



Wilsonville Investment Now (WIN) Program FAQs

What is the Wilsonville Investment Now (WIN) program?

WIN is a local incentive program that provides tax rebates for qualifying development projects outside of the City's existing urban renewal areas. The program aims to attract high-value investments in the Wilsonville community and offers flexible evaluation criteria and multiple tiers of benefits, making it attractive to a wide range of businesses.

What is the qualification criteria for to receive a tax rebate?

The program primarily considers capital investment, job creation, and the wages of those jobs, and provides "extra credit" in the application scoring for local Wilsonville ownership status, and diversity, equity and inclusion (DEI) efforts made by the employer.

To see if your project qualifies for a partial (4 years) or full (7 years) tax rebate, please complete the program application found in supporting documents [here](#). By entering the project's capital investment, jobs and average salary, as well as local Wilsonville ownership status and diversity, equity, inclusion commitments, the application spreadsheet will produce incentive results and rebate amount.

How much money will the tax rebate provide?

The exact amount depends on the value of the project but the WIN program will rebate 100% of the property tax revenue increment generated by the new investment, less the costs to the City of administering the program.

How does the City of Wilsonville fund this program?

The tax rebate is made possible by designating the project property as an individual urban renewal district. This step, allowed by the State of Oregon's legislative framework, would freeze the current property tax revenues on the site and allow the City to rebate additional value of the property generated by the new investment back to the applicant.

What is the definition of qualifying capital investment and new jobs?

Capital investment includes:

- Newly constructed buildings or structures.
- New additions to or modification of an existing building or structure.
- Heavy or affixed machinery and equipment
- Personal property items costing \$50,000 or more.

- Personal property items costing \$1,000 or more that are used exclusively for production of tangible goods.

Qualified jobs includes new full-time, on-site employees within 1 year of construction, and excludes temporary, seasonal, construction, or part-time (32 hours or less per week) employees.

Does this program provide a tax abatement or rebate? What's the difference?

Qualified developments would receive a tax rebate if all standards are met, as opposed to a tax abatement. This means participating businesses will pay property tax up front and on time, but receive a partial or full rebate later once they demonstrate that they have met the required thresholds.

How can I determine if my project location qualifies for the program?

The WIN program allows any qualified development to utilize the program citywide with the exception of existing urban renewal areas. To see a map of existing urban renewal areas in Wilsonville, click [here](#).

How does the application scoring system work?

The program applies a point value to the following factors: capital investment, employment, compensation, local Wilsonville business status, and diversity, equity and inclusion actions. Businesses would be awarded points, based on each of these factors, and a minimum total score would be required to qualify for each tier of benefits.

Policy 4.1.3 of Wilsonville's Comprehensive Plan states that "the City shall encourage light industry compatible with the residential and urban nature of the City." The policy's Implementation Measure 4.1.3.c states that the City should "favor capital intensive, rather than labor intensive, industries within the City.2" The WIN program reflects Implementation Measure 4.1.3.c by assigning relatively more weight to capital investment than to jobs.

Qualified businesses must achieve a minimum score, based on the following criteria:

- **New Capital Investment**
 - 1.0 point per \$500,000 of investment
- **New Employment**
 - Points per qualified job, based on average annual wage as a percentage of County average:
 - Average annual wage less than 100% of County average: 0 points per qualified job
 - Average annual wage more than 100%, but less than 125% of County average: 0.2 points per qualified job
 - Average annual wage more than 125%, but less than 150% of County average: 0.4 points per qualified job
 - Average annual wage more than 150% of County average: 0.6 points per qualified job

- **Local Business Tenure**
 - 0.5 points for each verified year of business operations in the City of Wilsonville. Maximum of four (4) points.
- **Diversity, Equity, and Inclusion (DEI)**
 - 4.0 points for meeting two (2) or more of the following criteria:
 - Criterion 1: Certified by the State of Oregon as having one or more of the following ownership certifications:
 - Minority Business Enterprise (MBE)
 - Women Business Enterprise (WBE)
 - Disadvantaged Business Enterprise (DBE)
 - Service-Disabled Veteran (SDV)
 - Criterion 2: Certified by the State of Oregon as a B Corporation.
 - Criterion 3: Enters into a signed agreement with the City of Wilsonville (requires annual reporting) to implement a DEI Procurement Plan, making a good-faith effort to increase goods and services purchased in the State of Oregon from businesses owned by people of color, women, disadvantaged individuals, and service-disabled veterans.
 - Criterion 4: Enters into a signed agreement with the City of Wilsonville (requires annual reporting) to implement a Workforce Development Plan, making a good-faith effort to:
 - Promote job openings to a wider group of candidates through recruitment agencies, job fairs, and other approaches targeting people of color and former felons from the Coffee Creek Correctional Facility.
 - Provide career pathways to higher-wage jobs, including ongoing training, professional development and opportunities for promotion to higher-level positions.
 - Engage Wilsonville youth through internships, mentoring, and educational opportunities on career pathways in partnership with the West Linn-Wilsonville School District, Clackamas Community College and Oregon Institute of Technology.
 - Criterion 5: Implements a DEI Company Program, maintaining at least one FTE employee committed to implementing a company program on diversity, equity and inclusion (requires annual reporting).
 - Criterion 6: Provides on-site employer-provided childcare (requires annual reporting).

Businesses are eligible for the WIN program, if they achieve the following scores:

- Less than 60 points: Does not qualify for the WIN program.
- Greater than or equal to 60 points but less than 80 points: Qualify for partial benefits (4 years).
- 80 points or more: Qualify for full benefits (7 years).

How do I submit an application?

Download application worksheet found in supporting documents [here](#) and e-mail complete application to Economic Development Manager Matt Lorenzen at mlorenzen@ci.wilsonville.or.us.

What is the process for approving an application? How long does it take?

The process of plan adoption for each new WIN area is anticipated to take four months.

After City staff approves a developer application for the program, the City would then need to go through the adoption process for a new urban renewal plan to implement the actual Tax Increment Financing (TIF) mechanism that would be used to fund the program and provide the tax rebate to qualifying developers. By statute, all urban renewal plans must be adopted by a non-emergency ordinance. All new urban renewal plans must include the following steps in the adoption process:

1. The process of plan adoption for each new WIN Area is anticipated to take four months.
2. Review by the Urban Renewal Agency.
3. Transmittal to all taxing districts with required 45-day comment period prior to City Council vote on ordinance.
4. Review by the Planning Commission for conformance with the comprehensive plan.
5. Presentation to the County (vote of approval is not required).
6. Notice to all citizens of a public hearing.
7. Public hearing and City Council vote on non-emergency ordinance.

I have a question that isn't addressed by the FAQs on this page. Where can I go for help?

You can contact Economic Development Manager, Matt Lorenzen at 503.570.1539 or mlorenzen@ci.wilsonville.or.us to discuss your project and WIN program eligibility.