

**Portland Development  
Commission**

**Financial Basics Profile**

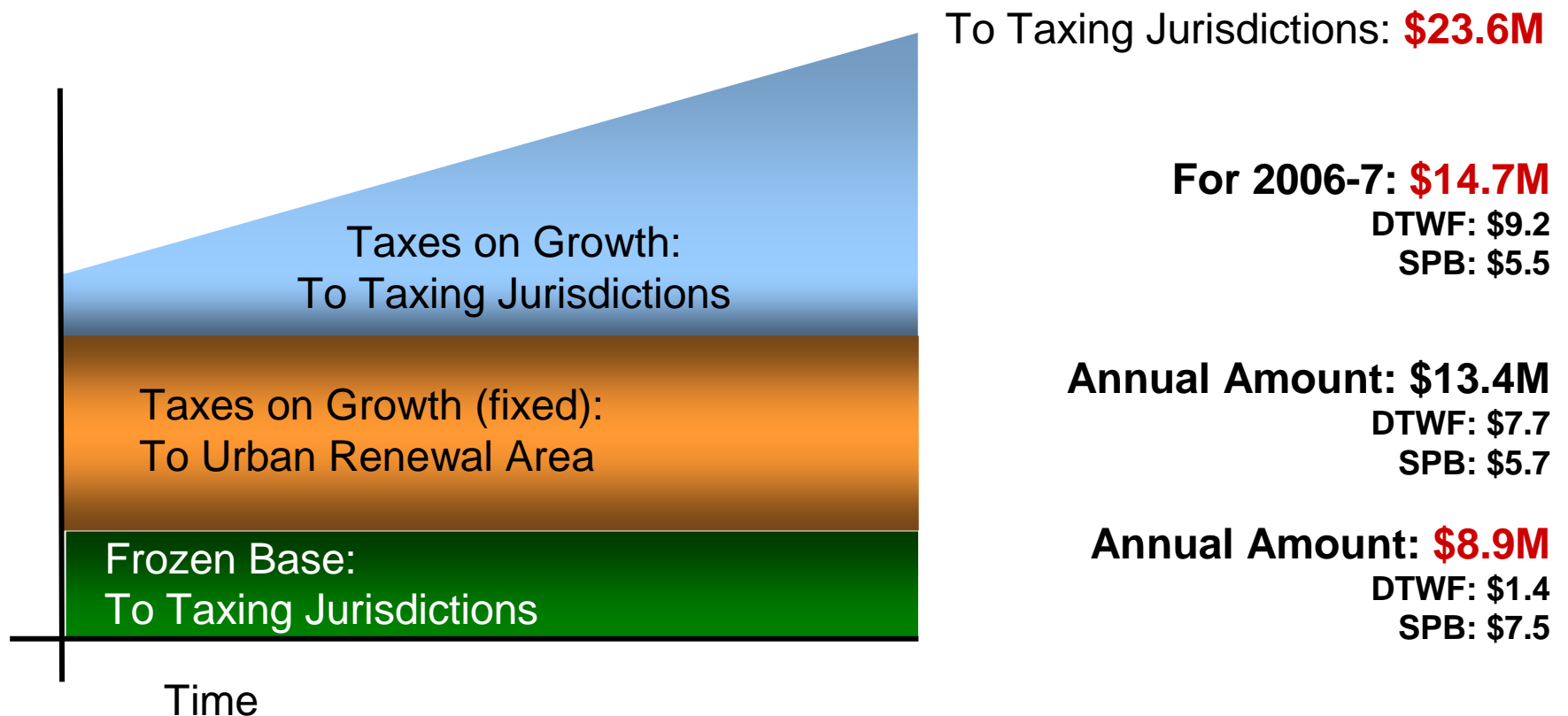


**PDC**  
PORTLAND  
DEVELOPMENT  
COMMISSION

**Urban Renewal Advisory Group – October 23, 2007**

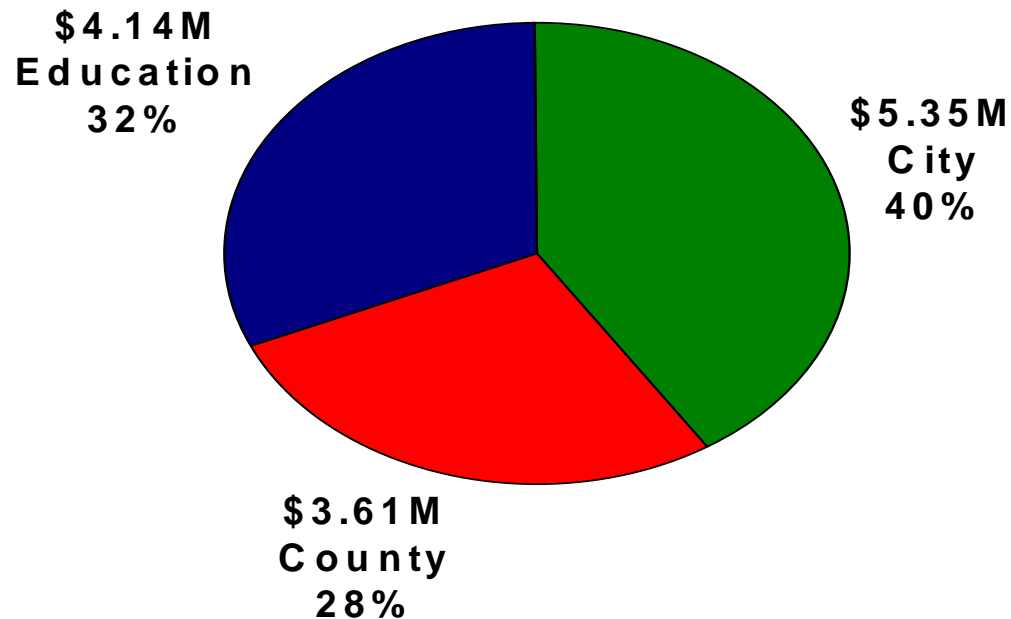
# Future of Urban Renewal

Property Tax Flow in Option 3 Districts: DTWF and SPB



# Future of Urban Renewal

**Primary Distribution of the \$13.4M once debt is paid off for the downtown option 3 districts**



# Future of Urban Renewal

**Hypothetical Scenario** - Property tax flow from project assessed at \$200 million if:



**Constructed inside DTWF or SPB  
or Constructed outside of URAs:**

PDC: \$0

Taxing Jurisdictions: \$4.3M

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**Constructed inside RD:**

PDC: \$4.3M

Taxing Jurisdictions: \$0

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**Constructed in a new districts  
formed after 2001:**

PDC: **\$3.7M**

Taxing Jurisdictions: **\$0.6M**

# Downtown Waterfront T.I.F. Scenarios



## Last Date To Issue Debt:

	in 2008 (early payoff)	in 2008 (maximum debt issuance)	extended to 2010 (maximum indebtedness reached)
Year debt is paid off	<b>FY 2012-13</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>
Available TIF resources	<b>\$0</b>	<b>\$54,217,000</b>	<b>\$55,165,000</b>

Expenditure Period	Total Expenses	Less Existing and Other Resources	Equals Required T.I.F.	(Legally Committed)
07-08	<b>\$47,561,000</b>	<b>\$6,191,000</b>	<b>\$41,370,000</b>	<b>(\$32,000,000)</b>
5 Year Forecast	<b>\$73,082,000</b>	<b>\$22,598,000</b>	<b>\$50,484,000</b>	<b>(\$36,348,000)</b>

# South Park Blocks T.I.F Scenarios



## Last Date To Issue Debt:

	in 2008 (early payoff)	in 2008 (maximum debt issuance)	extended to 2010	extended to 2015
Year debt is paid off	<b>FY 2012-13</b>	<b>FY 2023-24</b>	<b>FY 2024-25</b>	<b>FY 2027-28</b>
Available TIF resources	<b>\$0</b>	<b>\$37,398,000</b>	<b>\$40,664,000</b>	<b>\$48,014,000</b>

Expenditure Period	Total Expenses	Less Existing and Other Resources	Equals Required T.I.F.	(Legally Committed)
07-08	<b>\$29,738,000</b>	<b>\$13,801,000</b>	<b>\$15,937,000</b>	<b>(\$8,690,000)</b>
5 Year Forecast	<b>\$47,933,000</b>	<b>\$19,944,000</b>	<b>\$27,989,000</b>	<b>(\$8,690,000)</b>