



CITY OF
PORTLAND, OREGON
PORTLAND HOUSING BUREAU

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EXHIBIT A

TAX INCREMENT FINANCING SET ASIDE FOR AFFORDABLE HOUSING

- a. It is the policy of the City of Portland that a minimum of 30% of Tax Increment Financing (TIF) shall be dedicated to the development, preservation and rehabilitation of housing affordable to households with incomes below 100% median family income in accordance with the policy Implementation Plan and Income Guidelines across all past, current, and future urban renewal areas.
- b. This Tax Increment Financing for Affordable Housing Set Aside Policy shall allow funds to also be used for the development of, or homebuyer assistance to, units with three bedrooms or more which are restricted to 100% MFI and below. The purpose and intention of this amendment is to provide financing for programs that encourage homeownership within the City of Portland for families with children to the extent permitted under federal, state, and local Fair Housing Laws. For these units PHB will require binding long term affordability calculated, in part, based on purchaser household size.
- c. This policy shall apply to all new urban renewal districts and substantial amendments to existing renewal districts after November 1, 2007.
- d. In approving the Urban Renewal Plan for a new district or a substantial amendment to the Urban Renewal Plan for an existing district, City Council will consider whether the Plan meets this Set Aside policy, and if not, explain the exception to this policy.
- e. This policy shall apply to existing urban renewal districts in the manner outlined in Tax Increment Financing Set Aside Implementation Plan and the Tax Increment Financing Set Aside Income Guidelines.
- f. PHB will report affordable housing expenditures by tenure (rental and homeownership), by income level, by unit size (number of bedrooms) and by urban renewal district annually to City Council and, if necessary, recommend changes to income guidelines to achieve maximum public benefit in housing projects.
- g. City Council, PHB and PDC will review the implementation of this policy and its impacts on other city policies and priorities in the annual budget process.

h. By ~~June 30, 2015~~ September 30, 2015 the City Council and PHB will conduct a thorough review of this policy and its impact on tax increment revenues, city housing and other goals. At that time they will consider changes to program, if necessary.

i. The Tax Increment Financing for Affordable Housing Policy and the attached Implementation Plan and Income Guidelines are binding City Policy under Section 1.07.020 A of the City Code.