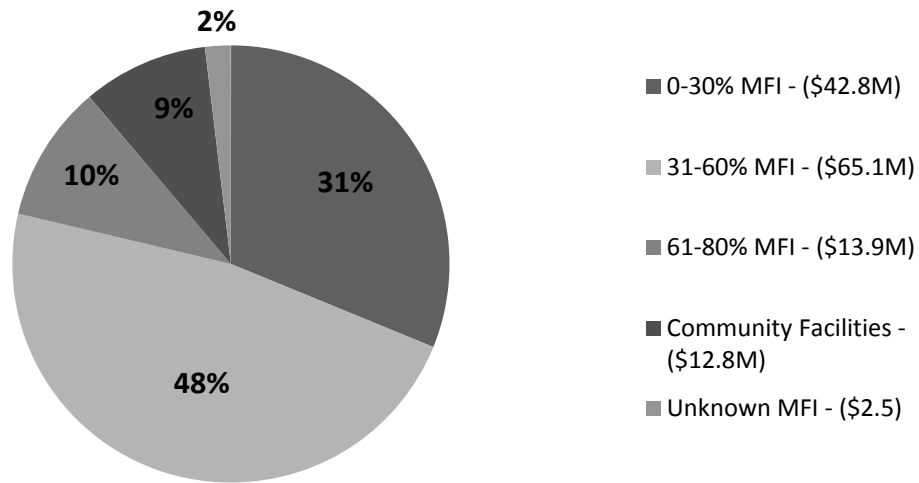


**Overall highlights of affordable housing investments under the TIF Set Aside for the fifth year of the policy include:**

- TIF housing expenditures have accounted for 33% of all TIF expenditures since the inception of the Set Aside policy.
- 499 units of rental and ownership housing received new Set Aside funding in FY 2010/11 for new construction, rehab or first-time homebuyer purchase. (This number includes only those units within projects that had loans closed within the FY 2010/11 fiscal year.)
- Over \$28M of TIF was spent on affordable housing under the TIF Set Aside in FY 2010/11, bringing five-year cumulative spending to \$137M, exceeding the goal outlined in the original policy by almost \$16M.
- Over \$21M was invested in FY 2010/11 on extremely-low and low-income homes.
- Housing TIF spending in 2010/11 declined by 30% from the previous year, reflecting the backside of the ramp up of TIF housing investments which peaked in FY 09/10. However, FY 2010/11 was still the second highest year for TIF housing expenditures under the Set Aside.
- Expenditures on community facilities accounted for 17% of FY 2010/11 spending largely due to investment in the Bud Clark Commons day use center and shelter components.
- Investment in 0-30% MFI rental housing reached \$7.3M in FY 2010/11. In the five years of the Set Aside, spending on extremely-low income rental units has totaled \$41M across all nine urban renewal areas. The bulk of this investment has been in the South Park Blocks and Downtown Waterfront URAs for preservation of existing extremely-low income housing and in the River District for the new Bud Clark Commons.
- Investment of \$2.2M in FY 2010/11 in homeownership programs and projects represented 8% of annual Set Aside spending. Overall homeownership spending has reached \$18M over five years

Urban Renewal Area	5 Year Cumulative Expenditures		5 Yr Policy Targets	
	TIF Set Aside Eligible Expenditures	% of Total URA Expenditures	Proposed Minimum Requirement from Policy	%
Central Eastside	\$5,236,707	19%	\$5,100,000	15%*
Downtown Waterfront	\$17,314,208	20%	\$16,000,000	22%
Gateway Regional Center	\$2,296,477	21%	\$4,575,000	30%
Interstate Corridor	\$17,905,545	36%	\$12,826,000	30%
Lents Town Center	\$14,267,541	34%	\$12,684,142	30%
North Macadam	\$10,024,281	29%	\$22,741,000	39%**
Oregon Convention Center	\$7,123,407	24%	\$7,000,000	26%
River District	\$35,027,449	39%	\$22,738,815	30%
South Park Blocks	\$27,935,685	57%	\$17,688,319	30%
<b>Total</b>	<b>\$137,131,300</b>	<b>33%</b>	<b>\$121,353,276</b>	<b>30%</b>

### Five Year Set Aside Spending by Income Category



FY 2010/2011	CES	DTWF	Gtwy	ICURA	Lents	NMAC	OCC	RD	SPB
<b>Set Aside Expenditures</b>	\$794,818	\$0	\$7,485	\$2,487,169	\$2,319,023	\$2,808,543	\$3,178,430	\$14,013,645	\$2,618,365
<b>% of all Expenditures</b>	14.6%	0.0%	0.7%	14.7%	34.0%	59.3%	68.2%	40.0%	59.3%
<b>Income Level</b>									
<b>0-30% MFI</b>	51.0%	0.0%	0.0%	5.3%	16.5%	20.1%	13.3%	21.3%	93.2%
<b>31-60% MFI</b>	49.0%	0.0%	0.0%	50.3%	45.9%	79.9%	75.5%	44.0%	6.8%
<b>61-80% MFI</b>	0.0%	0.0%	0.0%	44.4%	37.6%	0.0%	10.7%	0.0%	0.0%
<b>Community Facilities</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	34.7%	0.0%
<b>Unknown</b>	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%