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Jacob  
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OFFICE OF THE PRESIDENT

August 5, 2011

Nick Fish, Commissioner, City of Portland  
Margaret Van Vliet, Director, Portland Housing Bureau  
421 SW 6<sup>th</sup> Avenue, Suite 500  
Portland, OR 97204

**Re: North Macadam TIF Set-Aside & Student Housing**

Dear Commissioner Fish and Director Van Vliet:

In a Jan. 12, 2011 memo sent to former PDC executive director Bruce Warner and Ms. Van Vliet, the North Macadam Interim Housing Committee summarized its proposed recommendations on the current and future Housing Strategy for the North Macadam URA (of which National College of Natural Medicine, Portland State University and Oregon Health & Science University are all participating members).

While the Housing Committee reaffirmed the 2003 North Macadam Housing Development Strategy and recognized budget constraints concerning TIF resources for housing projects, it also recommended that new housing development strategies be developed to address the needs of the growing population of college students in the URA, many of whom can be described as low-income.

Much has changed in this URA since 2003, including the nearly 35% annual growth of the student population of NCNM. The average age of our medical students is 28; the income level of 75% of our students is \$20,000 or below. Twenty-five percent of our students are married with families to support as they struggle to pay for their educations and remain in school.

Constructing affordable student or family housing is simply prohibitive for a private nonprofit college like NCNM. TIF funding could allow NCNM, as well as PSU and OHSU, to provide affordable housing to our presently underserved student populations, at the same time improving access to low-cost means of transportation.

It is worth noting that 51% of our alumni remain in Oregon (mostly in Portland), contributing to the workforce and paying taxes after graduation. We encourage a reexamination of the Portland housing strategy—particularly within this URA, which is a hub for higher education—that would allocate set-aside funds that can help create affordable housing for students. We believe that an investment for affordable student housing is an investment in Portland's future economy.

Sincerely,

A handwritten signature in black ink that reads "David J. Schleich" followed by a horizontal line.

**David J. Schleich**  
President  
National College of Natural Medicine