

**FOCUS ON OREGON:
Policy Studies and Impact Analysis Lay the Groundwork for an
Aggressive Oregon Brownfields Agenda**

Strategic Policy Studies and Impact Analysis

[Redevelopment Economics](#) played a role in three studies that formed the basis for an aggressive brownfields agenda, now being considered by the Oregon General Assembly. The three studies were:

- [Brownfields Assessment](#) and strategy for the City of Portland (with [Maul, Foster & Alongi](#)). Key findings:
 - Redevelopment of all potential brownfields identified in Portland could potentially result in 31,000 new jobs and over \$40 million in additional annual Portland tax revenues.
 - Infill development on brownfields has the potential to avoid \$115 million to \$180 million in public infrastructure investment that would be necessary if new greenfield sites were developed.
 - Potential new incentives such as Remediation Tax Credits, Job Creation Tax Credits, Property Tax Abatement, Brownfield Land Bank, and Pooled Environmental Insurance have great potential, with each facilitating redevelopment of about 150 acres.
- [Brownfields Scoping Project](#) for Portland Metro (with [Maul, Foster & Alongi](#) and [ECONorthwest](#)). Key findings:
 - Under current land use regulations, redevelopment of the entire inventory of documented and suspected, potential brownfield properties could yield an upper bound limit of almost 71 million square feet of new development, which would generate approximately \$324 million to \$427 million in new property tax revenue.
 - Full build-out of all the brownfields has the potential to produce up to approximately 138,000 new dwelling units and work space for approximately 69,000 more jobs, generating approximately \$1.4 billion in additional wages.
 - A remediation tax credit would be a difference maker for projects that would lead to 9,200 jobs and 34,600 new dwelling units, all located in existing communities. Other policy tools explored were projected to generate impacts, as follows:

POLICY TOOLS	ACRES REDEVELOPED	TOTAL AREA OF NEW BUILDING (Sq. Ft.)	NET NEW JOBS	DWELLING UNITS	ANNUAL TAX REVENUE (\$)	
					PROPERTY TAX	PERSONAL INCOME TAX
Remediation Tax Credit	449	43,839,000	9,200	34,600	69,966,000	18,753,000
Property Tax Abatement	808	78,909,000	16,500	62,300	125,940,000	33,755,000
Dedicated Brownfield Cleanup Fund/Integrated Grants	833	32,728,000	8,700	19,900	51,945,000	24,169,000
Land Bank	195	4,116,000	1,600	1,700	6,809,000	5,195,000

- [Economic Impact of Oregon Brownfields Programs](#) for the Oregon Department of Business (with [ECONorthwest](#)) – Oregon's brownfields programs have aided redevelopment investments totaling:
 - \$814 million invested in completed and underway projects (direct impacts);
 - \$1.4 billion invested in completed, underway, and planned projects (direct impacts), generating a total of \$2.3 billion in direct and indirect investment;
 - 4,300 direct jobs in completed and underway projects, leading to a total of 8,900 jobs (direct and indirect);
 - \$19.4 million in state income taxes are generated annually by the on-going operations of the business occupants.

The report is available at [Business Oregon website](#).

Oregon's Brownfields Agenda:

- **HB 2289 - Brownfields Tax Credit**

A brownfields income tax credit is proposed as the centerpiece of Oregon's enhanced incentives. [HB 2289](#) would authorize an income tax credit for remediation expenditures, including demolition if necessary to the cleanup. The credit base would be 50 percent of eligible costs, with an additional 25 to 50 percent credit for meeting criteria for: MBE/WBE; areas of economic distress; increasing affordable housing; providing open space; and/or providing health services in underserved areas. The credit is proposed to be transferable, with a per project ceiling of \$1 million.

- **HB 2734 - Brownfields Land Bank**

As recommended by Portland Metro, [HB 2734](#) would allow the local and county governments to create land banks that have immunity for cleanup liability. The bill authorizes land banks to "acquire ownership of real property with immunity under state law from liability associated with legacy contamination issues, known or unknown at the time of acquisition." The proposal is summarized in this [Metro article](#).

The concept of a brownfields land bank was first detailed in the [Policy Tools appendix](#) to the Metro Brownfields Scoping Project, and was later expanded upon in [Evans Paull and Seth Otto's article](#) in [Brownfields Renewal](#).

- **Brownfields Property Tax Abatement**

The proposal will authorize localities to grant property tax abatements for brownfields cleanup and redevelopment. While details are still being worked out, the intent is to add the abatement proposal to HB 2734.

- **Recapitalize the Brownfields Redevelopment Fund**

Supported by [Oregon Business Association](#), the proposal is to recapitalize the [Brownfields Redevelopment Fund](#) with \$50 million from Lottery bonds. The fund is administered by Business Oregon and provides loans and grants for site assessment and cleanup of public, non-profit, and private brownfields sites. The Governor's budget includes \$7 million for the program.

Also of interest: Portland's innovative use of GIS mapping program for brownfields

Portland recently launched an interactive web based brownfield map for the city. The mapping feature allows a user to browse in google maps, as well as search for brownfield inventory, ECSI, and LUST sites adjacent to an entered address. The map links back to the DEQ records, as well as assessor records. See [this link](#).

More Portland and Oregon brownfields links:

- [City of Portland brownfields website](#)
- [Portland Metro brownfields website](#)
- [Oregon Brownfields Coalition](#)
- [Business Oregon brownfields website](#)
- [Oregon Department of Environmental Quality brownfields website](#)

Redevelopment Economics

[Redevelopment Economics](#) is a planning and economic development consulting business specializing in brownfields and sustainable urban redevelopment. Three of our skillsets were used in the Oregon studies:

- Qualifications for [creative financing](#);
- Qualifications for [strategic planning and policy analysis](#);
- Qualifications for [economic, fiscal, and environmental impacts analysis](#)