

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** September 24, 2010

**TO:** Board of Commissioners

**FROM:** Bruce A. Warner, Executive Director

**SUBJECT:** Report Number 10-87  
Portland + Oregon Sustainability Institute Grant Agreement Authorization

### EXECUTIVE SUMMARY

#### BOARD ACTION REQUESTED

Adopt Resolution No. 6825

#### ACTION SUMMARY

This action authorizes the Portland Development Commission (PDC) Executive Director to enter into a grant agreement with the Portland + Oregon Sustainability Institute (POSI) in an amount not to exceed \$250,000 for the delivery of sustainability related project activities, including EcoDistrict development and Oregon Sustainability Center programming. PDC Board of Commissioners (Board) approval of this expenditure is necessary because the total aggregate expenditure by PDC on grants for this entity on these projects over multiple fiscal years would be \$742,000 and greater than the \$500,000 expenditure authority of the Executive Director.

POSI's EcoDistrict activity will focus on five pilot areas selected in partnership with PDC and the City of Portland. The five pilot areas are Lloyd District, Portland State University, South Waterfront, Lents, and Gateway within the Oregon Convention Center, South Park Blocks, North Macadam, Lents, and Gateway Urban Renewal Areas (URAs), respectively. Under this grant agreement, and as part of developing a broader EcoDistrict Framework and Toolkit, POSI will provide technical and financial analysis to each pilot area and its stakeholders.

#### PUBLIC BENEFIT

PDC's investment in POSI supports the City's green economy, jobs, development, and commercialization agenda. PDC resources will help support next-generation district planning and development (EcoDistricts) and provides leadership in the programming of next-generation green buildings (Oregon Sustainability Center). The investment is consistent with the implementation of the City's Economic Development Strategy.

#### **This action will support the following PDC goals:**

- Strong Economic Growth and Competitiveness
- Sustainability and Social Equity
- Healthy Neighborhoods
- A Vibrant Central City

- Effective Stewardship over our Resources and Operations, and Employee Investment

## **PUBLIC PARTICIPATION AND FEEDBACK**

Over the last year, as part of their EcoDistrict activities, POSI has undertaken significant outreach to stakeholders, sustainability professionals, and the general public, including:

- EcoDistricts Visioning Charrette December 2008
- Mayor's Subcabinet formation May 2009
- Technical Advisory Committee convening August 2009
- First annual EcoDistrict Summit October 2009

In addition, POSI has held a sequence of meetings with the Lloyd District Transportation Management Association; Portland State University administration and student community; major South Waterfront property owners; and Lents and Gateway Urban Renewal Advisory Committee representatives. Stakeholders in each of the pilot areas as well as the broader sustainability community and private sector partners have shown significant interest in the EcoDistrict initiative and the potential community and economic development opportunities derived from the initiative.

Over the next fiscal year, POSI will conduct additional EcoDistrict meetings with pilot area stakeholders; continue to convene the Technical Advisory Committee; support the Mayor's Subcabinet; and host a second annual EcoDistrict Summit in order to gather ongoing review and input on the EcoDistrict initiative.

POSI has also been an active participant in the public events hosted by PDC as part of the Oregon Sustainability Center feasibility study.

## **COMPLIANCE WITH ADOPTED PLANS AND POLICIES**

Entering into schematic design of the Center supports the following PDC and City approved plans and policies:

- Climate Action Plan (2009, adopted by City Council through Resolution No. 36748): a joint adoption with Multnomah County, calls for the reduction of local greenhouse gas emissions by 80 percent from 1990 levels by 2050.
- City of Portland Economic Development Strategy (2009, adopted by City Council through Resolution No. 36714): outlines the City's goal to have the most sustainable economy; identifies the clean tech and sustainable industry cluster as one of four target industry clusters for the City; and calls for the establishment of pilot EcoDistricts and development of the Oregon Sustainability Center to foster the next generation built environment.
- PDC Strategic Plan (2010, adopted by the PDC Board through Resolution No. 6767): guides PDC's business plans, activities, and investments from 2010 through 2014, and includes key actions of developing the next generation of green building practices, including through the Oregon Sustainability Center and pilot EcoDistricts

as well as partnering with higher education institutions to drive and commercialize research and innovation in support of cluster growth.

**FINANCIAL IMPACT**

This action commits PDC to allocate \$250,000 across the five urban renewal URAs, as follows:

Projects	PDC Sources	Budget
A. Oregon Sustainability Center	\$30,000	SPB – H70021 – Target Industries: Oregon Sustainability Center
B. EcoDistricts	\$220,000	Multiple URA's
(1) Portland State University	\$20,000	SPB – H70021 – Target Industries: Oregon Sustainability Center
(2) Lloyd District	\$50,000	OCC – Redevelopment: EcoDistrict
(3) South Waterfront	\$50,000	NMAC – H61004Revitalization: Predevelopment
(4) Lents	\$50,000	Lents URA – H12212 – Johnson Creek Industrial Area Revitalization
(5) Gateway	\$50,000	Gateway URA – H14389– Central Gateway Redevelopment Strategy
Total	\$250,000	

Resources are available in the various URA Approved FY 2010-2011 and Forecast Years Budgets as shown in Attachment A. In FY 2009-2010, PDC provided grant assistance to POSI in the amount of \$492,000, of which \$175,000 was general fund monies and \$317,000 was PDC tax increment financing. The EcoDistrict initiative was developed as a three-year pilot initiative starting in FY 2009-2010; therefore, it is possible PDC resources will be requested to help support work in next fiscal year (FY 2011-2012). If additional PDC support is requested, staff will return to the Board for review of requested scope and resources.

**RISK ASSESSMENT**

The proposed grant agreement scope and resources have been discussed with the Mayor's Office and the Bureau of Planning and Sustainability. Given this concurrence, it is not anticipated that the grant agreement would required additional resources. However, additional PDC resources may be allocated on a district by district basis to fund EcoDistrict specific technical reports (e.g., district energy studies, district stormwater and wastewater management studies, etc.) as determined by resource availability and stakeholder input.

POSI has received or is actively pursuing matching resources to cover additional annual operational and EcoDistrict project related expenses. POSI was recently awarded a \$50,000 grant from the Bullitt Foundation to assist with the Lents area pilot EcoDistrict.

**WORK LOAD IMPACT**

Over the past fiscal year, the EcoDistrict initiative was a Tier One project for PDC. Moving forward, Central City, Neighborhood, and Business & Industry staff have been assigned to

coordinate with POSI on EcoDistrict initiative projects and commercialization opportunities. Similarly, cross functional Urban Development Department staff have been assigned to the Oregon Sustainability Center, also a Tier One project for PDC.

## **ALTERNATIVE ACTIONS**

The Board could elect not to authorize entering into this grant agreement. If the Board elects not to authorize the grant agreement, the EcoDistrict effort in the pilot district areas would be unfunded and the initiative and any related projects would likely be put on hold. POSI may also lose any matching funds that have been made available to pursue the project. Similarly, the programming for the Oregon Sustainability Center's exhibit and action center, envisioned as the front door to the Center, would have to be reassigned to another project partner or otherwise removed from the development program.

## **CONCURRENCE**

Development of the EcoDistrict pilot areas and the Oregon Sustainability Center are key action items in the 2009 *City of Portland Economic Development Strategy: A Five-Year Plan for Promoting Job Growth and Economic Growth* as approved by the Board and City Council, as well as the 2010 *PDC Strategic Plan* as approved by the Board.

The grant agreement was reviewed by the PDC Loan Committee and recommended for approval to the PDC Executive Director and Board.

## **BACKGROUND**

In 2008, members of Portland City Council including the Mayor convened many of the region's leading academic, government, business, and nonprofit organizations to align and accelerate the broad array of sustainability efforts across the region and to harness Portland's unique position as a leader in sustainability. An outcome of that meeting was a commitment to create POSI as a nonprofit that brings together business, higher education, nonprofit, and municipal leaders to drive a set of next-generation initiatives for urban sustainability in the metro region.

The EcoDistricts initiative being led by POSI is a comprehensive strategy to accelerate sustainable development at a neighborhood scale by integrating building and infrastructure projects with community involvement and ownership. An EcoDistrict is a neighborhood or district committed to achieving ambitious sustainability performance goals over time. POSI has identified seven key performance areas necessary for an EcoDistrict: community vitality, air quality and carbon, energy, access and mobility, water, habitat and ecosystem function, and materials management. To accomplish the goals within these seven performance areas, the community is engaged to formalize a governance structure; complete an assessment and action plan; implement projects; and track and monitor performance. A diagram by POSI illustrating this process is included as Attachment B. Examples of potential projects, technologies, or strategies to pursue performance targets include district energy systems, green streets, mixed-use development, education, and energy and water demand management.

**ATTACHMENTS:**

- A. Gateway, Lents Town Center, North Macadam, Oregon Convention Center, and South Park Blocks URAs FY 2010-2011 Approved Budgets
- B. Portland Sustainability Institute, EcoDistrict Diagram
- C. Project Summary

## URA FINANCIAL SUMMARIES

### Gateway Urban Renewal Area

#### Financial Summary

#### Fund Summary - Five-Year Budget Projections

	Revised FY 2009-10	Adopted FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15
<b>Gateway Regional Center URA</b>						
<b>Resources</b>						
Beginning Fund Balance	2,667,543	2,352,976	132,020	114,821	167,537	232,570
Federal and Other Grants	200,000	208,500	208,500	0	0	0
Fees and Charges	0	0	0	0	0	0
Interest on Investments	10,000	1,000	7,000	8,000	9,000	2,000
Loan Collections	13,371	18,402	18,402	14,478	10,555	10,555
Reimbursements	450,000	0	0	0	0	0
TIF Proceeds	3,723,569	4,151,858	8,204,099	8,185,438	5,176,678	5,321,997
<b>Total Resources</b>	<b>7,064,483</b>	<b>6,732,736</b>	<b>8,570,021</b>	<b>8,322,737</b>	<b>5,363,770</b>	<b>5,567,122</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Business and Industry</b>						
<b>Community Economic Development</b>						
H79020 Business Finance	0	75,000	125,000	162,500	162,500	212,500
H79060 Business Development	100,000	150,000	200,000	200,000	200,000	200,000
<b>General Business Assistance</b>						
H79020 Business Finance	198,000	0	0	0	0	0
H79022 Business Retention	50,000	0	0	0	0	0
<b>High Growth</b>						
H79020 Business Finance	0	37,500	62,500	81,250	81,250	106,250
<b>Industry Cluster</b>						
H79020 Business Finance	0	37,500	62,500	81,250	81,250	106,250
<b>Business and Industry Total</b>	<b>348,000</b>	<b>300,000</b>	<b>450,000</b>	<b>525,000</b>	<b>525,000</b>	<b>625,000</b>
<b>Housing</b>						
<b>Multi-Family - For Sale</b>						
H89035 Homeownership Development	0	400,000	0	200,000	200,000	300,000
<b>Multi-Family - Rental Housing</b>						
H89034 Gateway/Glisan	2,025,000	500,000	2,500,000	1,850,000	625,000	900,000
<b>Housing Total</b>	<b>2,025,000</b>	<b>900,000</b>	<b>2,500,000</b>	<b>2,050,000</b>	<b>825,000</b>	<b>1,200,000</b>
<b>Infrastructure</b>						
<b>Facilities</b>						
H14392 Receiving Center Property	3,000	3,000	3,000	3,000	3,000	3,000
<b>Parks</b>						
H14387 Neighborhood Park	475,000	85,000	275,000	750,000	250,000	0
<b>Transportation</b>						
H14389 Central Gateway Redevelopment Strategy	150,000	525,000	1,850,000	1,000,000	955,000	1,000,000
H14394 Gateway Transit Center	4,000	5,000	5,000	5,000	5,000	5,000
<b>Infrastructure Total</b>	<b>632,000</b>	<b>618,000</b>	<b>2,133,000</b>	<b>1,758,000</b>	<b>1,213,000</b>	<b>1,008,000</b>
<b>Revitalization</b>						
<b>Plans and Strategies - Revitalization</b>						
H14403 Gateway Community Outreach	3,000	3,000	3,000	3,000	3,000	3,000
<b>Redevelopment</b>						
H14390 Mixed Use Development/Acquisition	150,000	2,985,000	1,500,000	2,000,000	1,250,000	1,000,000
H27001 Storefront Grants	100,000	100,000	100,000	100,000	100,000	100,000
H27050 DOS Grants	50,000	100,000	100,000	100,000	100,000	100,000
H28030 Redevelopment Loan Projects	0	250,000	250,000	250,000	250,000	250,000

### Lents Town Center Urban Renewal Area

#### Financial Summary

#### Fund Summary - Five-Year Budget Projections

	Revised FY 2009-10	Adopted FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15
<b><u>Lents Town Center URA</u></b>						
<b>Resources</b>						
Beginning Fund Balance	2,994,431	11,674,387	144,279	256,847	268,739	1,464,974
Fees and Charges	0	0	0	0	0	0
Interest on Investments	11,000	14,000	6,000	7,000	5,000	6,000
Loan Collections	120,094	113,096	213,096	104,300	95,554	95,554
Property Income	0	2,500,000	800,000	0	0	0
Reimbursements	0	0	0	0	0	0
TIF Proceeds	24,786,264	6,805,205	19,301,989	19,461,108	22,084,197	12,037,185
<b>Total Resources</b>	<b>27,911,789</b>	<b>21,106,688</b>	<b>20,465,364</b>	<b>19,829,255</b>	<b>22,453,490</b>	<b>13,603,713</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Business and Industry</b>						
<b>Community Economic Development</b>						
H72030 Community Econ Development	155,000	120,000	325,000	425,000	425,000	425,000
H79020 Business Finance	0	500,000	700,000	700,000	700,000	700,000
H79060 Business Development	0	150,000	75,000	75,000	75,000	75,000
<b>General Business Assistance</b>						
H79020 Business Finance	1,100,000	0	0	0	0	0
H79022 Business Retention	100,000	0	0	0	0	0
<b>High Growth</b>						
H79020 Business Finance	0	250,000	350,000	350,000	350,000	350,000
<b>Industry Cluster</b>						
H79020 Business Finance	0	250,000	350,000	350,000	350,000	350,000
<b>Business and Industry Total</b>	<b>1,355,000</b>	<b>1,270,000</b>	<b>1,800,000</b>	<b>1,900,000</b>	<b>1,900,000</b>	<b>1,900,000</b>
<b>Housing</b>						
<b>Multi-Family - For Sale</b>						
H32110 122nd and Pardee	115,000	0	0	0	0	0
H33418 New Homeowner Dev	0	0	600,000	0	0	0
H33438 ROSE/PCLT Homeownership	117,000	0	0	0	0	0
H33441 Dahlia Commons Homeownership	170,000	575,000	0	0	0	0
H33442 Habitat for Humanity #3	287,000	0	0	0	0	0
<b>Multi-Family - Rental Housing</b>						
H32117 Cambrian Park Rental	200,000	0	0	0	0	0
H60010 Foster School Housing Dev	0	0	0	0	1,000,000	0
H89015 Rental Rehabilitation Projects	50,000	200,000	0	0	0	0
H89030 Affordable Rental Housing	0	725,000	3,500,000	3,000,000	2,000,000	1,000,000
H89031 The Glen Apartments	2,100,000	1,300,000	0	0	0	0
H89032 Beyer Court Apartments	0	0	0	0	0	0
H89033 Bush Street Modular Apartments	25,000	0	0	0	0	0
<b>Single-Family - Home Repair</b>						
H32131 REACH Home Rehabilitation	125,000	125,000	150,000	150,000	0	0
H89010 Home Repair Projects	344,901	240,430	290,430	290,430	540,430	290,430
<b>Single-Family - Homebuyer Assistance</b>						
H37930 Scat Site Home Rehab & Subs HAP	60,000	2,415,500	250,000	0	0	0
H89020 Home Buyer Assistance	1,493,435	500,000	400,000	700,000	800,000	700,000
<b>Housing Total</b>	<b>5,087,336</b>	<b>6,080,930</b>	<b>5,190,430</b>	<b>4,140,430</b>	<b>4,340,430</b>	<b>1,990,430</b>

**Financial Summary**

**Fund Summary - Five-Year Budget Projections**

	Revised	Adopted	Forecast	Forecast	Forecast	Forecast
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15
<b>Infrastructure</b>						
<b>Facilities</b>						
H60009 LTC Public Facilities	620,000	0	0	100,000	1,500,000	0
<b>Parks</b>						
H13125 Parks Public Improvements	75,000	270,000	205,000	1,615,000	115,000	115,000
<b>Transportation</b>						
H26714 Streets/Sidewalks LID	25,000	500,000	475,000	0	0	0
H26715 Neighborhood Trans Safety Improvements	654,000	3,245,000	1,035,000	860,000	1,250,000	1,000,000
<b>Infrastructure Total</b>	<b>1,374,000</b>	<b>4,015,000</b>	<b>1,715,000</b>	<b>2,575,000</b>	<b>2,865,000</b>	<b>1,115,000</b>
<b>Revitalization</b>						
<b>Redevelopment</b>						
H12209 LTC Town Cntr Redevelopment	3,537,000	2,685,000	3,425,000	3,575,000	2,625,000	1,925,000
H12212 Johnson Creek Industrial Area Revitalization	80,000	100,000	100,000	1,000,000	1,000,000	1,000,000
H27001 Storefront Grants	500,000	300,000	400,000	400,000	400,000	400,000
H27050 DOS Grants	100,000	100,000	100,000	100,000	150,000	150,000
H28030 Redevelopment Loan Projects	300,000	800,000	300,000	300,000	300,000	300,000
H28031 Clean Energy Program	0	1,000,000	0	0	0	0
H60008 SE 92nd Redevelopment	175,000	300,000	500,000	2,000,000	3,300,000	0
H60050 Foster Road Redevelopment	15,000	300,000	0	0	300,000	0
H60051 122nd Corridor Redevelopment	40,000	0	0	0	0	0
H60052 LTC Comm Livability Grants	20,000	250,000	300,000	300,000	300,000	300,000
H60053 LTC Station Area Redevelopment	0	75,000	3,000,000	0	0	1,395,000
H79025 Green Business Grants	0	100,000	0	0	0	0
<b>Revitalization Total</b>	<b>4,767,000</b>	<b>6,010,000</b>	<b>8,125,000</b>	<b>7,675,000</b>	<b>8,375,000</b>	<b>5,470,000</b>
<b>Administration</b>						
<b>Finance</b>						
H98001 Debt Management	21,000	10,000	10,000	10,000	10,000	10,000
<b>Administration Total</b>	<b>21,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Total Program Expenditures</b>	<b>12,604,336</b>	<b>17,385,930</b>	<b>16,840,430</b>	<b>16,300,430</b>	<b>17,490,430</b>	<b>10,485,430</b>
Personal Services	960,874	431,448	606,255	586,815	629,655	377,475
Transfers - Indirect	2,510,596	2,404,942	2,323,979	2,249,459	2,413,679	1,446,989
PHB Staff/Admin	161,596	740,090	437,851	423,811	454,751	272,621
<b>Total Fund Expenditures</b>	<b>16,237,402</b>	<b>20,962,410</b>	<b>20,208,515</b>	<b>19,560,515</b>	<b>20,988,515</b>	<b>12,582,515</b>
Contingency	11,674,387	144,278	256,849	268,740	1,464,975	1,021,198
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>27,911,789</b>	<b>21,106,688</b>	<b>20,465,364</b>	<b>19,829,255</b>	<b>22,453,490</b>	<b>13,603,713</b>



### North Macadam Urban Renewal Area

#### Financial Summary

#### Fund Summary - Five-Year Budget Projections

	Revised FY 2009-10	Adopted FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15
<b>North Macadam URA</b>						
<b>Resources</b>						
Beginning Fund Balance	5,468,583	4,025,826	54,635	2,205,465	59,241	738,445
Federal and Other Grants	0	0	0	0	0	0
Fees and Charges	298,526	306,880	315,472	324,309	333,397	348,341
Interest on Investments	20,000	20,000	25,000	25,000	25,000	25,000
Loan Collections	159,928	128,882	128,882	128,882	128,882	128,882
Property Income	1,500,000	1,547,000	15,000	15,000	15,000	15,000
Reimbursements	0	0	0	0	0	0
TIF Proceeds	7,996,000	15,052,106	7,033,333	23,891,343	5,747,325	6,051,104
<b>Total Resources</b>	<b>15,443,037</b>	<b>21,080,694</b>	<b>7,572,322</b>	<b>26,589,999</b>	<b>6,308,845</b>	<b>7,306,772</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Business and Industry</b>						
<b>Community Economic Development</b>						
H79020 Business Finance	0	0	0	0	0	81,944
<b>High Growth</b>						
H79020 Business Finance	0	0	0	0	0	81,944
<b>Industry Cluster</b>						
H61000 Bio-Tech Build-Out	300,000	700,000	700,000	0	0	0
H61001 Industry Development	0	0	0	100,000	100,000	100,000
H61016 PSU Wetlab Project	1,200,000	0	0	0	0	0
H79020 Business Finance	0	0	0	0	0	163,887
<b>Business and Industry Total</b>	<b>1,500,000</b>	<b>700,000</b>	<b>700,000</b>	<b>100,000</b>	<b>100,000</b>	<b>427,775</b>
<b>Housing</b>						
<b>Housing Operations</b>						
H10543 Affordable Veterans Housing	8,000	0	0	0	0	0
<b>Multi-Family - Rental Housing</b>						
H10543 Affordable Veterans Housing	262,000	12,640,362	408,381	10,626,965	0	0
H10544 Block 33 Mixed Use Affordable Rental Housing	10,000	0	0	0	0	0
<b>Housing Total</b>	<b>280,000</b>	<b>12,640,362</b>	<b>408,381</b>	<b>10,626,965</b>	<b>0</b>	<b>0</b>
<b>Infrastructure</b>						
<b>Parks</b>						
H10518 Central District Greenway Design And Construction	540,000	1,500,000	1,860,000	0	0	0
H10536 Neighborhood Park Design and Construction	2,177,205	0	0	0	0	0
H10540 New Initiatives - Parks and Greenway	0	0	757,000	700,000	1,960,000	655,548
<b>Plans and Strategies - Infrastructure</b>						
H11081 Harbor Naito Plan/Redev	15,000	0	0	0	0	0
<b>Transportation</b>						
H10532 Central District Infrastructure	1,224,000	0	0	0	0	0
H10537 Gibbs Street Pedestrian Bridge	213,795	364,205	0	0	0	0
H10541 New Initiatives - Transportation	0	0	0	0	1,900,000	2,300,000
H61002 Light Rail	0	0	0	10,000,000	0	0
H61003 South Portal Design	0	400,000	0	0	0	0

**Financial Summary**

**Fund Summary - Five-Year Budget Projections**

	Revised FY 2009-10	Adopted FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15
<b>Infrastructure Total</b>	<b>4,170,000</b>	<b>2,264,205</b>	<b>2,617,000</b>	<b>10,700,000</b>	<b>3,860,000</b>	<b>2,955,548</b>
<b>Revitalization</b>						
<b>Plans and Strategies - Revitalization</b>						
H10510 NMAC Implement Coord	60,000	95,000	50,000	0	0	0
H10512 Central District Development Agreement	20,000	0	0	0	0	0
<b>Redevelopment</b>						
H11060 RiverPlace Environmental Parcel 1 - The Strand	37,000	0	0	0	0	0
H11062 RiverPlace Lot 8 Parcel Develop	15,000	0	0	0	0	0
H11063 RiverPlace Lot 3 Redevelopment	50,000	10,000	0	0	0	0
H11080 RiverPlace Property Management	0	10,000	15,000	0	0	0
H27001 Storefront Grants	0	0	100,000	100,000	100,000	100,000
H27050 DOS Grants	0	0	50,000	50,000	50,000	50,000
H28030 Redevelopment Loan Projects	0	0	300,000	300,000	300,000	300,000
H61004 Pre-Development	100,000	200,000	200,000	200,000	200,000	200,000
H61005 Eco District	55,000	0	0	0	0	0
<b>Revitalization Operations</b>						
H11080 RiverPlace Property Management	10,000	0	0	0	0	0
<b>Revitalization Total</b>	<b>347,000</b>	<b>315,000</b>	<b>715,000</b>	<b>650,000</b>	<b>650,000</b>	<b>650,000</b>
<b>Administration</b>						
<b>Executive</b>						
H92110 Westside/Central City Study	0	15,000	0	0	0	0
<b>Finance</b>						
H98001 Debt Management	32,000	32,000	32,000	32,000	32,000	32,000
<b>Administration Total</b>	<b>32,000</b>	<b>47,000</b>	<b>32,000</b>	<b>32,000</b>	<b>32,000</b>	<b>32,000</b>
<b>Debt Service</b>						
<b>Debt Service</b>						
H98001 Debt Management	0	14,108	14,108	14,108	14,108	14,108
<b>Debt Service Total</b>	<b>0</b>	<b>14,108</b>	<b>14,108</b>	<b>14,108</b>	<b>14,108</b>	<b>14,108</b>
<b>Total Program Expenditures</b>	<b>6,329,000</b>	<b>15,980,675</b>	<b>4,486,489</b>	<b>22,123,073</b>	<b>4,656,108</b>	<b>4,079,431</b>
Personal Services	359,520	251,567	161,005	795,923	167,112	146,352
Debt Service	2,000,000	3,100,000	0	0	0	0
Transfers - Indirect	2,644,078	1,429,897	617,189	3,051,037	640,596	561,015
PHB Staff/Admin	84,613	278,028	116,282	574,833	120,692	105,698
<b>Total Fund Expenditures</b>	<b>11,417,211</b>	<b>21,040,167</b>	<b>5,380,965</b>	<b>26,544,866</b>	<b>5,584,508</b>	<b>4,892,496</b>
Contingency	4,025,826	40,527	2,191,357	45,133	724,337	2,414,276
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>15,443,037</b>	<b>21,080,694</b>	<b>7,572,322</b>	<b>26,589,999</b>	<b>6,308,845</b>	<b>7,306,772</b>

## Oregon Convention Center Urban Renewal Area

### Financial Summary

#### Fund Summary - Five-Year Budget Projections

	Revised FY 2009-10	Adopted FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15
<b>Convention Center URA</b>						
<b>Resources</b>						
Beginning Fund Balance	3,689,516	166,032	100,000	121,799	796,490	164,490
Fees and Charges	0	0	0	0	0	0
Interest on Investments	50,000	75,000	75,000	75,000	50,000	0
Loan Collections	870,665	267,079	207,804	266,905	200,000	0
Miscellaneous	0	0	0	0	0	0
Property Income	226,000	208,000	1,216,640	4,500,000	0	0
Reimbursements	0	0	0	0	0	0
TIF Proceeds	10,489,500	6,293,700	15,374,569	56,839	0	0
Transfers In	0	0	0	0	0	0
<b>Total Resources</b>	<b>15,325,681</b>	<b>7,009,811</b>	<b>16,974,013</b>	<b>5,020,543</b>	<b>1,046,490</b>	<b>164,490</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Business and Industry</b>						
<b>Community Economic Development</b>						
H72030 Community Econ Development	250,000	100,000	100,000	100,000	100,000	0
H79020 Business Finance	290,213	137,500	100,000	100,000	125,000	0
<b>General Business Assistance</b>						
H79022 Business Retention	50,000	0	0	0	0	0
<b>High Growth</b>						
H79020 Business Finance	870,639	100,000	100,000	200,000	100,000	0
<b>Industry Cluster</b>						
H79020 Business Finance	0	275,000	200,000	200,000	150,000	0
H79022 Business Retention	0	20,000	20,000	0	0	0
<b>Business and Industry Total</b>	<b>1,460,852</b>	<b>632,500</b>	<b>520,000</b>	<b>600,000</b>	<b>475,000</b>	<b>0</b>
<b>Housing</b>						
<b>Multi-Family - For Sale</b>						
H19032 King/Parks Affordable Housing	500,000	554,899	554,899	0	0	0
H80003 Lloyd Cascadian Phase II	3,000	3,000	0	0	0	0
H80010 Fremont Housing	140,000	0	0	0	0	0
H80026 Grant Warehouse - Affordable Housing	400,000	1,600,000	4,500,000	0	0	0
<b>Multi-Family - Rental Housing</b>						
H80002 MFH - 2nd and Wasco	5,000	5,000	0	0	0	0
H80042 OCC Miracles Club	2,500,000	785,000	0	0	0	0
H80043 Rose Qtr Afford Rental Housing	1,244,100	0	0	0	0	0
H89049 McCoy Apartments Rehab	500,000	0	0	0	0	0
<b>Housing Total</b>	<b>5,292,100</b>	<b>2,947,899</b>	<b>5,054,899</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Infrastructure</b>						
<b>Transportation</b>						
H16230 Lloyd Trans Improve/Streetcar	40,000	0	0	0	0	0
H16231 OCC Streetcar	1,998,016	0	0	0	0	0
H25525 MLK Jr Blvd Improvements	50,000	0	0	0	0	0
H25537 MLK Jr Blvd Gateway Improve	240,000	500,000	0	0	0	0
<b>Infrastructure Total</b>	<b>2,328,016</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Revitalization</b>						

## Financial Summary

### Fund Summary - Five-Year Budget Projections

	Revised FY 2009-10	Adopted FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15
<b>Community Outreach - Revitalization</b>						
H11601 Community Outreach	20,000	20,000	20,000	10,000	0	0
<b>Plans and Strategies - Revitalization</b>						
H25607 MLK Jr Blvd Action Plan Implmnt	10,000	0	0	0	0	0
<b>Redevelopment</b>						
H16237 HQ Hotel/Blocks 43/26	350,000	0	4,150,000	0	0	0
H25533 Vanport Redevelopment	15,000	15,000	0	0	0	0
H25536 3510 NE MLK Fremont Redevel	237,000	0	0	0	0	0
H25605 MLK Jr Blvd Commercial Site Dev	50,000	0	0	0	0	0
H25606 Lloyd Commercial Development	10,000	0	0	0	0	0
H25610 Bee Car Rental Redevelopment	7,000	7,000	0	0	0	0
H25612 King/Parks Commercial	0	0	700,000	0	0	0
H25613 Rose Quarter Revitalization	300,000	60,000	3,000,000	2,400,000	0	0
H27001 Storefront Grants	350,000	150,000	250,000	150,000	0	0
H27050 DOS Grants	100,000	0	0	100,000	100,000	0
H28030 Redevelopment Loan Projects	1,029,397	150,000	0	160,000	160,000	0
H28031 Clean Energy Program	0	200,000	250,000	0	0	0
H61005 Eco District	0	70,000	70,000	70,000	0	0
<b>Revitalization Total</b>	<b>2,478,397</b>	<b>672,000</b>	<b>8,440,000</b>	<b>2,890,000</b>	<b>260,000</b>	<b>0</b>
<b>Administration</b>						
<b>Executive</b>						
H60041 Eastside Central City Plan	109,626	75,000	0	0	0	0
H60042 N/NE Economic Dev Initiative	144,000	36,000	0	0	0	0
<b>Finance</b>						
H98001 Debt Management	26,445	27,250	28,613	30,044	0	0
<b>Administration Total</b>	<b>280,071</b>	<b>138,250</b>	<b>28,613</b>	<b>30,044</b>	<b>0</b>	<b>0</b>
<b>Total Program Expenditures</b>	<b>11,839,436</b>	<b>4,890,649</b>	<b>14,043,512</b>	<b>3,520,044</b>	<b>735,000</b>	<b>0</b>
Personal Services	818,429	482,294	505,566	126,722	26,460	0
Transfers - Indirect	2,231,467	1,164,340	1,938,005	485,766	101,430	0
PHB Staff/Admin	72,267	372,528	365,131	91,521	19,110	0
<b>Total Fund Expenditures</b>	<b>14,961,599</b>	<b>6,909,811</b>	<b>16,852,214</b>	<b>4,224,053</b>	<b>882,000</b>	<b>0</b>
Contingency	364,082	100,000	121,799	796,490	164,490	164,490
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>15,325,681</b>	<b>7,009,811</b>	<b>16,974,013</b>	<b>5,020,543</b>	<b>1,046,490</b>	<b>164,490</b>

**South Park Blocks Urban Renewal Area**

**Financial Summary**

**Fund Summary - Five-Year Budget Projections**

	Revised FY 2009-10	Adopted FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15
<b>South Park Blocks URA</b>						
<b>Resources</b>						
Beginning Fund Balance	29,369,533	11,695,555	3,147,239	1,655,771	752,103	448,435
Fees and Charges	0	0	0	0	0	0
Interest on Investments	220,000	70,000	25,000	20,000	20,000	10,000
Loan Collections	1,282,884	68,732	68,732	68,732	68,732	68,732
Property Income	1,535,775	1,800,000	1,800,000	0	0	0
Reimbursements	0	0	0	0	0	0
TIF Proceeds	225,000	0	0	0	0	0
<b>Total Resources</b>	<b>32,633,192</b>	<b>13,634,287</b>	<b>5,040,971</b>	<b>1,744,503</b>	<b>840,835</b>	<b>527,167</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Business and Industry</b>						
<b>Community Economic Development</b>						
H79020 Business Finance	0	375,000	0	0	0	0
<b>General Business Assistance</b>						
H79020 Business Finance	0	0	0	0	0	0
<b>High Growth</b>						
H79020 Business Finance	0	375,000	0	0	0	0
<b>Industry Cluster</b>						
H61011 Weave	500,000	0	0	0	0	0
H70021 Oregon Sustainability Center	740,000	5,984,836	0	0	0	0
H79020 Business Finance	0	750,000	0	0	0	0
<b>Business and Industry Total</b>	<b>1,240,000</b>	<b>7,484,836</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Housing</b>						
<b>Multi-Family - Rental Housing</b>						
H12027 Jefferson West Apartments	86,000	86,000	86,000	0	0	0
H12035 Martha Washington	4,650,000	0	0	0	0	0
H12036 Admiral Apartments	2,050,000	0	0	0	0	0
H12037 Chaucer	2,000,000	0	0	0	0	0
H34510 SPB Section 8 Preservation	775,000	656,591	2,607,000	817,000	317,000	0
H34525 University Place	5,148,725	0	0	0	0	0
<b>Portland Housing Bureau</b>						
H28025 Administration	73,884	0	0	0	0	0
<b>Housing Total</b>	<b>14,783,609</b>	<b>742,591</b>	<b>2,693,000</b>	<b>817,000</b>	<b>317,000</b>	<b>0</b>
<b>Infrastructure</b>						
<b>Parks</b>						
H12210 South Park Block 5 and Streetscapes	1,681,814	0	0	0	0	0
<b>Transportation</b>						
H12217 University District Projects	268,911	0	0	0	0	0
<b>Infrastructure Total</b>	<b>1,950,725</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Revitalization</b>						
<b>Redevelopment</b>						
H10221 Transit Mall Revitalization	163,000	0	0	0	0	0
H12101 Downtown Retail Strategy	61,500	125,000	0	0	0	0
H27001 Storefront Grants	282,011	200,000	118,000	0	0	0
<b>Revitalization Total</b>	<b>506,511</b>	<b>325,000</b>	<b>118,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Administration</b>						
<b>Executive</b>						

### Portland Sustainability Institute EcoDistrict Diagram

## EcoDISTRICTS ROAD MAP (WHAT DOES IMPLEMENTATION LOOK LIKE?)



## Project Summary

- Project Name:** EcoDistrict
- Description:** A comprehensive strategy to accelerate sustainable development at the neighborhood scale.
- Location:** Multiple districts
- URAs:** Gateway, Lents, North Macadam, Oregon Convention Center, South Park Blocks
- Current Phase:** Framework development, pilot project assessment, community outreach
- Next Milestone:** Identification of pilot projects
- Completion Target:** 2012
- Outcome:** Pilot district and project implementation

**Site/Project Map:**

