
PART FIVE

City of Portland Program Funding

194 URA Policy and Program Targets

195 Tax Increment Finance: Housing Set-Aside Expenditures

URA Policy and Program Targets

Active Districts

District	Set-Aside	Goals	0-30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	Homebuyer/ Home Repair Loans
Central Eastside 1986-2018	22%	Targets	88	494	248	no value	no value
		Production	77	87	230	20	no value
Gateway 2001-2022	33%	Targets					no value
		Production	51	49	383		no value
Interstate Corridor 2000-2021	55%	Targets A				no value	no value
		Production A				no value	no value
		Targets B				no value	no value
		Production B	275	604	1,163	331	no value
Lents Town Center 1998-2020	38%	Targets				no value	230-420
		Production	116	169	350	21	313
North Macadam 1999-2020	44%	Targets	166	211	102	103	no value
		Production	132	40	278	no value	no value
River District 1998-2021	36%	Targets	359	365		no value	no value
		Production	430	286	575	65	no value

*Maintaining existing regulated affordable units built before URA designation.

**Adding new regulated affordable units during the lifespan of the URA.

Inactive Districts

District	Set-Aside	Goals	0-30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	Homebuyer/ Home Repair Loans
Convention Center 1989-2013	26%	Targets				no value	no value
		Production	20	206	235	no value	no value
Downtown Waterfront & South Park Blocks 1985-2008	21% / 61%	Targets	25-50	175-200	75-100	50-100	no value
		Production	645	1,098	857	76	no value

Value indicates number of units.

Tax Increment Finance: Housing Set-Aside Expenditures

Neighborhood	Goals	Actual FY 2019-20	Actual FY 2020-21	Forecast FY 2021-22	Forecast FY 2022-23	Forecast FY 2023-24
Central Eastside	Cumulative Housing	\$8,856,123	\$8,900,022	\$10,043,997	\$14,198,988	\$14,843,135
	Cumulative Set-Aside Base	\$63,744,060	\$65,860,664	\$65,860,664	\$65,860,664	\$65,860,664
	Percent of Set-Aside Base	14%	14%	15%	22%	23%
Downtown Waterfront	Cumulative Housing	\$19,283,460	\$19,283,460	\$19,283,460	\$19,283,460	\$19,283,460
	Cumulative Set-Aside Base	\$91,402,338	\$91,402,338	\$91,402,338	\$91,402,338	\$91,402,338
	Percent of Set-Aside Base	21%	21%	21%	21%	21%
Gateway	Cumulative Housing	\$16,804,069	\$17,332,088	\$19,509,443	\$25,146,759	\$26,071,155
	Cumulative Set-Aside Base	\$47,838,733	\$53,595,741	\$92,640,333	\$92,640,333	\$92,640,333
	Percent of Set-Aside Base	35%	32%	21%	27%	28%
Interstate	Cumulative Housing	\$103,188,004	\$111,685,925	\$132,958,149	\$154,436,158	\$182,492,993
	Cumulative Set-Aside Base	\$211,521,451	\$237,427,991	\$263,322,071	\$289,216,151	\$316,917,941
	Percent of Set-Aside Base	49%	47%	50%	53%	58%
Lents Town Center	Cumulative Housing	\$58,391,749	\$60,780,062	\$63,470,285	\$67,484,854	\$70,769,900
	Cumulative Set-Aside Base	\$142,304,506	\$156,697,027	\$171,082,627	\$184,664,226	\$184,664,226
	Percent of Set-Aside Base	41%	39%	37%	37%	38%
North Macadam	Cumulative Housing	\$47,679,160	\$60,354,520	\$79,626,348	\$81,995,192	\$95,636,860
	Cumulative Set-Aside Base	\$131,208,970	\$149,392,313	\$165,695,993	\$181,999,673	\$198,303,353
	Percent of Set-Aside Base	36%	40%	48%	45%	48%
Convention Center	Cumulative Housing	\$20,181,627	\$20,181,627	\$20,181,627	\$20,181,627	\$20,181,627
	Cumulative Set-Aside Base	\$78,564,626	\$78,564,626	\$78,564,626	\$78,564,626	\$78,564,626
	Percent of Set-Aside Base	26%	26%	26%	26%	26%
River District	Cumulative Housing	\$104,585,212	\$106,377,422	\$112,844,137	\$119,224,427	\$119,224,427
	Cumulative Set-Aside Base	\$331,910,017	\$342,551,848	\$342,551,848	\$342,551,848	\$342,551,848
	Percent of Set-Aside Base	32%	31%	33%	35%	35%
South Park Blocks	Cumulative Housing	\$36,997,248	\$36,997,248	\$36,997,248	\$36,997,248	\$36,997,248
	Cumulative Set-Aside Base	\$61,090,678	\$61,090,678	\$61,090,678	\$61,090,678	\$61,090,678
	Percent of Set-Aside Base	61%	61%	61%	61%	61%
Education	Cumulative Housing	\$82,875	\$82,875	\$82,875	\$82,875	\$82,875
	Cumulative Set-Aside Base	\$978,808	\$978,808	\$978,808	\$978,808	\$978,808
	Percent of Set-Aside Base	8%	8%	8%	8%	8%
Totals	Cumulative Housing Expenditure	\$416,049,526	\$441,975,249	\$494,997,569	\$539,031,588	\$585,583,680
	Cumulative Set-Aside Base	\$1,160,564,187	\$1,237,562,035	\$1,333,189,986	\$1,388,969,345	\$1,432,974,815
	Total Percent of Set-Aside Base	36%	36%	37%	39%	41%
	Annual Housing Set-Aside Amount	\$41,766,030	\$25,925,723	\$53,022,320	\$44,034,019	\$46,552,092