

PART 5

City of Portland Program Funding

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
		Production	77	87	230	20	no value
Gateway 2001-2022	33%	Targets					no value
		Production	45	47	339		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	1,144	193	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 and 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

Housing Set Aside Summary		FY 2020-21 Actual	FY 2021-22 Actual	FY 2022-23 Forecast	FY 2023-24 Forecast	FY 2024-25 Forecast
Central Eastside	Cumulative Housing	8,900,022	8,945,111	13,100,102	15,140,614	15,221,591
	Cumulative Set Aside Base	65,860,664	65,860,664	65,860,664	65,860,664	65,860,664
	Percent of Set Aside Base	14%	14%	20%	23%	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	17,332,088	17,628,704	23,266,020	25,958,167	29,793,685
	Cumulative Set Aside Base	53,595,741	59,349,981	63,194,444	66,299,420	90,765,080
	Percent of Set Aside Base	32%	30%	37%	39%	33%
Interstate	Cumulative Housing	111,685,925	118,880,084	131,406,587	159,463,422	172,453,801
	Cumulative Set Aside Base	237,427,991	263,322,071	289,216,151	316,986,055	316,986,055
	Percent of Set Aside Base	47%	45%	45%	50%	54%
Lents	Cumulative Housing	60,780,062	62,679,875	67,163,559	69,979,490	72,067,159
	Cumulative Set Aside Base	156,697,027	171,082,627	185,468,227	187,740,231	187,740,231
	Percent of Set Aside Base	39%	37%	36%	37%	38%
North Macadam	Cumulative Housing	60,354,520	75,050,718	83,375,948	92,917,616	97,766,236
	Cumulative Set Aside Base	149,392,313	165,695,993	178,180,793	197,409,138	217,548,978
	Percent of Set Aside Base	40%	45%	47%	47%	45%
Oregon 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	106,377,422	107,794,005	114,174,295	115,259,042	119,249,427
	Cumulative Set Aside Base	342,551,848	342,551,848	342,551,848	342,551,848	342,551,848
	Percent of Set Aside Base	31%	31%	33%	34%	35%
South Park Blocks	Cumulative Housing	37,142,304	39,642,304	40,042,304	40,042,304	40,042,304
	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%	65%	66%	66%	66%
Education*	Cumulative Housing					
30% Target	Cumulative Set Aside Base					
	Percent of Set Aside Base					
Cully	Cumulative Housing				232,327	707,719
	Cumulative Set Aside Base				516,282	1,572,709
	Percent of Set Aside Base				45%	45%
Cumulative Housing Expenditures:						
Active Districts		442,037,430	470,085,888	511,993,902	558,225,742	586,059,290
Cumulative Set Aside Base		1,236,583,227	1,298,920,827	1,355,529,770	1,407,904,999	1,452,510,499
Total Percent of Set Aside Base		36%	36%	38%	40%	40%
Annual Housing Set Aside Amount		25,987,904	28,048,458	41,908,014	46,231,840	27,833,548

*Expired for Housing Set Aside

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