000</u>
Operating Contingency.....	\$ <u>25,000</u>
Total.....	\$ <u>1,025,000</u>

**North Center Debt Service Fund**

Debt Service.....	\$ <u>100,000</u>
Total.....	\$ <u>100,000</u>

*(See Appendix A for additional appropriations)*

**Total Appropriations, All Funds**      \$ 18,300,000

**DECLARATION OF TAX INCREMENT**

**Option One**

BE IT RESOLVED that the Board of Directors of the Very Large City Redevelopment Agency hereby resolves to certify to the county assessor for the Downtown Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution, and \$ 1,000,000 as the amount to be raised through the imposition of a special levy, and for the Uptown Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution, and the Remainder of Authority as the amount to be raised through the imposition of a special levy.

**Option One (alternate)**

BE IT RESOLVED that the Board of Directors of the Very Large City Redevelopment Agency hereby resolves to certify to the county assessor for the \_\_\_\_\_ Plan Area a request that \$ \_\_\_\_\_ in increment value be used for the purpose of dividing the taxes under Section 1c, Article IX, of the Oregon Constitution.

**Option Three**

BE IT RESOLVED that the Board of Directors of the Very Large City Redevelopment Agency hereby resolves to certify to the county assessor for the South Center Plan Area a request for \$ 5,600,000 of revenue specified in the Ordinance choosing Option Three to be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution, and 100% as the amount to be raised through the imposition of a special levy, and for the Airport Plan Area that \$ 5,000,000 in increment value be used for the purpose of dividing the taxes under Section 1c, Article IX, of the Oregon Constitution.

**Other Plans**

BE IT RESOLVED that the Board of Directors of the Very Large City Redevelopment Agency hereby resolves to certify to the county assessor a request for the New East Side Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457, and for the Northwest Plan Area that \$ 2,000,000 in increment value be used for the purpose of dividing the taxes under Section 1c, Article IX, of the Oregon Constitution.

The above resolution statements were approved and declared adopted on this 13<sup>th</sup> day of June 2026.

X J. Smith  
Signature

## Form OR-UR-50, Notice to Assessor, 150-504-078

Form OR-UR-50 is used to notify the county assessor of the type of tax increment financing authority that will be used by your agency. Urban renewal agencies that use tax increment financing must provide notice of their urban renewal taxes for **each** plan by submitting this form to their county assessor by **July 15**. If you have more than one plan area, submit one combined UR-50 that includes all plans.

**Is the plan area an “existing urban renewal plan”?** Plans that existed on December 6, 1996 that were amended as provided for in ORS 457.190(3) and meeting the definition in ORS 457.010(4) are “existing urban renewal plans.”

Before July 1, 1998, options were selected for imposing urban renewal taxes for all “existing urban renewal plans” [ORS 457.010(4)]. The choices are known as “Option One,” or “Option Three” (ORS 457.435).

Substantial amendments described in ORS 457.085(2) (i)(A) or (B) terminate a plan’s “existing” status. Existing plans that adopt a substantial amendment of this type become either an “other standard rate plan” or an “other reduced rate plan,” and **lose the authority to impose a special levy**.

**Option One.** The assessor will calculate the amount of urban renewal revenue to be raised through a division of ad valorem taxes as provided in ORS 457.420 to 457.460. If this amount is less than the urban renewal plan area’s maximum authority [ORS 457.435(3)(a)] and the agency requests a special levy amount on the Form OR-UR-50, the assessor will calculate, and extend, a “special levy” for the plan. The special levy will be imposed on all taxable property in the municipality and any portion of the urban renewal plan area outside of the municipality.

Alternatively, under the provisions of ORS 457.455, if an Option One plan doesn’t need 100 percent of the division of tax to pay the principal and interest on its indebtedness in the coming year, the plan may specify a lesser amount of increment value to use in computing division of tax. The remaining increment value will be taxed by the taxing districts. If a plan specifies less than 100 percent of increment value to use, it may not request a special levy in the current year.

**Option Three.** The ordinance selecting Option Three stated a maximum amount to be collected through

division of tax. If this amount is less than the plan area’s maximum authority, the assessor may calculate, and extend an urban renewal “special levy” for the additional amount, if requested by the agency on Form OR-UR-50. The assessor will calculate the amount of increment value necessary to supply the amount for division of tax stated in the ordinance. The remaining increment value, if any, will be taxed by the taxing districts.

Alternatively, under ORS 457.455, if an Option Three plan doesn’t need 100 percent of the division of tax specified in its 1998 ordinance to pay the principal and interest on its indebtedness, the plan may specify a lesser amount of increment value to use in computing division of tax. The remaining increment value will be taxed by the taxing districts. If an Option Three plan specifies less increment value than stated in its ordinance, it may request a special levy. The total of the division of tax amount stated in the 1998 ordinance adopting Option Three and the special levy may not exceed the plan’s maximum authority.

### Filling out Form OR-UR-50

#### Notification

Complete the top of the form with the following information:

- Name of your agency.
- Name of county or counties in which your agency lies.
- Name and telephone number of your contact person.
- Your agency mailing address.
- E-mail address is optional but encouraged.
- Check the box if the agency filed an “impairment certificate” with the county assessor by May 1.

#### Part 1: Option One Plans (Reduced Rate Plans) ORS 457.435(2)(a)

**Plan area name.** Enter the name of each Option One plan area.

**Increment Value to Use.** If less than 100 percent of the division of tax amount is desired, specify the amount of increment value to use in computing division of tax. If a plan specifies less than 100 percent of increment value to use, it may not request a special levy.

**Amount from Division of Tax.** If an amount of “Increment Value to Use” isn’t specified and “Yes” is checked, the assessor will compute and distribute the full division of tax for the plan.

**Special Levy.** Option One plans may either specify an amount of “Increment Value to Use” that is less

than 100 percent of the total increment in the plan area, or the plan may request a "Special Levy" to raise revenues in addition to 100 percent the division of tax amount. The special levy can be any amount up to the amount which, when added to the division of tax amount, equals the plan's maximum authority. Option One plans may choose not to request any special levy. If the agency has chosen **not to impose any special levy, enter -0- (zero) under "Special Levy Amount."**

**Special Levy Amount.** Subject to the provisions of ORS 457.470, Option One plans are entitled to tax increment amounts from a combination of division of tax and special levy up to their maximum authority. In no case will the assessor extend a special levy amount that, in combination with the division of tax amount, exceeds the plan area maximum authority. If the difference between the plan area maximum authority and the amount calculated for the division of tax using 100 percent of the increment value is greater than the amount entered in this column, the assessor will only use the lower number as the special levy. If the plan requires all of the taxes due to it using 100 percent of the increment value, you may enter the words "remainder of authority" or "100 percent" in this column.

### **Part 2: Option Three Plans (Standard Rate Plans) ORS 457.435(2)(c)**

**Plan Area Name.** Enter the name of each plan area.

**Increment Value to Use.** If an amount of "Increment Value to Use" is specified, the assessor will use that amount for computing division of tax, provided the amount of increment value specified is less than the total increment value in the plan area and it will raise no more than the amount of division of tax stated in the 1998 ordinance adopting Option Three.

If an amount of "Increment Value to Use" is specified, the assessor may extend a special levy, but the amount of the special levy that may be requested is limited to the amount that would have been available under the plan's maximum authority if the agency had requested the amount of division of tax stated in the 1998 ordinance.

**Amount from the Division of Tax.** If an amount of Increment Value to Use isn't specified, enter the amount stated in the 1998 ordinance selecting Option Three as the maximum division of tax amount. This is entered as a dollar amount.

**Special Levy.** Option Three plans may request a special levy to raise revenues in addition to the division of tax amount. The special levy can be any amount up to the amount which, when added to the division

of tax amount stated in the 1998 ordinance adopting Option Three, equals the plan's maximum authority. Option Three plans may choose not to request any special levy. If the agency has chosen not to request any special levy, enter "0" (zero) under "Special Levy Amount."

**Special Levy Amount.** Option Three plans are entitled to request amounts from a combination of the division of tax amount stated in the 1998 ordinance adopting Option Three and a special levy, up to their maximum authority. In no case will the assessor extend a special levy amount that, in combination with the division of tax amount stated in the 1998 ordinance, exceeds the plan area maximum authority. However, if the difference between the plan area maximum authority and the amount calculated for the division of tax is greater than the amount entered in this column, the assessor will only use the lower number as the special levy. If the plan requires all of the taxes due to it you may enter "100 percent" or the words "remainder of authority" in this column.

### **Part 3: Other Standard Rate Plans ORS 457.445(2)**

Other standard rate plans are those adopted before October 6, 2001 that didn't qualify as an Option One or Three plan; and plans that were an Option Three plan on October 6, 2001 that were substantially amended since then as described in ORS 457.085(2)(i) (A) or (B).

**Plan Area Name.** Enter the name of each plan area.

**Increment Value to Use.** Under the provisions of ORS 457.455, if a plan doesn't need 100 percent of the division of tax to pay the principal and interest on its indebtedness, the plan may specify a lesser amount of "Increment Value to Use" for computing division of tax. The tax raised on the remaining increment value will be distributed to the taxing districts. No special levy is allowed.

**Amount from Division of Tax.** If no Increment Value to Use is specified, indicate "Yes" under "100% from Division of Tax." The assessor will calculate and distribute to the agency the full amount of urban renewal taxes available from the division of taxes. No special levy is allowed.

### **Part 4: Other Reduced Rate Plans ORS 457.445(6)**

Other reduced rate plans are those adopted on or after October 6, 2001, and plans that were an Option One plan on October 6, 2001 that were substantially amended since, as described in ORS 457.085(2)(i)(A) or (B).

**Plan Area Name.** Enter the name of each plan area.

**Increment Value to Use.** Under the provisions of ORS 457.455, if a plan doesn't need 100 percent of the division of tax to pay the principal and interest on its indebtedness, the plan may specify a lesser amount of "Increment Value to Use" in computing division of tax. The tax raised on the remaining increment value will be distributed to the taxing districts. No special levy is allowed.

**Amount from Division of Tax.** If no Increment Value to Use is specified, indicate "Yes" under "100% from Division of Tax." The assessor will calculate and distribute to the agency the full amount of urban renewal taxes available from the division of taxes. No special levy is allowed.

### ***Part 5: Permanent Rate Plans, ORS 457.445(7)***

Permanent rate plans are those plans adopted after September 29, 2019, or any other plan that was substantially amended as described in ORS 457.085(2)(i) (A) or (B) after September 29, 2019.

**Plan Area Name.** Enter the name of each plan area.

**Increment Value to Use.** Under the provisions of ORS 457.455, if a plan doesn't need 100 percent of the division of tax to pay the principal and interest on its indebtedness, the plan may specify a lesser amount of "Increment Value to Use" for computing division of tax. The tax raised on the remaining increment value will be distributed to the taxing districts. No special levy is allowed.

**Amount from Division of Tax.** If no Increment Value to Use is specified, indicate "Yes" under "100% from Division of Tax." The assessor will calculate and distribute to the agency the full amount of urban renewal taxes available from the division of taxes. No special levy is allowed.

## **Permanently increasing frozen value**

Under ORS 457.455, if 100 percent of division of tax will never be required to pay principal and interest on indebtedness, an agency may notify the assessor to permanently increase the plan area's frozen value. There is a section near the bottom of the Form OR-UR-50 for this notice. The agency must specify the new frozen value. The new value may not be subsequently decreased except in connection with boundary changes.

## **Submission to assessor/other filings**

You must submit the following documents to the county assessor in each county in which your plan exists by July 15 if any plan will receive tax increment financing:

- Two copies of a complete Form OR-UR-50.
- Two copies of the resolutions adopting the budget, making appropriations, and declaring tax increment financing.

If no plans raise revenue from special levies or division of tax, file one copy of the resolution adopting the budget and making appropriations with the Department of Revenue.

A copy of your complete budget must be submitted to the county clerk by September 30.

A copy of the budget must also be filed with the governing body of the city or county that activated the agency by August 1. See ORS 457.460 for this and other annual filing and notice requirements.

# Form OR-UR-50 Sample

**FORM OR-UR-50**

**NOTICE TO ASSESSOR**  
Oregon Department of Revenue

**2026-2027**

Submit two (2) copies to the county assessor by July 15.

Check here if this is an amended form.

**NOTIFICATION**

Very Large City Redevelopment Agency (Agency name) authorizes its 2026-27 ad valorem tax increment amounts by plan area for the tax roll of Sample (County name).

Urb Newal (Contact person) 541-555-1212 (Telephone number) June 30, 2026 (Date submitted)

123 First Street, Very Large City, Oregon 97000 (Agency's mailing address) urbnewal@vlc.ci.or.us (Contact person's e-mail address)

Yes, the agency has filed an impairment certificate by May 1 with the assessor (ORS 457.445).

**Part 1: Option One plans (reduced rate).** [ORS 457.435(2)(a)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax	Special Levy Amount**
Downtown	\$ OR	<input checked="" type="checkbox"/> Yes	1,000,000
Uptown	\$ OR	<input checked="" type="checkbox"/> Yes	Remainder

**Part 2: Option Three plans (standard rate).** [ORS 457.435(2)(c)]

Plan Area Name	Increment Value to Use***	100% from Division of Tax***	Special Levy Amount****
Airport	\$ 5,000,000 OR		
North Center	\$ OR	\$5,600,000	100%

**Part 3: Other Standard Rate plans.** [ORS 457.445(2)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
South Center	\$ OR	<input type="checkbox"/> Yes	
West End Plan	\$ OR	<input checked="" type="checkbox"/> Yes	

**Part 4: Other Reduced Rate plans.** [ORS 457.445(6)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
	\$ 1,000,000 OR	<input type="checkbox"/> Yes	
	\$ OR	<input type="checkbox"/> Yes	

**Part 5: Permanent Rate plans.** [ORS 457.445(7)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax*	
New East Side Plan	\$ OR	<input checked="" type="checkbox"/> Yes	
Northwest	\$ 2,000,000 OR	<input type="checkbox"/> Yes	

**Notice to Assessor of Permanent Increase in Frozen Value.** Beginning tax year 2026-27, permanently increase frozen value to:

Plan Area Name	New frozen value
	\$
	\$

**\*All Plans except Option Three:** Enter amount of Increment Value to Use that is less than 100 percent or check "Yes" to receive 100 percent of division of tax. **Do NOT enter an amount of "Increment Value to Use" AND check "Yes."**

**\*\*If an Option One plan enters a Special Levy Amount, you MUST check "Yes" and NOT enter an amount of "Increment to Use."**

**\*\*\*Option Three plans** enter EITHER an amount of "Increment Value to Use" to raise less than the amount of division of tax stated in the 1998 ordinance under ORS 457.435(2)(c) OR the "Amount from Division of Tax" stated in the ordinance, NOT both.

**\*\*\*\*If an Option Three plan** requests both an amount of "Increment Value to Use" that will raise less than the amount of division of tax stated in the 1998 ordinance and a "Special Levy Amount," the "Special Levy Amount" cannot exceed the amount available when the amount from division of tax stated in the ordinance is subtracted from the plan's Maximum Authority.

150-504-078 (Rev. 12-01-25)

**Form OR-UR-SBH, Notice of Supplemental Budget Hearing 150-504-080**

**General**

Use this form only if a supplemental budget hearing is needed. Not every supplemental budget requires a hearing. A hearing is required when the supplemental budget makes a change in expenditures of more than 10 percent in any fund.

A supplemental budget that **doesn't change expenditures in any fund by more than 10 percent** may be adopted at a regular meeting of the governing body. Publish notice of the regular meeting at least five days prior to the meeting, and include a statement that a supplemental budget will be considered at the meeting.

**Hearing notice**

Complete the upper portion of the form by giving the agency name, the location, date, and time of the hearing, and indicate when and where a copy of the supplemental budget document can be obtained or inspected.

**Summary of Proposed Budget Changes**

Give the name of each fund being adjusted by more than 10 percent. Use a separate section of the form for each fund being adjusted by more than 10 percent. You don't have to summarize the changes in any fund that is being adjusted by 10 percent or less.

Next, list any new resource that isn't currently in the budget or any resource that is being adjusted, and the new amount. Also list of any expenditure category that is being added or adjusted and its new amount. In the explanation of changes area, explain the reason for the adjustment and identify the organizational units or programs associated with the expenditures being adjusted. See example below.

If the supplemental budget is changing an existing resource or requirement, the amount shown should be the new total amount. The amounts in the "Revised Total Fund Resources" and "Revised Total Fund Requirements" boxes should be the new total for the fund.

**Publication**

Publish this form **at least 5 days** before the supplemental budget hearing by publishing in a newspaper, mailing by first class mail or hand-delivering.

**SUMMARY OF PROPOSED BUDGET CHANGES**  
AMOUNTS SHOWN ARE REVISED TOTALS IN THOSE FUNDS BEING MODIFIED

FUND: General Fund

Resource	Amount	Expenditure—indicate organizational unit/program activity, and object class	Amount
1. _____	_____	1. Transfer out	\$200,000
2. _____	_____	Operations-materials & services	\$50,000
3. _____	_____	3. _____	_____
<b>Revised Total Fund Resources</b>	<b>\$1,000,000</b>	<b>Revised Total Fund Requirements</b>	<b>\$1,000,000</b>

Explanation of change(s):

Anticipated legal costs came in under budget so the costs for the Housing and Econ. Dev. programs for materials and services were reduced by a total of \$200,000 in order to send \$200,000 to the Downtown Plan Fund. Fund total requirements are unchanged.

FUND: Downtown Plan Fund

Resource	Amount	Expenditure—indicate organizational unit/program activity, and object class	Amount
1. Transfer in	\$200,000	1. Operations-materials & services	\$200,000
2. _____	_____	2. _____	_____
3. _____	_____	3. _____	_____
<b>Revised Total Fund Resources</b>	<b>\$550,000</b>	<b>Revised Total Fund Requirements</b>	<b>\$550,000</b>

Explanation of change(s):

Transfer from General Fund of \$200,000 will be expended on rent, equipment, and contract labor for the Housing program activities in the Downtown Plan Area.