187071
EXHIBIT A

Report on Education Urban Renewal Area Termination

I. COMPLIANCE WITH LAND AREA AND ASSESSED VALUE LIMITATIONS

This chart changes with the termination of the Education Urban Renewal Area, leaving more acreage and more assessed value capacity for future urban renewal areas. The overall limitation is urban renewal may account for up to 15% of the city. The termination of the Education Urban Renewal Area reduces both assessed value and acreage in urban renewal. The reduction of 144 acres from the Education URA will reduce the overall acreage in urban renewal in the city. The total acreage is within the 15% area limit contained in Chapter 457 of the Oregon Revised Statutes (14.12%). The assessed value reduction of $622,437,726 reduces the overall assessed value in urban renewal in the city to 10.20% of the city's total assessed value, within the statutory 15% restriction.

Table 1 – Compliance with AV and Acreage City-wide Limitations

Urban Renewal Area	Frozen Base Assessed Value	Acres
Airport Way	$124,710,301	1,841.4
Central Eastside	$230,387,869	708.5
Downtown Waterfront	$55,674,313	233.1
South Park Blocks	$305,692,884	98.0
Oregon Convention Center	$214,100,689	410.0
North Macadam	$192,609,397	401.9
River District	$461,577,974	351.2
Interstate	$1,293,389,062	3,990.0
Gateway	$307,174,681	658.5
Willamette Industrial	$481,443,135	755.5
Lents	$736,224,033	2,846.3
Neighborhood Districts (NPIs)	$498,707,491	803.7
Total	$4,901,691,829	13,098.1
Total Acreage, City of Portland		92,773
Total Assessed Value City of Portland Less Incremental Assessed Value in Urban Renewal Areas	$48,067,669,054	
Percent of Portland AV in Urban Renewal Areas	10.20%	
Percent of Portland Area in Urban Renewal Area		14.12%

II. FISCAL IMPACT STATEMENT ON TAX COLLECTIONS

The 2014 closure of the Education Urban Renewal Area ceases collections of tax increment. This change will produce the projected tax increment to be shared by the taxing jurisdictions in the manner identified in the following table. This information is provided by the City of Portland Office of Management and Finance. These estimates are in nominal dollars and are projected through projected repayment of all debt related to the original plan, FY 2042-43. The total tax increment returned to the taxing jurisdictions is estimated at $209,112,822 as shown in the last column in Table 2. This number reflects the potential of revenue sharing occurring in the district.

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Table 2 - Education District Closure Tax Increment to Taxing Jurisdictions

Fiscal Year	Total Incrementa AV	ss IAV Release due to Sharing	Incremental AV Returned/(Foregone)	City $4.5770	County $4.3434	PPS $4.7743	Library District $1.1800	PCC $0.2828	Multnomah ESD $0.4576	Metro $0.0966	W. Mult. Soil/Cons. $0.0750	Port $0.0701	TOTAL $15.8568
2014-15	0	0	0	0	0	0	0	0	0	0	0	0	0
2015-16	125,194,286	0	125,194,286	573,014	543,769	597,715	147,729	35,405	57,289	12,094	9,390	8,776	1,985,181
2016-17	147,355,824	0	147,355,824	674,448	640,025	703,521	173,880	41,672	67,430	14,235	11,052	10,330	2,336,592
2017-18	170,174,672	0	170,174,672	778,889	739,137	812,465	200,806	48,125	77,872	16,439	12,763	11,929	2,698,426
2018-19	193,670,559	0	193,670,559	886,430	841,189	924,641	228,531	54,770	88,624	18,709	14,525	13,576	3,070,995
2019-20	218,153,807	0	218,153,807	998,490	947,529	1,041,532	257,421	61,694	99,827	21,074	16,362	15,293	3,459,221
2020-21	243,371,553	0	243,371,553	1,113,912	1,057,060	1,161,929	287,178	68,825	111,367	23,510	18,253	17,060	3,859,094
2021-22	269,345,832	0	269,345,832	1,232,796	1,169,877	1,285,938	317,828	76,171	123,253	26,019	20,201	18,881	4,270,963
2022-23	296,099,338	0	296,099,338	1,355,247	1,286,078	1,413,667	349,397	83,737	135,495	28,603	22,207	20,757	4,695,188
2023-24	323,655,450	-12,951,396	310,704,054	1,422,092	1,349,512	1,483,394	366,631	87,867	142,178	30,014	23,303	21,780	4,926,772
2024-25	352,038,246	-20,047,095	331,991,151	1,519,523	1,441,970	1,585,025	391,750	93,887	151,919	32,070	24,899	23,273	5,264,317
2025-26	381,272,525	-27,355,665	353,916,860	1,619,877	1,537,202	1,689,705	417,622	100,088	161,952	34,188	26,544	24,810	5,611,989
2026-27	411,383,832	-34,883,492	376,500,341	1,723,242	1,635,292	1,797,526	444,270	106,474	172,287	36,370	28,238	26,393	5,970,091
2027-28	442,398,479	-42,637,153	399,761,326	1,829,708	1,736,323	1,908,580	471,718	113,053	182,931	38,617	29,982	28,023	6,338,935
2028-29	474,343,565	-50,623,425	423,720,140	1,939,367	1,840,386	2,022,967	499,990	119,828	193,894	40,931	31,779	29,703	6,718,846
2029-30	507,247,004	-58,849,285	448,397,719	2,052,316	1,947,571	2,140,785	529,109	126,807	205,187	43,315	33,630	31,433	7,110,153
2030-31	541,137,546	-67,321,920	473,815,626	2,168,654	2,057,971	2,262,138	559,102	133,995	216,818	45,771	35,536	33,214	7,513,200
2031-32	576,044,804	-76,048,735	499,996,069	2,288,482	2,171,683	2,387,131	589,995	141,399	228,798	48,300	37,500	35,050	7,928,338
2032-33	611,999,280	-85,037,353	526,961,926	2,411,905	2,288,806	2,515,874	621,815	149,025	241,138	50,905	39,522	36,940	8,355,930
2033-34	649,032,390	-94,295,631	554,736,759	2,539,030	2,409,444	2,648,480	654,589	156,880	253,848	53,588	41,605	38,887	8,796,350
2034-35	687,176,494	-103,831,657	583,344,837	2,669,969	2,533,700	2,785,063	688,347	164,970	266,939	56,351	43,751	40,892	9,249,982
2035-36	726,464,920	-113,653,764	612,811,157	2,804,837	2,661,684	2,925,744	723,117	173,303	280,422	59,198	45,961	42,958	9,717,224
2036-37	766,932,000	-123,770,533	643,161,466	2,943,750	2,793,508	3,070,646	758,931	181,886	294,311	62,129	48,237	45,086	10,198,483
2037-38	808,613,091	-134,190,806	674,422,285	3,086,831	2,929,286	3,219,894	795,818	190,727	308,616	65,149	50,582	47,277	10,694,179
2038-39	851,544,616	-144,923,687	706,620,928	3,234,204	3,069,137	3,373,620	833,813	199,832	323,350	68,260	52,997	49,534	11,204,747
2039-40	895,764,086	-155,978,555	739,785,531	3,385,998	3,213,184	3,531,958	872,947	209,211	338,526	71,463	55,484	51,859	11,730,631
2040-41	941,310,140	-167,365,069	773,945,072	3,542,347	3,361,553	3,695,046	913,255	218,872	354,157	74,763	58,046	54,254	12,272,292
2041-42	988,222,576	-179,093,178	809,129,399	3,703,385	3,514,373	3,863,026	954,773	228,822	370,258	78,162	60,685	56,720	12,830,203
2042-43	1,036,542,386	-191,173,130	845,369,256	3,869,255	3,671,777	4,036,046	997,536	239,070	386,841	81,663	63,403	59,260	13,404,851
2043-44	1,086,311,789	-203,615,481	882,696,308	4,040,101	3,833,903	4,214,257	1,041,582	249,627	403,922	85,268	66,202	61,877	13,996,739
TOTAL				62,408,100	59,222,928	65,098,316	16,089,482	3,856,022	6,239,447	1,317,156	1,022,637	955,824	216,209,911

Note: FY 2015-16 amounts will require City Council approval of UR-50 that indicates $0 increment value to use since plan amendment will not release value to overlapping taxing jurisdictions until FY 2016-17.

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Table 2 - Education District Closure Tax Increment to Taxing Jurisdictions

Fiscal Year	Incremental AV Returned	City $4.5770	County $4.3434	PPS $4.7743	Library $1.1800	PCC $0.2828	Mult. ESD $0.4576	Metro $0.0966	WMSC $0.0750	Port $0.0701	TOTAL $15.8568
2015-16	$125,194,286	$573,014	$543,769	$597,715	$147,729	$35,405	$57,289	$12,094	$9,390	$8,776	$1,985,181
2016-17	147,355,824	674,448	640,025	703,521	173,880	41,672	67,430	14,235	11,052	10,330	2,336,592
2017-18	170,174,672	778,889	739,137	812,465	200,806	48,125	77,872	16,439	12,763	11,929	2,698,426
2018-19	193,670,559	886,430	841,189	924,641	228,531	54,770	88,624	18,709	14,525	13,576	3,070,995
2019-20	218,153,807	998,490	947,529	1,041,532	257,421	61,694	99,827	21,074	16,362	15,293	3,459,221
2020-21	243,371,553	1,113,912	1,057,060	1,161,929	287,178	68,825	111,367	23,510	18,253	17,060	3,859,094
2021-22	269,345,832	1,232,796	1,169,877	1,285,938	317,828	76,171	123,253	26,019	20,201	18,881	4,270,963
2022-23	285,060,264	1,304,721	1,238,131	1,360,963	336,371	80,615	130,444	27,537	21,380	19,983	4,520,144
2023-24	313,446,885	1,434,646	1,361,425	1,496,489	369,867	88,643	143,433	30,279	23,509	21,973	4,970,265
2024-25	341,098,832	1,561,209	1,481,529	1,628,508	402,497	96,463	156,087	32,950	25,582	23,911	5,408,736
2025-26	369,820,655	1,692,669	1,606,279	1,765,635	436,388	104,585	169,230	35,725	27,737	25,924	5,864,172
2026-27	399,421,760	1,828,153	1,734,848	1,906,959	471,318	112,956	182,775	38,584	29,957	27,999	6,333,551
2027-28	429,906,673	1,967,683	1,867,257	2,052,503	507,290	121,578	196,725	41,529	32,243	30,136	6,816,944
2028-29	461,299,024	2,111,366	2,003,606	2,202,380	544,333	130,455	211,090	44,561	34,597	32,337	7,314,726
2029-30	493,625,342	2,259,323	2,144,012	2,356,715	582,478	139,597	225,883	47,684	37,022	34,603	7,827,318
2030-31	526,913,242	2,411,682	2,288,595	2,515,642	621,758	149,011	241,115	50,900	39,518	36,937	8,355,158
2031-32	561,191,198	2,568,572	2,437,478	2,679,295	662,206	158,705	256,801	54,211	42,089	39,340	8,898,697
2032-33	596,488,531	2,730,128	2,590,788	2,847,815	703,856	168,687	272,953	57,621	44,737	41,814	9,458,399
2033-34	632,835,426	2,896,488	2,748,657	3,021,346	746,746	178,966	289,585	61,132	47,463	44,362	10,034,745
2034-35	670,262,955	3,067,794	2,911,220	3,200,036	790,910	189,550	306,712	64,747	50,270	46,985	10,628,226
2035-36	708,803,104	3,244,192	3,078,615	3,384,039	836,388	200,450	324,348	68,470	53,160	49,687	11,239,349
2036-37	748,488,802	3,425,833	3,250,986	3,573,510	883,217	211,673	342,508	72,304	56,137	52,469	11,868,637
2037-38	789,353,943	3,612,873	3,428,480	3,768,613	931,438	223,229	361,208	76,252	59,202	55,334	12,516,628
2038-39	721,695,170	3,303,199	3,134,611	3,445,589	851,600	204,095	330,248	69,716	54,127	50,591	11,443,776
2039-40	702,022,064	3,213,155	3,049,163	3,351,664	828,386	198,532	321,245	67,815	52,652	49,212	11,131,823
2040-41	695,897,740	3,185,124	3,022,562	3,322,425	821,159	196,800	318,443	67,224	52,192	48,782	11,034,711
2041-42	689,589,685	3,156,252	2,995,164	3,292,308	813,716	195,016	315,556	66,614	51,719	48,340	10,934,686
2042-43	683,092,389	3,126,514	2,966,943	3,261,288	806,049	193,179	312,583	65,987	51,232	47,885	10,831,659
TOTAL Nominal		60,359,555	57,278,936	62,961,464	15,561,345	3,729,448	6,034,637	1,273,920	989,069	924,449	209,112,822
TOTAL Present Value		$26,705,907	$25,342,896	$27,857,114	$6,885,071	$1,650,083	$2,670,007	$563,642	$437,610	$409,020	$92,521,350

Note: FY 2015-16 amounts will require City Council approval of UR-50 that indicates $0 increment value to use since plan amendment will not release value to overlapping taxing jurisdictions until FY 2016-17.