



DATE: June 13, 2012
TO: Board of Commissioners
FROM: Patrick Quinton, Executive Director
SUBJECT: Report Number 11-93
Authorizing an Intergovernmental Agreement with the Portland Bureau of Planning & Sustainability and Portland Bureau of Transportation in an amount not to exceed \$900,000 for the Central City 2035 Plan

BOARD ACTION REQUESTED

Adopt Resolution No. 6937

ACTION DESCRIPTION

This action will authorize the Executive Director to execute a \$900,000 Intergovernmental Agreement (IGA) between the Portland Development Commission (PDC), the Bureau of Planning & Sustainability (BPS) and the Bureau of Transportation (PBOT) to complete two of three remaining years of the seven-year planning effort culminating in the Central City 2035 plan. Over the seven-year period through FY 2012-13, work products have included multiple Urban Renewal Area (URA) amendments and URA creation, ongoing project collaboration between BPS and PDC, and the work completed to date on Central City 2035. This IGA is the third such agreement for the partnership with BPS and PBOT, and it would bring PDC's total funding to the project to \$2.74 million. While earlier agreements incorporated PBOT in a sub-contracting role under BPS, this IGA includes a direct agreement with PBOT.

Central City 2035 is a review and update of the 1988 Central City Plan and a component of the Portland Plan. The completed work will be adopted as update to the City of Portland (City) comprehensive land-use plan and major transportation system plans. Central City 2035 will establish a 25-year guide for growth, including public and private investment. URA activities within the Central City must be consistent with the comprehensive plan. An updated Central City Plan will incorporate interim plans approved since 1988 and take into account the latest thinking and public discussion on economic vitality, equity, housing and community development, mobility, civic and cultural life, the Willamette River, and urban design. The final plan will consist of a policy and goals framework and quadrant plans that will incorporate any zoning and entitlement updates since the 1988 plan. It will be consistent with the 2009 Climate Action Plan and 2009 Economic Development Strategy.

BACKGROUND AND CONTEXT

The 1988 Central City Plan has provided the blueprint for public and private investments for the last thirty years, including those by PDC. However, the Central City Plan has become increasingly dated and thus no longer provides the forward thinking required by a land use plan and needs to be updated. For PDC, the update of the Central City Plan will provide a policy framework for prioritizing future programs

and projects. This IGA will provide continued financial support to BPS and PBOT in FY 2011-12 and FY 2012-13 for the update of the 1988 Central City Plan and for planning support for all PDC Central City work. Work product in FY 2011-12 includes finalization of the Central City 2035 Concept Plan and N/NE Quadrant Plan, as well as the North Macadam Central District master planning and Education District URA. Work product in FY 2012-13 includes completion of the NW and SW Quadrants and commencement of the Central Eastside Quadrant. The work plan for these two years has focused more closely on deliverables that specifically endorse PDC objectives.

This IGA furthers the work of two previous expired IGAs, the first of which was a three-year \$1,669,956 IGA that ended on December 31, 2010, of which \$451,059 was unspent. The FY 2010-11 IGA for \$620,000 was fully disbursed. Rather than amending that IGA, which could have been an alternative action, a new IGA covering FY 2011-12 and FY 2012-13 was determined to be the best way to address the changing administration of the agreements between the three agencies. With Board action on this third IGA, there will be approximately \$2.74 million in total PDC financial support for Central City planning from FY 2006-7 to FY 2012-13.

Work to be completed in FY 2013-14 is not anticipated to require PDC funding. A summary of the most recent IGA outcomes are included in Exhibit A of the IGA. A comprehensive presentation of work performed over the last five years and the two years of this IGA will be presented at the Board meeting.

COMMUNITY AND PUBLIC BENEFIT

Urban renewal plans must align with the City's Comprehensive Plan. The Central City 2035 concept plan and four sub-district plans will guide urban renewal investment for the next 25 years. Updated zoning is intended to facilitate development with greater focus on job creation and equity.

PUBLIC PARTICIPATION AND FEEDBACK

Staff reviewed the current proposed investment with urban renewal advisory committees and other interested parties as part of the FY 2012-13 Budget process and received recommendations on work that should be completed within this IGA. That feedback has been considered in the determination of the IGA scope of work.

The Central City 2035 effort has had, and will continue to have, extensive public participation which has included the business community, neighborhood and academic members of multiple public stakeholder committees and symposiums. Full information is available on the Central City 2035 website at <http://www.portlandonline.com/bps/index.cfm?&c=47907>

BUDGET AND FINANCIAL INFORMATION

The IGA is funded through seven urban renewal areas over two fiscal years, based on the work to be completed each year and the amount of acreage each URA contains in the work areas:

URA	CES	DTWF	IC	NMAC	OCC	RD	SPB	Totals
FY 2011-12	\$ 45,910	\$ 19,578	\$ 63,347	\$ 31,235	\$ 138,029	\$ 27,840	\$ 14,061	\$ 340,000
FY 2012-13	\$ 33,428	\$ 95,846	\$ 30,767	\$ 116,221	\$ 67,522	\$ 163,895	\$ 52,320	\$ 560,000
Total for IGA	\$ 79,339	\$ 115,424	\$ 94,114	\$ 147,456	\$ 205,551	\$ 191,734	\$ 66,382	\$ 900,000

RISK ASSESSMENT

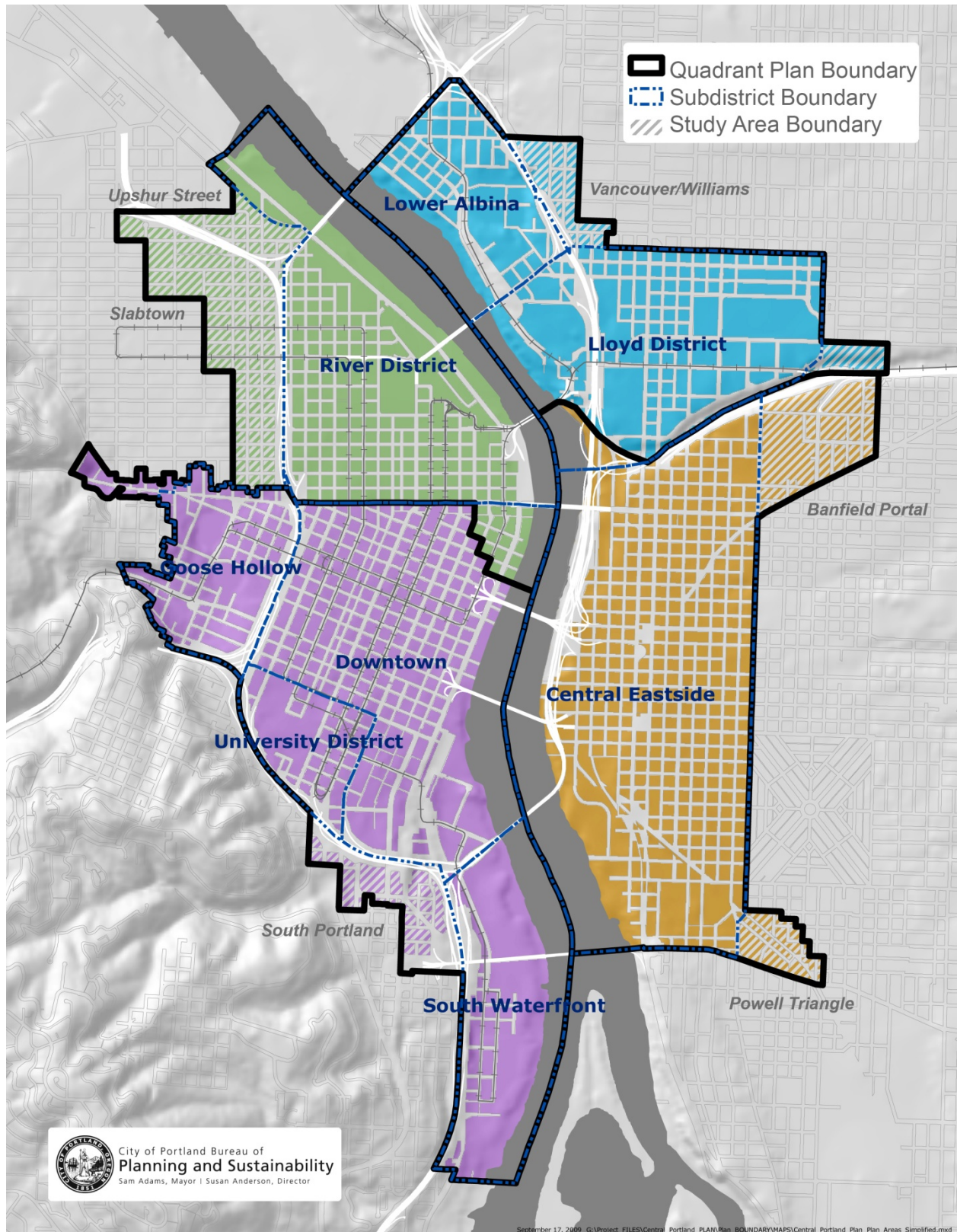
There are no significant risks to this IGA. Complexity of an IGA with two bureaus is mitigated by the close working relationship PDC staff has with both bureaus on this project. The form of the IGA is based on a structure that has been utilized for a number of years on similar IGAs. Additionally, the scope of work has been determined through even stronger connection to PDC goals and objectives.

ALTERNATIVE ACTIONS

The PDC Board of Commissioners could elect to not authorize the IGA or it could direct staff to make changes to it. Since PDC is identified as a substantial resource, lack of authorization would result in a project budget shortfall not currently available from other sources. BPS and PBOT would be required to seek alternative sources or severely curtail the project scope. A substantially reduced project scope could have an adverse impact on PDC projects and plans, as the current Central City Plan is more than twenty years old and no longer provides relevant guidance.

ATTACHMENTS:

- A. Map of Central City 2035 Plan Area
- B. Downtown Waterfront URA Financial Summary
North Macadam URA Financial Summary
River District URA Financial Summary
Oregon Convention Center URA Financial Summary
South Park Blocks URA Financial Summary
Central Eastside URA Financial Summary
Interstate Corridor URA Financial Summary



URA Financial Summary

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Downtown Waterfront URA						
Resources						
Beginning Fund Balance	12,788,380	11,838,749	4,207,011	2,331,007	11,456	18,302
Interest on Investments	50,000	116,367	42,070	23,310	115	163
Loan Collections	1,725,490	523,519	584,875	607,299	499,663	3,052,399
Property Income	700	700	700	700	700	700
Total Fund Resources	14,544,550	12,277,335	4,834,456	2,962,316	511,934	3,069,564
Requirements						
Program Expenditures						
Administration						
Financial Administration						
A45101320 Debt Management-DTW	8,000	8,000	8,000	8,000	8,000	8,000
Administration Total	8,000	8,000	8,000	8,000	8,000	8,000
Business Dev						
Business Lending						
L02100320 BIF-General-DTW	190,000	500,000	500,000	200,000	75,000	500,000
L02110320 BIF-Cluster Group-Budget-DTW	500,000	500,000	500,000	200,000	75,000	500,000
Business Dev Total	690,000	1,000,000	1,000,000	400,000	150,000	1,000,000
Infrastructure						
Public Facilities						
N32021515 Ankeny/Burns Pub Impr-DTW-Adm	40,000	0	0	0	0	0
Transportation						
N32030015 Dwn Retail Infra-DTW-Adm	20,000	0	0	0	0	0
Infrastructure Total	60,000	0	0	0	0	0
Portland Hsg Bureau						
PHB Housing						
H15430320 Affordable Rental Hsg-DTW	0	0	517,400	1,717,345	0	0
Portland Hsg Bureau Total	0	0	517,400	1,717,345	0	0
Property Redev						
Commercial Property Redevlopm						
A35401320 Central City 2035-DTW	19,578	0	0	0	0	0
P32012115 Transit Mall Revit-DTW-Adm	87,000	0	0	0	0	0
P32050815 Block 33-Redev-DTW-Adm	500,000	5,500,000	0	0	0	0
P32052115 Block 8 Redev-DTW-Adm	80,000	100,000	10,000	10,000	10,000	10,000
P32052215 CC 2035-DTW-Adm	0	95,848	0	0	0	0
P32053815 OT/CT Hsg-Flanders-DTW-Adm	20,000	20,000	20,000	20,000	20,000	20,000
P32054015 3rd & Taylor-DTW-Adm	10,000	40,000	10,000	10,000	10,000	10,000
P32054115 3rd & Oak Parking Obl-DTW-Adm	65,900	65,900	65,900	65,900	65,900	65,900
P32054415 One Waterfront Pl-DTW-Adm	2,700	2,700	2,700	2,700	2,700	2,700
P32056515 RiverPlace Marina-DTW-Adm	20,000	15,000	15,000	15,000	15,000	15,000
P32092015 Real Estate Mgmt-DTW-Adm	5,000	5,000	5,000	5,000	5,000	5,000
Commercial Real Estate Lending						
R01100320 CPRL-General-DTW	625,000	225,000	225,000	125,000	50,000	225,000
Community Redevelopment Grants						
G02100320 DOS-General-DTW	0	100,000	100,000	0	0	0
G03100320 SIP-General-DTW	150,000	100,000	100,000	75,000	75,000	100,000
Property Redev Total	1,565,178	6,269,446	553,600	328,600	253,600	453,600
Total Program Expenditures	2,323,178	7,277,446	2,079,000	2,453,945	411,600	1,461,600
Personal Services	311,271	237,922	124,740	146,037	24,696	87,896
Transfers - Indirect	273,352	554,956	299,709	350,878	59,338	210,704
PHB Staff/Admin	0	0	0	0	0	0
Total Fund Expenditures	2,907,801	8,070,324	2,503,449	2,950,860	495,632	1,760,000

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Contingency	11,636,749	4,207,011	2,331,007	11,456	16,302	1,309,584
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	14,544,550	12,277,335	4,834,456	2,962,316	511,934	3,069,564

Five-Year Forecast Project Requirements Detail

			FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
North Macadam URA								
Resources								
Beginning Fund Balance			7,956,775	2,345,962	2,672,449	388,146	5,145	2,775
Fees and Charges			315,472	324,309	333,397	343,341	353,641	364,251
Interest on Investments			25,000	23,460	26,724	3,861	51	28
Loan Collections			166,935	128,882	128,882	128,882	128,882	128,882
Long Term Debt			3,750,000	19,500,000	0	0	0	562,892
Property Income			15,000	15,000	15,000	15,000	15,000	15,000
Short Term Debt			6,325,513	5,772,048	2,818,943	1,444,738	1,499,946	6,713,451
Total Fund Resources			18,554,695	28,109,661	5,995,395	2,321,968	2,002,665	7,787,279
Requirements								
Program Expenditures								
Administration								
Financial Administration								
A45101325	Debt Management-NMC		32,000	20,000	20,000	20,000	20,000	20,000
	Administration	Total	32,000	20,000	20,000	20,000	20,000	20,000
Business Dev								
Cluster Industry Development								
B15102325	Site Recruitment-NMC		14,250	32,000	32,000	0	0	0
B15701325	Bio-Tech Build-Out-NMC		575,000	0	0	0	0	0
Business Lending								
L02100325	BIF-General-NMC		700,000	500,000	500,000	400,000	285,000	430,000
	Business Dev	Total	1,289,250	532,000	532,000	400,000	285,000	430,000
Infrastructure								
Parks								
N32511815	Central Dist Greenway-NMC-Adm		3,752,025	0	0	0	0	0
N32512615	Caruthers Park-NMC-Adm		387,161	0	0	0	0	0
N32514015	New Init - Parks & Gr-NMC-Adm		0	0	0	0	0	2,000,000
Public Facilities								
N32520115	Life Science Parking-NMC-Adm		0	0	1,703,625	0	0	0
Transportation								
N32530215	Light Rail-NMC-Adm		0	10,000,000	0	0	0	0
N32530315	South Portal Design-NMC-Adm		400,000	0	0	0	0	0
N32530415	N Dist Infra Conduit-NMC-Adm		300,000	0	0	0	0	0
N32530515	EcoDistrict Conduit-NMC-Adm		250,000	0	0	0	0	0
N32530615	Central Dist Infra-NMC-Adm		166,000	0	0	166,000	166,000	83,000
N32530715	Trans Strategy Dev-NMC-Adm		0	50,000	0	0	0	0
N32533715	Gibbs St Ped Bridge-NMC-Adm		578,000	0	0	0	0	0
N32534115	Trans Initiatives-NMC-Adm		0	50,000	50,000	50,000	50,000	2,000,000
	Infrastructure	Total	5,813,186	10,100,000	1,753,625	216,000	216,000	4,083,000
Portland Hsg Bureau								
PHB Housing								
H15430325	Affordable Rental Hsg-NMC		0	0	0	0	0	1,600,000
H15900325	PHB Staff & Admin-NMC		353,877	365,904	69,515	75,564	74,364	154,912
H15943325	Affordable Veterans Hsg-NMC		6,750,000	12,550,164	1,250,000	0	0	0
	Portland Hsg Bureau	Total	7,103,877	12,916,068	1,319,515	75,564	74,364	1,754,912
Property Redev								
Commercial Property Redevelopm								
A35401325	Central City 2035-NMC		21,235	0	0	0	0	0
P32550515	Eco District-NMC-Adm		150,000	0	0	0	0	0
P32552215	CC 2035-NMC-Adm		0	116,221	0	0	0	0
P32556215	RiverPlace Lot 8 Rdv-NMC-Adm		50,000	0	0	0	0	0
P32556315	RiverPlace Lot 3 Rdv-NMC-Adm		50,000	35,000	0	0	0	0
P32558015	RiverPlace Prop Mgmt-NMC-Adm		15,000	0	0	0	0	0

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
P32590015 Project Development-NMC-Adm	50,000	500,000	500,000	400,000	285,000	430,000
Commercial Real Estate Lending						
R01100325 CPRL-General-NMC	225,000	0	0	0	0	0
Community Redevelopment Grants						
G02100325 DOS-General-NMC	50,000	0	0	0	0	0
G03100325 SIP-General-NMC	100,000	0	0	0	0	0
Property Redev						
Total	711,235	651,221	500,000	400,000	285,000	430,000
Total Program Expenditures	14,949,548	24,219,289	4,125,140	1,111,564	880,364	6,717,912
Personal Services	486,932	387,418	364,778	296,239	275,166	255,622
Debt	0	0	0	0	0	0
Transfers - Indirect	772,253	830,505	1,119,331	909,020	844,360	784,386
PHB Staff/Admin	0	0	0	0	0	0
Total Fund Expenditures	16,208,733	25,437,212	5,609,249	2,316,823	1,999,890	7,757,920
Contingency	2,345,962	2,872,449	386,146	5,145	2,775	29,359
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	18,554,695	28,109,661	5,995,395	2,321,968	2,002,665	7,787,279

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
River District URA						
Resources						
Beginning Fund Balance	9,943,488	8,841,258	6,161,997	947,054	355,616	305,000
Interest on Investments	30,000	0	0	0	0	0
Loan Collections	450,000	600,000	600,000	600,000	600,000	600,000
Long Term Debt	19,780,955	0	38,081,104	25,800,000	33,535,673	27,500,000
Property Income	582,348	582,348	582,348	582,348	582,348	582,348
Reimbursements	200,000	452,822	100,000	100,000	100,000	100,000
Short Term Debt	24,975,000	21,264,027	21,124,245	17,400,567	18,792,098	17,592,961
Total Fund Resources	55,941,789	31,540,453	66,649,694	45,429,969	53,965,735	46,680,309
Requirements						
Program Expenditures						
Administration						
Financial Administration						
A45101330 Debt Management-RVD	50,000	50,000	50,000	50,000	50,000	50,000
A45997330 Portland Harbor-RVD	85,000	0	0	0	0	0
Administration Total	135,000	50,000	50,000	50,000	50,000	50,000
Business Dev						
Cluster Industry Development						
B15100330 Cluster Development-RVD	200,000	100,000	100,000	100,000	100,000	100,000
B15102330 Site Recruitment-RVD	71,250	82,500	75,000	75,000	75,000	75,000
B15401330 Design Forum/PDX-RVD	0	5,000	0	0	0	0
Business Lending						
L02100330 BIF-General-RVD	2,000,000	2,000,000	2,500,000	0	0	3,000,000
Business Dev Total	2,271,250	2,187,500	2,675,000	175,000	175,000	3,175,000
Infrastructure						
Parks						
N33011915 Nbrhd Prk(The Fields)-RVD-Adm	1,550,000	4,130,000	0	0	0	0
Public Facilities						
N33022015 Union Station-RVD-Adm	1,706,500	1,182,520	506,500	506,500	3,506,500	106,500
Transportation						
N33033417 Burnside Oper Improv-RVD-Pred	0	2,595,000	0	0	0	0
N33033715 Streetcar Loop Project-RVD	0	500,000	0	0	0	0
N34630015 Dtn Retail Infra-SPB-Adm	240,924	0	0	0	0	0
Infrastructure Total	3,497,424	8,407,520	506,500	506,500	3,506,500	106,500
Portland Hsg Bureau						
PHB Housing						
H15138330 Pearl Family Housing-RVD	547,748	0	0	0	0	0
H15430330 Affordable Rental Hsg-RVD	1,227,314	2,172,333	5,026,118	8,003,673	11,496,038	8,008,406
H15900330 PHB Staff & Admin-RVD	492,919	0	0	0	0	0
H15930330 Fairfield Apartments-RVD	5,000	0	0	0	0	0
H15938330 Blanchet House Redev-RVD	4,022,950	0	0	0	0	0
H15940330 RAC - Access Center-RVD	17,383,209	0	0	0	0	0
H15951330 Yards at Union Station-RVD	4,965,000	0	0	0	0	0
Portland Hsg Bureau Total	28,624,140	2,172,333	5,026,118	8,003,673	11,496,038	8,008,406
Property Redev						
Commercial Property Redevelopm						
A35401330 Central City 2035-RVD	27,840	0	0	0	0	0
A45997330 Portland Harbor-RVD	0	32,000	0	0	0	0
N33024015 Multnomah County-RVD-Adm	0	0	26,948,460	0	0	0
P33013715 Grove Hotel-RVD-Adm	2,707,850	0	0	0	0	0
P33050015 Post Office-RVD-Adm	100,000	500,000	8,000,000	16,000,002	15,086,222	22,313,779
P33050115 Dtn Retail Strat-RVD-Adm	200,000	500,000	250,000	250,000	250,000	250,000
P33050415 Centennial Mills Rdv-RVD-Adm	472,000	365,000	7,836,000	7,076,000	0	0

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
P33051515 Station Place Garage-RVD-Adm	233,147	223,147	223,147	223,147	223,147	223,147
P33052115 10th & Yamhill Redev-RVD-Adm	15,000	0	0	3,750,000	14,200,000	0
P33052215 CC 2035-RVD-Adm	0	163,895	0	0	0	0
P33052715 PNCA-RVD-Adm	250,000	0	0	0	0	0
P33053219 Horse Barn Relocation-RVD-mgmt	100,000	1,750,000	0	0	0	0
P33054315 RD Enviro-RVD-Adm	65,000	75,000	0	0	0	0
P33054415 One Waterfront Pl-RVD-Adm	7,000	6,000	6,000	6,000	6,000	6,000
P33054515 Blocks A&N-RVD-Adm	32,300	150,000	32,300	32,300	32,300	32,300
Commercial Real Estate Lending						
R01100330 CPRL-General-RVD	1,280,000	4,035,000	3,000,000	0	0	3,000,000
Community Redevelopment Grants						
G02100330 DOS-General-RVD	75,000	100,000	100,000	100,000	100,000	100,000
G03100330 SIP-General-RVD	300,000	275,000	275,000	275,000	275,000	275,000
Property Redev	Total					
	5,865,137	8,175,042	46,670,907	27,712,449	30,172,669	26,200,226
Total Program Expenditures	40,392,951	20,992,395	54,928,525	36,447,622	45,400,207	37,540,132
Personal Services	1,062,225	816,694	2,628,182	2,098,214	2,021,682	1,834,749
Transfers - Indirect	3,324,879	3,569,367	8,145,933	6,528,517	6,238,846	5,691,590
PHB Staff/Admin	0	0	0	0	0	0
Total Fund Expenditures	44,780,055	25,378,456	65,702,640	45,074,353	53,660,735	45,066,471
Contingency	11,161,734	6,161,997	947,054	355,616	305,000	1,613,838
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	55,941,789	31,540,453	66,649,694	45,429,969	53,965,735	46,680,309

Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

Convention Center URA

Resources

Beginning Fund Balance	1,697,229	41,487,725	5,213,927	3,653,954	1,014,795	52,878
Interest on Investments	0	25,000	20,000	5,000	5,000	5,000
Loan Collections	1,200,000	300,000	400,000	400,000	350,000	350,000
Long Term Debt	43,300,000	0	0	0	0	0
Property Income	3,264,750	0	0	0	0	0
Reimbursements	1,473,339	0	0	0	0	0
Short Term Debt	4,500,000	0	0	0	0	0
Total Fund Resources	55,435,318	41,812,725	5,633,927	4,058,954	1,369,795	407,876

Requirements

Program Expenditures

Administration

Financial Administration

A45101350 Debt Management-CNV	28,613	30,044	30,044	30,044	30,044	30,044
Administration Total	28,613	30,044	30,044	30,044	30,044	30,044

Business Dev

Cluster Industry Development

B15100350 Cluster Development-CNV	200,000	200,000	200,000	200,000	200,000	0
B15102350 Site Recruitment-CNV	50,000	50,000	50,000	50,000	50,000	0

Business Lending

L02100350 BIF-General-CNV	250,000	250,000	250,000	250,000	250,000	0
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Small Business & Entrepreneurs

B55800350 Business Development-CNV	100,000	100,000	100,000	100,000	100,000	0
Business Dev Total	600,000	600,000	600,000	600,000	600,000	0

Infrastructure

Public Facilities

N35023715 MLK Jr Blvd Gtwy Impr-CNV-Adm	30,000	0	0	0	0	0
N35033115 Green Streets-CNV-Adm	0	150,000	0	0	0	0
Infrastructure Total	30,000	150,000	0	0	0	0

Portland Hsg Bureau

PHB Housing

H15430350 Affordable Rental Hsg-CNV	1,456,848	9,322,071	449,163	0	0	0
H15900350 PHB Staff & Admin-CNV	212,204	0	0	0	0	0
H15902350 MFH - 2nd and Wasco-CNV	6,500	6,500	6,500	0	0	0
H15903350 Lloyd Cascadian Phase II-CNV	21,500	6,500	6,500	0	0	0
H15932350 King/Parks Afford Hsg-CNV	382,752	0	0	0	0	0
H15949350 McCoy Apts Rehab-CNV	480,614	0	0	0	0	0
Portland Hsg Bureau Total	2,540,418	9,335,071	462,163	0	0	0

Property Redev

Commercial Property Redevelopm

A35401350 Central City 2035-CNV	138,029	0	0	0	0	0
P35050515 Eco District-CNV-Adm	195,000	70,000	70,000	70,000	70,000	0
P35050717 Convention Center Hot-CNV-Pred	0	4,000,000	0	0	0	0
P35051115 Block 47-CNV-Adm	20,000	0	0	0	0	0
P35051315 Rose Quarter Revit-CNV-Adm	23,000,000	17,000,000	0	0	0	0
P35052215 CC 2035-CNV-Adm	0	67,522	0	0	0	0
P35057915 Eco Distr Implement-CNV-Adm	200,000	1,680,000	0	1,680,000	0	0
P35059815 Inn At Convention Ctr-CNV-Adm	100,000	100,000	0	0	0	0
P35091015 Public Outreach-CNV-Adm	5,000	5,000	0	0	0	0

Commercial Real Estate Lending

R01100350 CPRL-General-CNV	250,000	250,000	0	0	0	0
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Community Redevelopment Grants

G02100350 DOS-General-CNV	50,000	50,000	0	0	0	0
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Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
G03100350 SIP-General-CNV	100,000	100,000	0	0	0	0
Property Redev	24,058,029	23,322,522	70,000	1,750,000	70,000	0
Total Program Expenditures	27,257,060	33,437,637	1,162,207	2,380,044	700,044	30,044
Personal Services	817,480	508,979	200,998	183,232	151,621	140,852
Transfers - Indirect	2,873,053	2,852,182	816,768	500,883	465,254	238,980
PHB Staff/Admin	0	0	0	0	0	0
Total Fund Expenditures	30,947,593	36,598,798	1,979,973	3,044,159	1,316,919	407,876
Contingency	24,487,725	5,213,927	3,853,954	1,014,795	52,878	0
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	55,435,318	41,812,725	5,633,927	4,058,954	1,369,795	407,876

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
South Park Blocks URA						
Resources						
Beginning Fund Balance	12,670,576	5,371,699	1,856	536	0	0
Interest on Investments	25,000	53,717	19	5	0	0
Loan Collections	127,202	146,657	156,371	834,770	96,091	116,409
Property Income	1,800,000	0	0	0	0	0
Total Fund Resources	14,622,778	5,572,073	158,246	835,311	96,091	116,409
Requirements						
Program Expenditures						
Administration						
Financial Administration						
A45101346 Debt Management-SPB	10,000	5,000	5,000	10,000	10,000	10,000
Administration Total	10,000	5,000	5,000	10,000	10,000	10,000
Business Dev						
Business Lending						
L02100346 BIF-General-SPB	450,000	245,000	0	0	0	0
L02110346 BIF-Cluster Group-Budget-SPB	450,000	245,000	0	0	0	0
Business Dev Total	900,000	490,000	0	0	0	0
Infrastructure						
Transportation						
N34630015 Dtwm Retail Infra-SPB-Adm	20,000	0	0	0	0	0
N34639915 Streetcar/Scapes Imp-SPB-Adm	150,000	1,350,000	0	0	0	0
Infrastructure Total	170,000	1,350,000	0	0	0	0
Portland Hsg Bureau						
PHB Housing						
H15900346 PHB Staff & Admin-SPB	234,473	56,500	102,710	0	0	0
H15910346 SPB Sect 8 Preservation-SPB	0	3,219,742	0	0	0	0
H15927346 Jefferson West Apts-SPB	36,000	50,000	50,000	0	0	0
H15937346 Chaucer-SPB	531,797	0	0	0	0	0
Portland Hsg Bureau Total	802,270	3,326,242	152,710	0	0	0
Property Redev						
Commercial Property Redevelopm						
A35401346 Central City 2035-SPB	14,061	0	0	0	0	0
P34652115 Oregon Sustain Ctr-SPB-Adm	6,345,000	0	0	825,311	86,091	106,409
P34652215 CC 2035-SPB-Adm	0	52,320	0	0	0	0
Commercial Real Estate Lending						
R01100346 CPRL-General-SPB	500,000	0	0	0	0	0
Community Redevelopment Grants						
G03100346 SIP-General-SPB	218,000	0	0	0	0	0
Property Redev Total	7,077,061	52,320	0	825,311	86,091	106,409
Total Program Expenditures	8,959,331	5,223,562	157,710	835,311	96,091	116,409
Personal Services	245,047	249,857	0	0	0	0
Transfers - Indirect	46,701	96,798	0	0	0	0
PHB Staff/Admin	0	0	0	0	0	0
Total Fund Expenditures	9,251,079	5,570,217	157,710	835,311	96,091	116,409
Contingency	5,371,699	1,856	536	0	0	0
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	14,622,778	5,572,073	158,246	835,311	96,091	116,409

Five-Year Forecast Project Requirements Detail

FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16 FY 2016-17

Central Eastside URA

Resources

Beginning Fund Balance	2,187,879	1,357,972	846,252	1,091,330	891,288	331,968
Interest on Investments	25,000	13,580	8,463	10,913	8,913	3,320
Loan Collections	184,840	621,633	167,257	327,187	192,676	187,845
Long Term Debt	3,200,000	0	0	0	1,000,000	0
Property Income	2,620,000	1,020,000	20,000	20,000	20,000	20,000
Short Term Debt	2,835,087	2,682,053	2,804,835	2,894,106	3,039,572	2,810,927
Total Fund Resources	11,052,806	5,695,238	3,846,807	4,343,536	5,152,449	3,354,058

Requirements

Program Expenditures

Administration

Financial Administration

A45101355 Debt Management-CES	18,000	18,000	18,000	18,000	18,000	18,000
Administration Total	18,000	18,000	18,000	18,000	18,000	18,000

Business Dev

Cluster Industry Development

B15100355 Cluster Development-CES	50,000	50,000	50,000	50,000	50,000	50,000
B15102355 Site Recruitment-CES	38,000	38,000	38,000	0	0	0
T01205355 OMEP-Lean Manufacturing-CES	50,000	0	0	0	0	0

Business Lending

L02100355 BIF-General-CES	600,000	700,000	700,000	600,000	600,000	600,000
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Small Business & Entrepreneurs

B55606355 CES Entrepreneurial District-C	150,000	150,000	150,000	150,000	0	0
Business Dev Total	888,000	938,000	938,000	800,000	650,000	650,000

Infrastructure

Parks

N35514815 Eastbank/Asset Trnsfr-CES-Adm	155,000	10,000	0	0	0	0
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Public Facilities

N35525215 Community Center-CES-Adm	0	0	0	0	0	985,000
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Transportation

N35534115 Eastside Streetcar-CES-Adm	3,000,000	0	0	0	0	0
N35534215 East Streetcar LID-CES-Adm	0	122,759	0	0	0	0
N35534315 New Water Ave-CES-Adm	0	250,000	0	0	0	0
Infrastructure Total	3,155,000	382,759	0	0	0	985,000

Portland Hsg Bureau

PHB Housing

H15430355 Affordable Rental Hsg-CES	0	0	0	1,000,000	2,500,000	0
H15900355 PHB Staff & Admin-CES	96,549	34,937	35,247	87,857	150,008	83,963
Portland Hsg Bureau Total	96,549	34,937	35,247	1,087,857	2,650,008	83,963

Property Redev

Commercial Property Redevlop

A35401355 Central City 2035-CES	45,910	0	0	0	0	0
P35552215 CC 2035-CES-Adm	0	33,428	0	0	0	0
P35557215 Burnside Bridgehd Rdv-CES-Adm	2,500,000	1,000,000	0	0	0	0
P35557315 Burnside Bridgehd Mgt-CES-Adm	75,000	75,000	75,000	0	0	0
P35591015 Public Outreach-CES-Adm	11,000	11,000	11,000	11,000	11,000	11,000
P35592015 Real Estate Mgmt-CES-Adm	18,000	18,000	18,000	18,000	18,000	18,000

Commercial Real Estate Lending

R01100355 CPRL-General-CES	400,000	600,000	600,000	600,000	600,000	600,000
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Community Redevelopment Grants

G02100355 DOS-General-CES	150,000	100,000	100,000	100,000	100,000	100,000
G03100355 SIP-General-CES	300,000	200,000	200,000	200,000	200,000	200,000

Property Redev Total	3,499,910	2,037,428	1,004,000	929,000	929,000	929,000
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Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Total Program Expenditures	7,657,459	3,411,124	1,995,247	2,834,857	4,247,008	2,665,963
Personal Services	516,688	585,548	186,856	151,748	140,954	130,941
Transfers - Indirect	1,520,689	852,316	573,374	465,643	432,521	401,799
PHB Staff/Admin	0	0	0	0	0	0
Total Fund Expenditures	9,694,834	4,848,986	2,755,477	3,452,248	4,820,483	3,198,703
Contingency	1,357,972	846,252	1,091,330	891,288	331,966	155,355
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	11,052,806	5,695,238	3,846,807	4,343,536	5,152,449	3,354,058

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Interstate Corridor URA						
Resources						
Beginning Fund Balance	18,905	22,579	18,301	3,285,798	2,102,364	65,072
Interest on Investments	20,000	20,000	20,000	20,000	20,000	20,000
Loan Collections	3,549,287	450,000	500,000	500,000	500,000	500,000
Long Term Debt	13,859,981	8,600,000	7,500,000	282,980	4,700,000	5,098,499
Property Income	600,000	0	0	0	0	0
Short Term Debt	7,984,008	7,992,000	7,992,000	7,992,000	7,992,000	7,992,000
Total Fund Resources	26,030,161	17,084,579	16,030,301	12,080,776	15,314,364	14,275,571
Requirements						
Program Expenditures						
Administration						
Financial Administration						
A45101370 Debt Management-ISC	21,459	22,532	22,532	22,532	22,532	22,532
Administration Total	21,459	22,532	22,532	22,532	22,532	22,532
Business Dev						
Cluster Industry Development						
B15100370 Cluster Development-ISC	100,000	0	0	0	100,000	100,000
B15102370 Site Recruitment-ISC	42,750	2,000,000	2,000,000	2,000,000	2,075,000	2,075,000
T01069370 Lean Manufacturing-ISC	70,000	70,000	70,000	70,000	70,000	70,000
Business Lending						
L02100370 BIF-General-ISC	1,332,658	500,000	500,000	500,000	2,500,000	2,500,000
Small Business & Entrepreneurs						
B55800370 Business Development-ISC	75,000	75,000	75,000	75,000	75,000	75,000
B55900370 Community Development-ISC	0	200,000	200,000	200,000	200,000	200,000
Business Dev Total	1,620,406	2,845,000	2,845,000	2,845,000	5,020,000	5,020,000
Infrastructure						
Parks						
N37017315 Bridgeton-ISC-Adm	1,000,000	700,000	0	0	0	0
N37017415 Dawson Park-ISC-Adm	500,000	500,000	500,000	0	0	0
N37017515 Small Scale Improv-ISC-Adm	50,000	0	0	0	0	0
Transportation						
N37032115 Interstate Trans-ISC-Adm	200,000	200,000	200,000	200,000	200,000	200,000
N37037815 Denver Streetscape-ISC-Adm	15,000	15,000	0	0	15,000	0
N37037715 Killingsworth Stscape-ISC-Adm	1,000,000	1,000,000	1,000,000	0	0	0
N37037815 Lombard Investment-ISC-Adm	50,000	600,000	0	2,000,000	1,000,000	0
Infrastructure Total	2,815,000	3,015,000	1,700,000	2,200,000	1,215,000	200,000
Portland Hsg Bureau						
PHB Housing						
H15047370 Bridge Meadows-ISC	71,073	0	0	0	0	0
H15410370 Home Repair Projects-ISC	552,114	0	500,000	500,000	500,000	500,000
H15420370 Home Buyer Assistance-ISC	987,517	500,000	500,000	500,000	500,000	500,000
H15430370 Affordable Rental Hsg-ISC	0	3,754,568	3,354,562	601,607	564,533	1,575,123
H15712370 Habitat for Humanity HO-ISC	19,250	0	0	0	0	0
H15900370 PHB Staff & Admin-ISC	701,792	0	0	0	0	0
H15901370 King-Parks-ISC	952,680	1,433,338	0	0	0	0
H15906370 Killingsworth Station-ISC	450,000	400,000	0	0	0	0
H15907370 Miracles Club-ISC	171,348	0	0	0	0	0
H15908370 McCoy Apts-ISC	679,368	0	0	0	0	0
H15928370 PCRI Scat Sites 2 (NOFA)-ISC	267,184	0	0	0	0	0
H15929370 HAP Afford Ownrshp/Rehab-ISC	646,991	0	0	0	0	0
Portland Hsg Bureau Total	5,499,297	6,087,902	4,354,562	1,601,607	1,564,533	2,575,123
Property Redev						
Commercial Property Redevlop						

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
A35401370 Central City 2035-ISC	83,347	0	0	0	0	0
P37050318 MLK Gateway Improve-ISC-Impl	600,000	0	0	0	0	0
P37051015 Jefferson Frontage-ISC-Adm	100,000	0	0	0	0	0
P37051018 Jefferson Frontage-ISC-Impl	0	500,000	0	0	0	0
P37051815 Interstate Redev-ISC-Adm	2,410,923	0	0	0	1,600,000	1,000,000
P37052215 CC 2035-ISC-Adm	0	30,767	0	0	0	0
P37054015 Nelson Acquisition-ISC-Adm	0	255,000	0	0	0	0
P37054815 Kenton Redev Dtwm-ISC-Adm	800,000	0	0	0	500,000	0
P37091015 Public Outreach-ISC-Adm	10,000	10,000	10,000	10,000	10,000	10,000
Commercial Real Estate Lending						
R01100370 CPRL-General-ISC	2,530,071	0	0	0	2,000,000	2,000,000
Community Redevelopment Grants						
G01100370 CLG-General-ISC	494,217	300,000	300,000	300,000	400,000	400,000
G02100370 DOS-General-ISC	355,903	150,000	150,000	150,000	150,000	150,000
G03100370 SIP-General-ISC	1,087,658	600,000	600,000	600,000	600,000	700,000
G04100370 GFGP-General-ISC	596,189	200,000	200,000	200,000	200,000	200,000
G05100370 CEWP-General-ISC	1,500,000	0	0	0	0	0
Property Redev						
Total	10,528,308	2,045,767	1,260,000	1,260,000	5,460,000	4,460,000
Total Program Expenditures	20,484,470	14,016,201	10,182,094	7,929,139	13,282,065	12,277,655
Personal Services	957,247	923,334	630,597	500,853	487,873	439,724
Transfers - Indirect	2,011,381	2,128,743	1,931,814	1,548,421	1,479,354	1,349,799
PHB Staff/Admin	0	0	0	0	0	0
Total Fund Expenditures	23,453,098	17,066,278	12,744,505	9,978,413	15,249,292	14,067,178
Contingency	2,577,063	18,301	3,285,796	2,102,363	65,072	208,393
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	26,030,161	17,084,579	16,030,301	12,080,776	15,314,364	14,275,571