

ALL URA SUMMARY

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

Year		Excess Value Not				AV	PPS direct		
		Frozen Value	Excess Value Usec	Used	Total Plan Area Value	Growth	SSF Impact	impact	Total
2005-06	Actual	4,064,905,356	2,779,299,182	1,705,314,604	8,549,519,142	-			
2006-07	Actual	4,065,380,506	3,127,659,301	1,837,780,282	8,959,100,089	4.8%			
2007-08	Actual	4,065,380,506	3,533,225,465	2,207,200,364	9,698,554,097	8.3%			
2008-09	Actual	4,065,401,896	4,005,926,063	2,371,123,958	10,331,978,137	6.5%			
2009-10	Actual	4,162,563,905	4,590,303,835	2,466,326,944	11,103,458,214	7.5%			
2010-11	Forecast	4,375,121,146	4,936,115,307	2,548,452,063	11,743,952,046	5.8%	21,483,016	7,206,217	28,689,233
2011-12	Forecast	4,375,121,146	5,248,203,065	2,644,985,163	12,152,572,904	3.5%	22,807,675	7,660,112	30,467,788
2012-13	Forecast	4,375,121,146	5,630,496,499	2,661,938,487	12,551,819,662	3.3%	24,460,904	8,233,795	32,694,699
2013-14	Forecast	4,375,121,146	5,944,694,721	2,762,255,014	12,966,334,411	3.3%	25,782,148	8,684,589	34,466,737
2014-15	Forecast	4,375,121,146	6,292,557,885	2,834,943,505	13,386,886,066	3.2%	27,256,965	9,190,832	36,447,797

Willamette Industrial URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$0. Willamette Industrial, Central Eastside and Gateway URAs do not collect based on local option or gap levies.

Year		Frozen Value	Excess Value Used	Total Plan Area		PPS direct				
				Excess Value Not Used	Value (1)	AV Growth	SSF Impact	impact	Total	
2005-06	Actual	481,443,135			481,443,135					
2006-07	Actual	481,443,135	5,655,915		415,379,050	-13.72%				
2007-08	Actual	481,443,135	23,273,744		397,464,641	-4.31%				
2008-09	Actual	481,443,135	41,284,536		412,253,891	3.72%				
2009-10	Actual	481,443,135	46,707,594		412,414,259	0.04%				
2010-11	Forecast	481,443,135	48,331,304		414,037,969	0.39%	\$230,748	\$0	\$230,748	
2011-12	Forecast	481,443,135	49,963,132		415,669,797	0.39%	\$238,539	\$0	\$238,539	
2012-13	Forecast	481,443,135	51,603,119		417,309,784	0.39%	\$246,369	\$0	\$246,369	
2013-14	Forecast	481,443,135	53,251,307		418,957,972	0.39%	\$254,238	\$0	\$254,238	
2014-15	Forecast	481,443,135	54,907,735		420,614,400	0.40%	\$262,146	\$0	\$262,146	

(1) Total Plan Area Value is less than Frozen Base Value due to Levy Code Area #730 having a lower current value than the frozen value, see below:

	09-10 Excess Value			Total Plan Area
	09-10 Frozen Base	Used	Loss of AV	Value
Code Area # 730	203,408,790		(115,736,470)	87,672,320
Code Area # 731	278,034,345	46,707,594		324,741,939
	481,443,135	46,707,594	(115,736,470)	412,414,259

River District URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

Year		Excess Value			Total Plan Area Value	AV Growth	PPS direct		
		Frozen Value	Excess Value Used	Not Used			SSF Impact	impact	Total
2005-06	Actual	358,684,364	744,785,705		1,103,470,069				
2006-07	Actual	358,684,364	940,187,466		1,298,871,830			17.7%	
2007-08	Actual	358,684,364	991,749,182		1,350,433,546			4.0%	
2008-09	Actual	358,684,364	1,177,770,363		1,536,454,727			13.8%	
2009-10	Actual	358,684,364	1,411,486,318		1,770,170,682			15.2%	
2010-11	Forecast	571,241,605	1,505,308,783		2,076,550,388		\$7,186,796	\$2,640,011	\$9,826,806
2011-12	Forecast	571,241,605	1,609,136,303		2,180,377,908		\$7,682,499	\$2,822,103	\$10,504,603
2012-13	Forecast	571,241,605	1,718,155,198		2,289,396,803		\$8,202,988	\$3,013,301	\$11,216,289
2013-14	Forecast	571,241,605	1,832,625,038		2,403,866,643		\$8,749,502	\$3,214,058	\$11,963,560
2014-15	Forecast	571,241,605	1,952,818,370		2,524,059,975		\$9,323,341	\$3,424,853	\$12,748,194

North Macadam URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

Year		Frozen Value	Excess Value		Total Plan Area Value	AV Growth	PPS direct		
			Excess Value Used	Not Used			SSF Impact	impact	Total
2005-06	Actual	192,609,397	77,592,382		270,201,779				
2006-07	Actual	192,609,397	86,887,411		279,496,808	3.4%			
2007-08	Actual	192,609,397	336,699,090		529,308,487	89.4%			
2008-09	Actual	192,609,397	415,675,637		608,285,034	14.9%			
2009-10	Actual	192,609,397	587,134,026		779,743,423	28.2%			
2010-11	Forecast	192,609,397	669,115,003		861,724,400	10.5%	\$3,194,556	\$1,173,494	\$4,368,050
2011-12	Forecast	192,609,397	713,079,302		905,688,699	5.1%	\$3,404,455	\$1,250,598	\$4,655,053
2012-13	Forecast	192,609,397	733,457,298		926,066,695	2.3%	\$3,501,745	\$1,286,337	\$4,788,083
2013-14	Forecast	192,609,397	754,293,798		946,903,195	2.2%	\$3,601,225	\$1,322,880	\$4,924,105
2014-15	Forecast	192,609,397	775,599,120		968,208,517	2.3%	\$3,702,943	\$1,360,246	\$5,063,189

Lents Town Center URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

Excess Value							PPS direct		
Year		Frozen Value	Excess Value Used	Not Used	Total Plan Area Value	AV Growth	SSF Impact	impact	Total
2005-06	Actual	640,177,922	275,822,211		916,000,133				
2006-07	Actual	640,177,922	312,317,448		952,495,370	4.0%			
2007-08	Actual	640,177,922	358,801,970		998,979,892	4.9%			
2008-09	Actual	640,177,922	400,982,105		1,041,160,027	4.2%			
2009-10	Actual	736,224,033	457,950,622		1,194,174,655	14.7%			
2010-11	Forecast	736,224,033	505,717,608		1,241,941,641	4.0%	\$1,650,501	\$606,298	\$2,256,798
2011-12	Forecast	736,224,033	555,395,274		1,291,619,307	4.0%	\$1,812,633	\$665,856	\$2,478,488
2012-13	Forecast	736,224,033	607,060,046		1,343,284,079	4.0%	\$1,981,250	\$727,796	\$2,709,046
2013-14	Forecast	736,224,033	660,791,409		1,397,015,442	4.0%	\$2,156,612	\$792,214	\$2,948,826
2014-15	Forecast	736,224,033	716,672,027		1,452,896,060	4.0%	\$2,338,988	\$859,208	\$3,198,197

Excess Value in						
Year		Frozen Value	Excess Value Used	PPS	Total Plan Area Value	AV Growth
2005-06	Actual	640,177,922	275,822,211		916,000,133	
2006-07	Actual	640,177,922	312,317,448		952,495,370	4.0%
2007-08	Actual	640,177,922	358,801,970		998,979,892	4.9%
2008-09	Actual	640,177,922	400,982,105		1,041,160,027	4.2%
2009-10	Actual	736,224,033	457,950,622	313,052,048	1,194,174,655	14.7%
2010-11	Forecast	736,224,033	505,717,608	345,705,247	1,241,941,641	4.0%
2011-12	Forecast	736,224,033	555,395,274	379,664,574	1,291,619,307	4.0%
2012-13	Forecast	736,224,033	607,060,046	414,982,274	1,343,284,079	4.0%
2013-14	Forecast	736,224,033	660,791,409	451,712,682	1,397,015,442	4.0%
2014-15	Forecast	736,224,033	716,672,027	489,912,307	1,452,896,060	4.0%

Proportion of district within PPS: 68.36%

Interstate Corridor URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

Year		Excess Value			Total Plan Area Value	AV Growth	PPS direct		
		Frozen Value	Excess Value Used	Not Used			SSF Impact	impact	Total
2005-06	Actual	1,033,372,876	276,292,476		1,309,665,352				
2006-07	Actual	1,033,372,876	363,829,663		1,397,202,539			6.7%	
2007-08	Actual	1,033,372,876	447,042,428		1,480,415,304			6.0%	
2008-09	Actual	1,033,372,876	520,098,507		1,553,471,383			4.9%	
2009-10	Actual	1,051,408,349	603,067,607		1,654,475,956			6.5%	
2010-11	Forecast	1,051,408,349	677,519,025		1,728,927,374		\$3,234,679	\$1,188,233	\$4,422,912
2011-12	Forecast	1,051,408,349	755,320,757		1,806,729,106		\$3,606,128	\$1,324,682	\$4,930,809
2012-13	Forecast	1,051,408,349	836,623,567		1,888,031,916		\$3,994,292	\$1,467,270	\$5,461,562
2013-14	Forecast	1,051,408,349	921,585,003		1,972,993,352		\$4,399,923	\$1,616,276	\$6,016,199
2014-15	Forecast	1,051,408,349	1,000,504,737		2,051,913,086		\$4,776,710	\$1,754,685	\$6,531,395

Gateway Regional Center URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

Excess Value						PPS direct			
Year		Frozen Value	Excess Value Used	Not Used	Total Plan Area Value	AV Growth	SSF Impact	impact NA	Total
2005-06	Actual	307,174,681	68,766,041		375,940,722				
2006-07	Actual	307,174,681	86,192,591		393,367,272	4.6%			
2007-08	Actual	307,174,681	105,057,959		412,232,640	4.8%			
2008-09	Actual	307,174,681	129,631,176		436,805,857	6.0%			
2009-10	Actual	307,174,681	147,626,654		454,801,335	4.1%			
2010-11	Forecast	307,174,681	165,818,707		472,993,388	4.0%	\$278	\$0	\$278
2011-12	Forecast	307,174,681	184,738,443		491,913,124	4.0%	\$310	\$0	\$310
2012-13	Forecast	307,174,681	204,414,968		511,589,649	4.0%	\$343	\$0	\$343
2013-14	Forecast	307,174,681	224,878,554		532,053,235	4.0%	\$377	\$0	\$377
2014-15	Forecast	307,174,681	246,160,683		553,335,364	4.0%	\$413	\$0	\$413

PPS PORTION OF URA

Excess Value In						
Year		Frozen Value	Excess Value Used	PPS	Total Plan Area Value	AV Growth
2005-06	Actual	307,174,681	68,766,041		375,940,722	
2006-07	Actual	307,174,681	86,192,591		393,367,272	4.6%
2007-08	Actual	307,174,681	105,057,959		412,232,640	4.8%
2008-09	Actual	307,174,681	129,631,176		436,805,857	6.0%
2009-10	Actual	307,174,681	147,626,654	51,810	454,853,145	4.1%
2010-11	Forecast	307,174,681	165,872,590	58,213	473,047,271	4.0%
2011-12	Forecast	307,174,681	184,794,481	64,854	491,969,162	4.0%
2012-13	Forecast	307,174,681	204,473,247	71,760	511,647,928	4.0%
2013-14	Forecast	307,174,681	224,939,164	78,943	532,113,845	4.0%
2014-15	Forecast	307,174,681	246,223,718	86,413	553,398,399	4.0%

Proportion of district within PPS: 0.04%

Central Eastside URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$0. Willamette Industrial, Central Eastside and Gateway URAs do not collect based on local option or gap levies.

Year		Frozen Value	Excess Value		Total Plan Area Value	AV Growth	PPS direct		
			Excess Value Used	Not Used			SSF Impact	impact	Total
2005-06	Actual	224,605,349	230,380,503		454,985,852				
2006-07	Actual	224,605,349	243,532,862		468,138,211				
2007-08	Actual	224,605,349	257,850,367		482,455,716				
2008-09	Actual	224,626,739	279,998,617		504,625,356				
2009-10	Actual	224,626,739	325,898,916		550,525,655				
2010-11	Forecast	224,626,739	342,414,686		567,041,425	3.0%	\$1,634,790	\$0	\$1,634,790
2011-12	Forecast	224,626,739	359,425,928		584,052,667	3.0%	\$1,716,007	\$0	\$1,716,007
2012-13	Forecast	224,626,739	376,947,508		601,574,247	3.0%	\$1,799,660	\$0	\$1,799,660
2013-14	Forecast	224,626,739	394,994,736		619,621,475	3.0%	\$1,885,823	\$0	\$1,885,823
2014-15	Forecast	224,626,739	413,583,380		638,210,119	3.0%	\$1,974,571	\$0	\$1,974,571

Airport Way URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

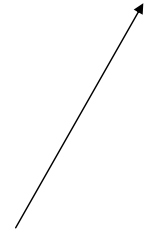
Year		Frozen Value	Excess Value Used	Excess Value Not Used	Total Plan Area Value	AV Growth
2005-06	Actual	129,701,177	122,492,892	617,412,569	869,606,638	
2006-07	Actual	129,701,177	123,303,549	656,467,320	909,472,046	4.6%
2007-08	Actual	129,701,177	121,555,422	764,753,184	1,016,009,783	11.7%
2008-09	Actual	129,701,177	125,068,149	840,711,615	1,095,480,941	7.8%
2009-10	Actual	129,701,177	121,382,182	921,727,554	1,172,810,913	7.1%
2010-11	Forecast	129,701,177	123,902,439	948,527,570	1,202,131,186	2.5%
2011-12	Forecast	129,701,177	123,902,439	978,580,849	1,232,184,465	2.5%
2012-13	Forecast	129,701,177	123,902,439	1,009,385,461	1,262,989,077	2.5%
2013-14	Forecast	129,701,177	123,902,439	1,040,960,188	1,294,563,804	2.5%
2014-15	Forecast	129,701,177	123,902,439	1,073,324,283	1,326,927,899	2.5%

Year		Frozen Value	Excess Value Used	Excess Value in PPS	Total Plan Area Value	AV Growth
2005-06	Actual	129,701,177	122,492,892		869,606,638	
2006-07	Actual	129,701,177	123,303,549		909,472,046	4.6%
2007-08	Actual	129,701,177	121,555,422		1,016,009,783	11.7%
2008-09	Actual	129,701,177	125,068,149		1,095,480,941	7.8%
2009-10	Actual	129,701,177	121,382,182	13,010,371	1,172,810,913	7.1%
2010-11	Forecast	129,701,177	123,902,439	13,280,505	1,202,131,186	2.5%
2011-12	Forecast	129,701,177	123,902,439	13,280,505	1,232,184,465	2.5%
2012-13	Forecast	129,701,177	123,902,439	13,280,505	1,262,989,077	2.5%
2013-14	Forecast	129,701,177	123,902,439	13,280,505	1,294,563,804	2.5%
2014-15	Forecast	129,701,177	123,902,439	13,280,505	1,326,927,899	2.5%

Proportion of district within PPS: 10.72%

SSF Impact	PPS direct impact	Total
\$63,405	\$23,291	\$86,696
\$63,405	\$23,291	\$86,696
\$63,405	\$23,291	\$86,696
\$63,405	\$23,291	\$86,696
\$63,405	\$23,291	\$86,696
\$63,405	\$23,291	\$86,696

PPS direct		
SSF Impact	impact	Total
\$591,547	\$217,300	\$808,848
\$591,547	\$217,300	\$808,848
\$591,547	\$217,300	\$808,848
\$591,547	\$217,300	\$808,848
\$591,547	\$217,300	\$808,848
\$591,547	\$217,300	\$808,848



Oregon Convention Center URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

Year		Frozen Value	Excess Value			Total Plan Area Value	AV Growth	PPS direct		
			Excess Value Used	Not Used				SSF Impact	impact	Total
2005-06	Actual	248,214,131	294,871,597	406,902,227	949,987,955					
2006-07	Actual	248,689,281	289,745,337	436,209,854	974,644,472	2.6%				
2007-08	Actual	248,689,281	267,390,889	484,549,403	1,000,629,573	2.7%				
2008-09	Actual	248,689,281	274,492,738	550,106,979	1,073,288,998	7.3%				
2009-10	Actual	248,951,143	266,511,898	538,173,284	1,053,636,325	-1.8%				
2010-11	Forecast	248,951,143	269,166,381	561,859,709	1,079,977,233	2.5%	\$1,285,081	\$472,064	\$1,757,145	
2011-12	Forecast	248,951,143	268,943,156	589,082,365	1,106,976,664	2.5%	\$1,284,015	\$471,673	\$1,755,688	
2012-13	Forecast	248,951,143	298,009,979	587,689,959	1,134,651,081	2.5%	\$1,422,789	\$522,650	\$1,945,439	
2013-14	Forecast	248,951,143	298,030,094	616,036,121	1,163,017,358	2.5%	\$1,422,885	\$522,685	\$1,945,570	
2014-15	Forecast	248,951,143	313,103,433	630,038,216	1,192,092,792	2.5%	\$1,494,850	\$549,121	\$2,043,971	

SouthPark Blocks URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

Year		Frozen Value	Excess Value		Total Plan Area Value	AV Growth	PPS direct		
			Excess Value Used	Not Used			SSF Impact	impact	Total
2005-06	Actual	378,055,680	291,380,091	249,601,944	919,037,715				
2006-07	Actual	378,055,680	286,178,007	279,942,160	944,175,847				
2007-08	Actual	378,055,680	264,078,757	436,285,167	1,078,419,604			14.2%	
2008-09	Actual	378,055,680	271,326,191	456,407,481	1,105,789,352			2.5%	
2009-10	Actual	376,066,574	263,542,646	514,722,838	1,154,332,058			4.4%	
2010-11	Forecast	376,066,574	266,202,615	540,921,170	1,183,190,359	\$1,270,931	\$466,866	\$1,737,797	
2011-12	Forecast	376,066,574	265,981,193	570,722,351	1,212,770,118	\$1,269,874	\$466,478	\$1,736,352	
2012-13	Forecast	376,066,574	294,822,377	572,200,420	1,243,089,371	\$1,407,570	\$517,059	\$1,924,630	
2013-14	Forecast	376,066,574	294,842,343	603,257,689	1,274,166,606	\$1,407,666	\$517,095	\$1,924,760	
2014-15	Forecast	376,066,574	309,805,961	620,148,236	1,306,020,771	\$1,479,107	\$543,338	\$2,022,444	

Downtown Waterfront URA

SSF Impact: \$4.7743 permanent rate/\$1,000 TAV

Direct PPS Impact: \$.5038 gap levy + \$1.25 local option (assumes renewal) = \$1.7538/\$1,000 TAV

Year		Frozen Value	Excess Value Used	Not Used	Total Plan Area Value	AV Growth
2005-06	Actual	70,866,644	396,915,284	431,397,864	899,179,792	
2006-07	Actual	70,866,644	389,829,052	465,160,948	925,856,644	3.0%
2007-08	Actual	70,866,644	359,725,657	521,612,610	952,204,911	2.8%
2008-09	Actual	70,866,644	369,598,044	523,897,883	964,362,571	1.3%
2009-10	Actual	55,674,313	358,995,372	491,703,268	906,372,953	-6.0%
2010-11	Forecast	55,674,313	362,618,756	497,143,614	915,436,683	1.0%
2011-12	Forecast	55,674,313	362,317,138	506,599,598	924,591,049	1.0%
2012-13	Forecast	55,674,313	385,500,000	492,662,647	933,836,960	1.0%
2013-14	Forecast	55,674,313	385,500,000	502,001,016	943,175,329	1.0%
2014-15	Forecast	55,674,313	385,500,000	511,432,770	952,607,083	1.0%

SSF Impact	PPS direct		Total
	impact		
	\$1,731,251	\$635,961	\$2,367,212
	\$1,729,811	\$635,432	\$2,365,243
	\$1,840,493	\$676,090	\$2,516,583
	\$1,840,493	\$676,090	\$2,516,583
	\$1,840,493	\$676,090	\$2,516,583