

Table 1: Cumulative Housing Set Aside

				Review #1					Review #2					Review #3					
				TIF Set-Aside Policy: Years 1-5					TIF Set-Aside Policy: Years 6-10					TIF Set-Aside Policy: Years 11-15					
	TIF Set-Aside Policy Floor	2015 URA Amendment Budget Forecast Targets		FY 2006-07 Actual	FY 2007-08 Actual	FY 2008-09 Actual	FY 2009-10 Actual	FY 2010-11 Actual	FY 2011-12 Actual*	FY 2012-13 Actual	FY 2013-14 Actual	FY 2014-15 Revised	FY 2015-16 Adopted	FY 2016-17 Forecast	FY 2017-18 Forecast	FY 2018-19 Forecast	FY 2019-20 Forecast	FY 2020-21 Forecast	
Downtown Waterfront	21%	-	Cumulative Housing	6,377,723	13,501,384	17,024,602	17,322,290	17,314,207	17,314,207	17,314,207	17,314,207	17,314,207	19,031,552	19,286,117	19,286,117	19,286,117	19,286,117	19,286,117	
			Cumulative Set Aside Base	23,451,017	51,952,984	71,320,563	74,525,538	79,965,775	80,888,905	91,402,338	91,402,338	91,402,338	91,402,338	91,402,338	91,402,338	91,402,338	91,402,338	91,402,338	
			Percent of Set Aside Base	27%	26%	24%	23%	22%	21%	19%	19%	19%	21%	21%	21%	21%	21%	21%	
South Park Blocks	52%	-	Cumulative Housing	5,018,873	11,683,757	16,489,048	25,317,320	27,935,685	28,365,523	30,014,340	31,347,713	31,626,131	32,486,631	37,486,631	37,486,631	37,486,631	37,486,631	37,486,631	
			Cumulative Set Aside Base	14,798,836	23,475,295	32,393,844	44,297,074	49,009,974	50,541,480	61,090,678	61,090,678	61,090,678	61,090,678	61,090,678	61,090,678	61,090,678	61,090,678	61,090,678	61,090,678
			Percent of Set Aside Base	34%	50%	51%	57%	57%	56%	49%	51%	52%	53%	61%	61%	61%	61%	61%	
Oregon Convention Center	26%	-	Cumulative Housing	788,748	848,826	1,766,390	3,944,977	7,123,407	7,123,407	7,265,563	7,935,111	8,899,293	20,749,293	20,749,293	20,749,293	20,749,293	20,749,293	20,749,293	
			Cumulative Set Aside Base	8,944,476	11,837,671	18,009,031	24,842,565	29,680,863	32,036,470	78,564,626	78,564,626	78,564,626	78,564,626	78,564,626	78,564,626	78,564,626	78,564,626	78,564,626	
			Percent of Set Aside Base	9%	7%	10%	16%	24%	22%	9%	10%	11%	26%	26%	26%	26%	26%	26%	
Central Eastside	15% (30% after \$35M reached/18% avg.)	24%	Cumulative Housing	0	0	85,843	4,441,889	5,236,707	5,278,009	5,312,763	5,353,382	5,413,723	8,613,394	8,849,359	9,846,258	12,185,478	13,727,448	14,585,385	
			Cumulative Set Aside Base	4,403,597	11,272,237	12,746,243	22,316,990	27,561,616	29,061,160	31,911,220	34,790,068	37,667,188	42,628,775	46,572,297	50,762,876	55,161,893	55,459,112	60,182,486	
			Percent of Set Aside Base	0%	0%	1%	20%	19%	18%	17%	15%	14%	20%	19%	19%	22%	25%	24%	
Lents	30%	-	Cumulative Housing	439,182	2,030,995	8,087,290	11,948,518	14,267,541	18,209,167	21,130,395	22,506,428	23,918,676	25,535,935	32,914,767	40,060,022	42,555,935	46,555,935	51,555,935	
			Cumulative Set Aside Base	10,912,061	16,923,051	26,100,165	35,124,715	41,963,356	49,487,649	56,497,644	64,786,703	73,418,063	83,008,463	95,766,863	121,196,303	131,745,743	160,982,035	160,982,035	
			Percent of Set Aside Base	4%	12%	31%	34%	34%	37%	37%	35%	33%	31%	34%	33%	32%	29%	32%	
Interstate	30%	-	Cumulative Housing	487,750	3,334,647	12,576,337	15,418,376	17,905,545	22,161,568	27,529,554	30,984,760	32,933,067	40,861,823	50,436,878	59,101,529	69,051,054	72,359,742	96,586,113	
			Cumulative Set Aside Base	2,935,971	10,088,268	23,557,228	32,020,972	49,737,625	60,301,719	71,121,389	87,265,623	98,294,583	116,516,343	132,248,768	149,015,221	166,790,203	185,011,963	234,470,131	
			Percent of Set Aside Base	17%	33%	53%	48%	36%	37%	39%	36%	34%	35%	38%	40%	41%	39%	41%	
Gateway	30%	-	Cumulative Housing	167,694	207,376	308,562	2,288,992	2,296,477	3,387,387	5,464,833	6,392,802	9,681,807	10,209,132	11,359,598	11,720,296	11,926,950	12,926,950	13,933,942	
			Cumulative Set Aside Base	3,492,447	3,704,103	6,483,894	9,466,822	10,935,605	12,816,299	16,174,955	19,533,611	22,890,251	27,137,271	31,014,961	34,910,580	38,946,006	45,181,206	49,976,406	
			Percent of Set Aside Base	5%	6%	5%	24%	21%	26%	34%	33%	42%	37%	34%	31%	29%	28%		
North Macadam	36%	42%	Cumulative Housing	5,044,702	6,990,451	7,097,594	7,215,738	10,024,281	16,907,260	27,820,159	28,680,065	28,697,717	30,697,717	47,697,717	47,897,717	48,097,717	48,297,717	54,400,161	
			Cumulative Set Aside Base	19,636,021	25,490,382	28,232,999	30,642,000	34,566,486	42,904,194	64,331,253	69,707,294	72,196,574	73,866,974	92,388,254	99,631,197	106,999,480	115,026,847	123,117,328	
			Percent of Set Aside Base	26%	27%	25%	24%	29%	39%	43%	41%	40%	42%	52%	48%	45%	42%	44%	
River District	30%	-	Cumulative Housing	1,374,215	1,574,215	3,584,462	21,013,804	35,027,449	59,385,774	59,759,153	60,566,558	74,932,778	87,388,361	95,758,117	99,011,650	101,440,118	101,440,118	101,440,118	
			Cumulative Set Aside Base	5,923,566	15,109,748	26,086,506	55,003,809	89,813,971	116,934,319	141,203,007	165,246,186	184,899,469	224,210,043	256,475,004	281,027,088	300,551,400	318,352,763	318,352,763	
			Percent of Set Aside Base	23%	10%	14%	38%	39%	51%	42%	37%	41%	39%	37%	35%	34%	32%	32%	
Education	30%	-	Cumulative Housing						0	0	82,875	82,875	82,875	82,875	82,875	82,875	82,875	82,875	
			Cumulative Set Aside Base						0	0	978,808	978,808	978,808	978,808	978,808	978,808	978,808	978,808	
			Percent of Set Aside Base						0%	0%	8%	8%	8%	8%	8%	8%	8%	8%	
Cumulative Housing Expenditures (All URAs)				19,698,887	40,171,651	67,020,128	108,911,904	137,131,299	178,132,303	201,610,968	211,163,902	233,500,275	275,656,144	324,621,353	345,242,389	362,862,169	372,912,827	410,106,571	
Cumulative Set Aside Base (All URAs)				94,497,992	169,853,739	244,930,473	328,240,485	413,235,270	474,972,194	612,297,109	673,365,935	721,402,577	799,404,319	886,502,597	968,579,715	1,032,231,175	1,112,050,377	1,179,117,599	
Total Percent of Set Aside Base				21%	24%	27%	33%	33%	38%	33%	31%	32%	34%	37%	36%	35%	34%	35%	
Annual Housing Set Aside Amount				19,698,887	20,472,764	26,848,477	41,891,776	28,219,395	41,001,004	23,478,665	9,552,934	22,336,373	42,155,869	48,965,209	20,621,036	17,619,780	10,050,658	37,193,744	

\*Note - Methodology changed:

i. in FY 2011-12 to exclude program income from calculation (based on amount of TIF sent to PHB via contract)

ii. In FY 2012-13 amount of new set aside calculated by using 30% of tax increment revenue net 4% to cover PDC's overhead and staffing costs for management of TIF/URAs.

Cumulative Housing expenditures and Base begin in 2007 (Beginning of the Housing Set Aside).