

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: February 23, 2011
TO: Board of Commissioners
FROM: Bruce A. Warner, Executive Director
SUBJECT: Report Number 11-12
Intergovernmental Agreement to Update the Central City Plan

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

Adopt Resolution No. 6851

ACTION SUMMARY

This action will authorize the Executive Director to execute a \$620,000 Intergovernmental Agreement (IGA) between the Portland Development Commission (PDC) and the Bureau of Planning & Sustainability (BPS) to complete the fourth year of a six-year planning effort that has included work on the Portland Plan, Urban Renewal Area (URA) amendments and potential creation, and Central City 2035. The IGA is the second IGA with BPS that is consistent with the 2006 Memorandum of Understanding between PDC and the City's planning bureau (formerly Bureau of Planning, currently BPS), that outlines the relationship between the two organizations. Central City 2035 is a review and update of the 1988 Central City Plan. Central City 2035 is a component of the Portland Plan, an update to the City of Portland (City) comprehensive land-use plan, major transportation system plans (Central Portland Transportation Management Plan), consistent with the 2009 Climate Action Plan and 2009 Economic Development Strategy.

Central City 2035 will establish a 25-year guide for growth, including public and private investment. URAs within the Central City must be consistent with the area's comprehensive plan, district, and sub-district plans. An updated Central City Plan will take into account the latest thinking and public discussion on economic vitality, housing and community development, mobility, civic and cultural life, the Willamette River, and urban design.

PUBLIC BENEFIT

Urban renewal plans must align with the City's Comprehensive Plan. Central City 2035 concept plan and four sub-district plans will guide urban renewal investment for the next 25 years.

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

Staff has reviewed this investment with urban renewal advisory committees and other interested parties as part of the FY 2011-12 Budget process.

COMPLIANCE WITH ADOPTED PLANS AND POLICIES

Central City 2035 is a component of the Portland Plan, Portland's comprehensive land use plan updated as required by Senate Bill 100. Since adoption in 1973, Oregon has maintained a statewide program for land use planning. The foundation of that program is a set of 19 statewide planning goals. The goals express the state's policies on land use and related topics, such as citizen involvement, housing, and natural resources.

Oregon's statewide goals are achieved through local comprehensive planning. State law requires each city and county to adopt a comprehensive plan and the zoning and land-division ordinances needed to put the plan into effect. The local comprehensive plans must be consistent with the Statewide Planning Goals. Plans are reviewed for such consistency by the State's Land Conservation and Development Commission (LCDC). Oregon's planning laws apply not only to local governments but also to special districts and state agencies. The laws strongly emphasize coordination -- keeping plans and programs consistent with each other, with the goals, and with acknowledged local plans.

FINANCIAL IMPACT

The IGA will be funded from seven URAs with boundaries within the Central City (see Attachment "B" for Central City study area and URA overlay). Following is the distribution of investment among URAs:

Urban Renewal Area	Account	Total
Downtown Waterfront	H92110	\$ 19,789
North Macadam	H92110	19,787
River District	H92110	197,872
South Park Blocks	H92110	19,787
Oregon Convention Center	H60041	98,936
Central Eastside	H60041	65,957
Interstate Corridor	H60041	197,872
		\$ 620,000

The FY 2010-11 Budget reflects the amounts above (see URA Financial Summaries in Attachment "A"). PDC investment is 58 percent of the FY 2010-11 project budget of \$1,068,884. The \$448,884 balance will come from the City's general fund.

RISK ASSESSMENT

Authorization to enter into an IGA as a funding partner has a risk of non-performance or delay in the delivery of necessary plans. There is also risk that the total project cost exceeds the proposed funding.

Central City 2035 is a multi-year project expected to conclude in 2013. This IGA does not obligate PDC financial assistance beyond the current fiscal year. The IGA does not obligate PDC in the event additional funding is required. Therefore, the risk is that the work product is incomplete. This risk is mitigated by a detailed work plan and cost projections negotiated, as well as close involvement of PDC staff.

Additional risks include continued funding beyond the current fiscal year. Declining resources among four of the six central city URA resources, as well as increased obligations to fund efforts that implement URA plans will substantially decrease the ability of PDC to continue financial support beyond the FY 2010-11. Future funding would thus need to come from the City's general fund, unless new URAs are created.

WORK LOAD IMPACT

Authorization to execute the IGA will result in increased workload for PDC staff, including attendance at numerous meetings, consultation on meeting preparation, and review and comment on draft and final materials. The workload has been taken into account in staff work plans.

ALTERNATIVE ACTIONS

The PDC Board of Commissioners could elect to not authorize the IGA. Since PDC is identified as a substantial resource, it would result in a project budget shortfall not currently available from other sources. BPS 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 over twenty years old.

CONCURRENCE

This IGA is consistent with Portland City Council (Council) Ordinance No. 181358, adopted on October 17, 2007, that authorizes the Director of the Planning Bureau to execute single- and multi-year IGAs between the two organizations, amended by Ordinance No. 181383 on October 31, 2007, to add an emergency clause authorizing the Planning Director to sign agreements with PDC immediately upon passage due to impending work.

The IGA is also consistent with Council Ordinance No. 183661, passed by Council on April 7, 2010, which delegates the same authority to the Director of BPS and the City Auditor to enter into intergovernmental agreements with PDC, pursuant to Council Ordinance 182464, in which Council merged the Bureau of Planning with the Office of Sustainable Development to create BPS.

BACKGROUND

The 2005 Portland City Club report on the PDC suggested renewed and clarified roles between the City's planning and lead implementation organizations. The recommendation resulted in a 2006 IGA between the Bureau of Planning and PDC to promote their mutual success and effectiveness at accomplishing the public's goals.

This IGA is a continuation of a 3-year \$1,669,956 IGA that ended on December 31, 2010, of which \$451,059 was unspent. Therefore, the current proposed IGA is an increase of \$168,941 over the previously approved IGA. It is anticipated, however, that the work will now be extended through 2013, requiring continued funding in each of the next two fiscal years.

The FY 2010-2011 IGA between PDC and BPS is to provide continued support by PDC for the update of the 1988 Central City Plan. The 1988 Central City Plan provided the blueprint for public and private investments, including those by PDC. The Central City Plan no longer provides this type of guidance 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.

The IGA includes services from the Portland Bureau of Transportation (PBOT) for work on the Central City 2035 and the update of the Central City Transportation Management Plan (CCTMP). The following is a summary of previous efforts completed by the previous IGA, summary of work program for this IGA and for next fiscal year.

Summary 2007 to 2010 IGA 507034

The 2007-2010 IGA was initiated with the previous Mayoral administration and the previous Director of the Bureau of Planning (now BPS). The original intent was to complete the planning process for the Portland Plan and Central Portland Plan (now Central City 2035) by 2010. Due to changes in directions, both the Portland Plan and Central Portland Plan process was delayed. However, BPS and PDC staff have successfully completed several studies and projects out of the 2007-2010 IGA including:

- Central Portland Development Capacity Study
- Evaluation of Entitlement Bonus and Transfer Program in Portland's Central City
- Central City Real Estate Market Briefing Book: Recent Trends and Current Conditions
- Central City Assessment Report, Central Portland Plan: Urban Design Assessment Report
- Central Portland Plan and Urban Design Assessment Reports
- Central Portland Retail Research and Analysis Study
- Central City 2035 Sub-district Profiles
- Products from PBOT include the Central Portland Transportation Assessment Report and the Central City Parking Study. PBOT also has developed a Central City Transportation Simulation Model to evaluate the transportation impacts of land use, development concepts and policy issues, including greenhouse gas emissions impacts

BPS staff have also been key PDC partners on additional efforts including:

- Research and technical support of the Westside Urban Renewal Study
- Urban design analysis for minor league baseball in the Rose Quarter area
- Zoning analysis for the Oregon Sustainability Center, and
- Policy analysis for Portland State University Development Plan and four pilot Eco-Districts.

BPS staff have also been actively working in partnership with PDC staff to integrated current and near term development issues with Central City policies and zoning code amendments, which the South Waterfront Design Guidelines and South Waterfront Greenway Design Guidelines (adopted February 2010) is a recent example.

A key effort by BPS has been to establish a partnership with the Oregon Department of Transportation (ODOT) to resolved long-standing problems with the I-5/405 Freeway Loop. In 2007, the Bureau of Planning, PDOT, and ODOT completed a review of freeway alternatives for I-5 in the Rose Quarter. This led to the current efforts for the North/Northeast Quadrant (N/NE Quadrant) and I-5/Broadway-Weidler Plans. In 2009, a similar effort for the I-405 Freeway in south end of downtown Portland resulted in a successful workshop that produced several ideas to address the congestions. This would be the basis for the Southwest Quadrant Plan, which is scheduled to be the next quadrant plan for the Central City 2035 process. Addressing I-405 access and circulation issues will be important for future developments in South Waterfront, at Portland State University and in the south downtown areas.

Summary of 2010-11 IGA

The Central Portland Plan was renamed Central City 2035 to indicate a new direction by Mayor Adams, and the merger of the Bureau of Planning and the Office of Sustainable Development to the Bureau of Planning and Sustainability. Key accomplishments thus far include:

- Formation and commencement of work with the CC2035 Advisory Group
- Completion of the Central City Sub-district Profiles.
- To proceed with ODOT on the N/NE Quadrant Plan process, BPS staff was involved with a chartering process with ODOT and PBOT to development agreements of work scope, assumptions, and community involvement to establish a unique partnership for joint process to develop a long-range land use plan and a freeway project.

The Central City is the center of the economy for the Portland metropolitan region and the Columbia River Basin. It is also the regional center for arts and cultural activities; for retail, entertainment, and tourism; for higher education and lifelong learning; for urban living; and last, but not least, it is the center of the region's vast multimodal transportation network.

The vitality of Central City faces numerous challenges not present when the last plans and policies for this area were adopted in 1988. Continued population growth, changing economic trends and conditions, and a host of potential impacts of global climate change on regional livability, economic viability, and environmental quality face us today. To meet the many challenges, the Portland community must create a new plan now to guide investment and development. This will ensure that the Central City fulfills its important role in supporting the city and metropolitan region over the next two decades.

To address these challenges, Central City 2035 will be a new long-range plan intended to guide public and private investment and development in the Central City for 25 years, and produce new guiding policies, updated land use and urban design plans

The plan will produce new guiding policies, updated land use and urban design plans, and more detailed sub-area plans for specific Central City districts. It will cover the area currently included in the Central City as well as a few areas on the periphery of the Central City, the development of which could affect or be impacted by the development of the Central City. The plan will be completed in two major phases.

Phase I – Concept Plan Development

Phase I produces a concept plan for the entire Central City that will be the foundation for the rest of the Plan. The concept plan will provide the following:

1. Define the desired overall direction for development for the Central City - including the role of the Central City in the region and its importance for the rest of the city.
2. Provide a new framework of guiding policies, general land use and urban design diagrams, major investments, and areas of expected change.
3. Identify the role and expectations for the different districts that make up the Central City.

Phase II – Plan Implementation

Quadrant Plans: The quadrant plans will look at the sub-districts of the Central City in more detail to refine and identify specific ways to implement the Concept Plans. These more detailed plans will address land use, urban design, transportation, public investments and private development entitlements.

Specific plans will be developed for each of four Central City sub-districts. Each of these Quadrant Plans will take 12 to 18 months with up to two plans underway at any given time.

The N/NE Quadrant will be the first of these plans. It includes Lower Albina, Rose Quarter, Convention Center, and Lloyd District. The N/NE Quadrant Plan will incorporate emerging new plans for a redeveloped Rose Quarter. It will be undertaken simultaneously with an ODOT led process to identify improvements to the I-5 freeway from the Fremont Bridge to I-84.

The scope for the next quadrant plan will also be delivered in Fiscal Year 2010-11.

Future year planning described in the IGA

The second quadrant plan, currently expected to be the Southwest quadrant, will commence in Fiscal Year 2011-12. The third Quadrant Plan, currently expected to be the Northwest quadrant, will also commence in Fiscal Year 2011-12. The fourth quadrant plan, currently expected to be the Southeast quadrant, will commence in Fiscal Year 2012-13.

Central City wide issues: Phase II also will develop recommendations on a number of regulatory issues, identified as part of Phase I, that apply to the entire Central City.

Related Plans and Policies: Central City 2035 includes work on two other major plans affecting the Central City - the *River Plan: Central Reach* and the *Central City Transportation Management Plan*.

ATTACHMENTS:

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

URA FINANCIAL SUMMARY

Five-Year Forecast Project Requirements

FY 2010-11 FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16

Downtown Waterfront URA

Resources

Beginning Fund Balance	17,019,036	11,585,033	9,681,346	1,611,510	2,130,729	87,949
Interest on Investments	75,000	50,000	25,000	10,000	10,000	10,000
Loan Collections	1,282,960	560,164	219,730	183,785	165,254	126,608
Property Income	2,234,700	700	700	700	700	700
Reimbursements	450,463	0	482,655	482,655	0	482,655

Total Fund Resources

	21,062,159	12,195,897	10,409,431	2,288,650	2,306,683	707,912
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Requirements

Program Expenditures

Administration

Executive

H92110 Westside/Central City Study	90,553	0	0	0	0	0
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Finance

H98001 Debt Management	8,000	8,000	8,000	8,000	8,000	8,000
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Administration Total

98,553	8,000	8,000	8,000	8,000	8,000	8,000
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Business Development

High Growth

H79020 Business Finance	100,000	100,000	0	0	0	0
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Industry Cluster

H79020 Business Finance	150,000	100,000	0	0	0	0
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Business Development Total

250,000	200,000	0	0	0	0	0
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Housing

Multi-Family - Rental Housing

H89030 Affordable Rental Housing	0	517,345	0	0	1,717,345	0
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Housing Total

0	517,345	0	0	1,717,345	0	0
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Infrastructure

Facilities

H80034 Community Facilities	78,000	0	0	0	0	0
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Parks

H10215 Ankeny/Burnside Public Improvements	701,947	0	0	0	0	0
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Transportation

H10221 Transit Mall Revitalization	105,000	0	0	0	0	0
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Infrastructure Total

884,947	0	0	0	0	0	0
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Property Redevelopment

Community Outreach - Revitalization

H11601 Community Outreach	5,000	0	0	0	0	0
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Redevelopment

H10214 Block 8 Redevelopment	6,394,000	10,000	10,000	10,000	10,000	10,000
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H11236 OT/CT Housing - Flanders	150,000	20,000	20,000	20,000	20,000	20,000
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H11244 One Waterfront Place	2,700	2,700	2,700	2,700	2,700	2,700
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H13065 RiverPlace Marina Lease	13,300	15,000	15,000	15,000	15,000	15,000
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H16306 Block 33	200,000	1,000,000	7,200,000	0	0	0
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H27001 Storefront Grants	100,000	0	0	0	0	0
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H28030 Redevelopment Loan Projects	20,000	0	0	0	0	0
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H28040 Downtown Parking Program	6,000	10,000	10,000	10,000	10,000	10,000
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H80041 3rd and Oak Parking Obligation	65,900	65,900	65,900	65,900	65,900	65,900
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Property Redevelopment Total

6,956,900	1,123,600	7,323,600	123,600	123,600	123,600	123,600
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Total Program Expenditures

8,190,400	1,848,945	7,331,600	131,600	1,848,945	131,600	131,600
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Personal Services

271,209	389,470	263,938	4,738	66,562	4,738	
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Transfers - Indirect

1,377,538	276,136	1,011,761	18,161	255,154	18,161	
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PHB Staff/Admin

0	0	190,622	3,422	48,073	3,422	
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Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Total Fund Expenditures	9,839,147	2,514,551	8,797,921	157,921	2,218,734	157,921
Contingency	11,223,012	9,681,346	1,611,510	2,130,729	87,949	549,991
Transfers Out	0	0	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	21,062,159	12,195,897	10,409,431	2,288,650	2,306,683	707,912

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
North Macadam URA						
Resources						
Beginning Fund Balance	8,012,556	2,101,441	1,530,951	1,829,226	2,362,362	2,751,535
Fees and Charges	306,880	315,472	324,309	333,397	348,341	358,641
Interest on Investments	20,000	25,000	25,000	25,000	25,000	25,000
Loan Collections	128,882	128,880	128,880	128,880	128,880	128,880
Property Income	1,547,000	15,000	15,000	15,000	15,000	15,000
TIF Proceeds	15,052,106	9,500,000	27,192,797	3,990,710	4,251,952	407,155
Total Fund Resources	25,067,424	12,085,793	29,216,937	6,322,213	7,131,535	3,686,211
Requirements						
Program Expenditures						
Administration						
Executive						
H92110 Westside/Central City Study	15,000	0	0	0	0	0
Finance						
H98001 Debt Management	32,000	32,000	32,000	32,000	32,000	32,000
Administration Total	47,000	32,000	32,000	32,000	32,000	32,000
Business Development						
High Growth						
H79020 Business Finance	0	175,000	175,000	100,000	80,000	50,000
Industry Cluster						
H61000 Bio-Tech Build-Out	450,000	425,000	0	0	0	0
H61016 PSU Wetlab Project	1,196,585	0	0	0	0	0
H79020 Business Finance	0	350,000	350,000	150,000	150,000	150,000
H79100 Site Recruitment	0	14,250	14,250	14,250	0	0
Neighborhood Economic Development						
H79020 Business Finance	0	175,000	175,000	100,000	80,000	50,000
Business Development Total	1,646,585	1,139,250	714,250	364,250	310,000	250,000
Housing						
Multi-Family - Rental Housing						
H10543 Affordable Veterans Housing	7,100,000	5,300,000	11,426,843	0	0	0
Housing Total	7,100,000	5,300,000	11,426,843	0	0	0
Infrastructure						
Facilities						
H28071 OHSU Public Parking	0	0	0	1,703,625	0	0
Parks						
H10518 Central District Greenway Design And Construction	1,975,415	1,860,000	0	0	0	0
H10536 Neighborhood Park Design and Construction	624,717	0	0	0	0	0
H10540 New Initiatives - Parks and Greenway	0	0	0	0	1,000,000	1,000,000
Transportation						
H10532 Central District Infrastructure	0	0	0	0	1,058,000	0
H10537 Gibbs Street Pedestrian Bridge	578,000	0	0	0	0	0
H10541 New Initiatives - Transportation	0	0	0	650,000	700,000	1,000,000
H61002 Light Rail	0	0	10,000,000	0	0	0
H61003 South Portal Design	400,000	0	0	0	0	0
Infrastructure Total	3,578,132	1,860,000	10,000,000	2,353,625	2,758,000	2,000,000
Property Redevelopment						
Plans and Strategies - Revitalization						
H10510 NMAC Implement Coord	95,000	50,000	0	0	0	0
H61004 Pre-Development	0	200,000	200,000	200,000	200,000	200,000
Redevelopment						
H11062 RiverPlace Lot 8 Parcel Develop	15,000	0	0	0	0	0
H11063 RiverPlace Lot 3 Redevelopment	10,000	0	0	0	0	0

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
H11080 RiverPlace Property Management	10,000	15,000	0	0	0	0
H27001 Storefront Grants	0	100,000	100,000	100,000	100,000	100,000
H27050 DOS Grants	0	50,000	50,000	50,000	50,000	50,000
H28030 Redevelopment Loan Projects	0	300,000	300,000	200,000	200,000	200,000
H61004 Pre-Development	284,500	0	0	0	0	0
Property Redevelopment Total	414,500	715,000	650,000	550,000	550,000	550,000
Total Program Expenditures	12,786,217	9,046,250	22,823,093	3,299,875	3,650,000	2,832,000
Personal Services	251,567	372,029	821,631	118,796	131,400	101,952
Debt Service	3,100,000	0	0	0	0	0
Transfers - Indirect	1,429,897	757,320	3,149,587	455,383	503,700	390,816
PHB Staff/Admin	278,028	379,243	593,400	85,797	94,900	73,632
Total Fund Expenditures	17,845,709	10,554,842	27,387,711	3,959,851	4,380,000	3,398,400
Contingency	7,221,715	1,530,951	1,829,226	2,362,362	2,751,535	287,811
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	25,067,424	12,085,793	29,216,937	6,322,213	7,131,535	3,686,211

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
River District URA						
Resources						
Beginning Fund Balance	12,157,166	834,907	3,299,116	6,219,657	4,249,416	1,227,477
Interest on Investments	100,000	30,000	0	0	0	0
Loan Collections	456,741	450,000	450,000	450,000	450,000	450,000
Property Income	1,016,000	1,352,000	652,000	652,000	652,000	652,000
Reimbursements	125,000	200,000	426,562	0	0	394,415
TIF Proceeds	56,230,680	47,968,514	19,926,880	30,252,660	53,655,461	45,750,745
Total Fund Resources	70,085,587	50,835,421	24,754,558	37,574,317	59,006,877	48,474,637
Requirements						
Program Expenditures						
Administration						
Executive						
H92110 Westside/Central City Study	150,000	0	0	0	0	0
Finance						
H98001 Debt Management	50,000	50,000	50,000	50,000	50,000	50,000
Administration Total	200,000	50,000	50,000	50,000	50,000	50,000
Business Development						
High Growth						
H79020 Business Finance	625,000	500,000	500,000	500,000	500,000	500,000
Industry Cluster						
H72026 Cluster Development	0	200,000	0	0	0	0
H79020 Business Finance	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
H79023 Design Forum/PDX	0	1,000,000	0	0	0	0
H79100 Site Recruitment	0	71,250	71,250	71,250	0	0
Neighborhood Economic Development						
H79020 Business Finance	625,000	500,000	500,000	500,000	500,000	500,000
Business Development Total	1,250,000	3,271,250	2,071,250	2,071,250	2,000,000	2,000,000
Housing						
Multi-Family - Rental Housing						
H12030 Fairfield Apartments	930,000	0	0	0	0	0
H32138 Pearl Family Housing	7,000,000	0	0	0	0	0
H37937 RAC - Access Center	12,876,534	16,046,927	0	0	0	0
H37938 Blanchet House Redev	2,000,000	3,000,000	0	0	0	0
H37940 New Avenues for Youth	9,190	0	0	0	0	0
H80036 Yards at Union Station	4,137,971	3,973,438	0	0	0	0
H89030 Affordable Rental Housing	492,919	492,919	0	4,000,000	9,000,000	3,500,000
Housing Total	27,446,614	23,513,284	0	4,000,000	9,000,000	3,500,000
Infrastructure						
Facilities						
H13138 Streetcar LID	0	0	500,000	0	0	0
H60020 Union Station	5,235,192	2,726,178	6,500	6,500	6,500	6,500
Parks						
H13119 Neighborhood Park (The Fields)	1,400,000	4,000,000	0	0	0	0
H13120 Neighborhood Park SDC Credit	0	400,000	0	0	0	0
Transportation						
H11233 Public Site Improvements	764,663	0	0	0	0	0
H11234 Westside Burnside-Couch Couplet	300,000	0	0	0	0	0
H13137 Streetcar Loop Project	11,523,396	0	0	0	0	0
Infrastructure Total	19,223,251	7,126,178	506,500	6,500	6,500	6,500
Property Redevelopment						
Redevelopment						
H11244 One Waterfront Place	6,000	6,000	6,000	6,000	6,000	6,000
H12101 Downtown Retail Strategy	450,000	500,000	500,000	250,000	250,000	250,000

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
H12145 Blocks A&N	2,000	5,000	5,000	5,000	5,000	5,000
H13104 Centennial Mills Redevelopment	569,000	464,000	2,860,000	5,260,000	3,060,000	0
H13112 North Pearl District Plan	0	500,000	0	0	0	0
H13115 Station Place Garage/Parcels	378,700	207,000	197,000	197,000	197,000	197,000
H13143 RD Environmental	100,000	65,000	75,000	0	0	0
H22500 Post Office	518,500	420,000	5,000,000	8,000,000	20,000,000	30,000,000
H27001 Storefront Grants	300,000	300,000	300,000	300,000	300,000	300,000
H27050 DOS Grants	75,000	75,000	75,000	75,000	75,000	75,000
H28030 Redevelopment Loan Projects	3,200,000	2,080,000	3,800,000	3,800,000	4,000,000	4,000,000
H28032 Vestas	8,100,000	0	0	0	0	0
H60021 10th and Yamhill Redevelopment	250,000	0	0	3,750,000	9,200,000	0
H60027 PNCA	0	500,000	0	0	0	0
H60029 Block 25	14,000	0	0	0	0	0
H60031 Block 11	150,000	0	0	0	0	0
H80037 Grove	75,000	2,700,000	0	0	0	0
Property Redevelopment Total	14,188,200	7,822,000	12,818,000	21,643,000	37,093,000	34,833,000
Total Program Expenditures	62,308,065	41,782,712	15,445,750	27,770,750	48,149,500	40,389,500
Personal Services	1,089,702	1,172,541	556,047	999,747	1,733,382	1,454,022
Transfers - Indirect	5,498,256	4,136,778	2,131,514	3,832,364	6,644,631	5,573,751
PHB Staff/Admin	689,564	444,274	401,590	722,040	1,251,887	1,050,127
Total Fund Expenditures	69,585,587	47,536,305	18,534,901	33,324,901	57,779,400	48,467,400
Contingency	500,000	3,299,116	6,219,657	4,249,416	1,227,477	7,237
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	70,085,587	50,835,421	24,754,558	37,574,317	59,006,877	48,474,637

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
South Park Blocks URA						
Resources						
Beginning Fund Balance	18,327,123	6,262,026	2,861,020	1,447,020	1,686,420	1,893,087
Interest on Investments	70,000	25,000	20,000	20,000	10,000	10,000
Loan Collections	68,732	98,400	98,400	98,400	75,667	30,111
Property Income	1,800,000	0	0	0	0	0
Reimbursements	0	0	0	133,000	133,000	133,000
Total Fund Resources	20,265,855	6,385,426	2,979,420	1,698,420	1,905,087	2,066,198
Requirements						
Program Expenditures						
Administration						
Executive						
H92110 Westside/Central City Study	73,086	0	0	0	0	0
Finance						
H98001 Debt Management	10,000	10,000	10,000	10,000	10,000	10,000
Administration Total	83,086	10,000	10,000	10,000	10,000	10,000
Business Development						
High Growth						
H79020 Business Finance	329,956	200,000	0	0	0	0
Industry Cluster						
H70021 Oregon Sustainability Center	6,700,000	0	0	0	0	0
H79020 Business Finance	800,000	0	0	0	0	0
Business Development Total	7,829,956	200,000	0	0	0	0
Housing						
Multi-Family - Rental Housing						
H12027 Jefferson West Apartments	86,000	86,000	86,000	0	0	0
H12035 Martha Washington	464,156	0	0	0	0	0
H12036 Admiral Apartments	370,000	0	0	0	0	0
H12037 Chaucer	2,000,000	650,000	0	0	0	0
H34510 SPB Section 8 Preservation	656,591	1,890,600	1,181,000	0	0	0
H34525 University Place	586,672	0	0	0	0	0
Housing Total	4,163,419	2,626,600	1,267,000	0	0	0
Property Redevelopment						
Redevelopment						
H10221 Transit Mall Revitalization	23,358	0	0	0	0	0
H12101 Downtown Retail Strategy	12,000	0	0	0	0	0
H27001 Storefront Grants	200,000	118,000	0	0	0	0
H28030 Redevelopment Loan Projects	708,000	0	0	0	0	0
Property Redevelopment Total	943,358	118,000	0	0	0	0
Total Program Expenditures	13,019,819	2,954,600	1,277,000	10,000	10,000	10,000
Personal Services	270,366	278,454	45,972	360	360	360
Transfers - Indirect	1,342,735	58,116	176,226	1,380	1,380	1,380
PHB Staff/Admin	296,520	233,236	33,202	260	260	260
Total Fund Expenditures	14,929,440	3,524,406	1,532,400	12,000	12,000	12,000
Contingency	5,336,415	2,861,020	1,447,020	1,686,420	1,893,087	2,054,198
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	20,265,855	6,385,426	2,979,420	1,698,420	1,905,087	2,066,198

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Convention Center URA						
Resources						
Beginning Fund Balance	3,054,495	669,035	75,300	34,690	253,037	516,984
Interest on Investments	75,000	50,000	25,000	0	0	0
Loan Collections	267,079	325,000	300,000	300,000	300,000	300,000
Property Income	208,000	0	0	0	0	0
TIF Proceeds	6,293,700	19,386,950	18,956,843	0	0	0
Total Fund Resources	9,898,274	20,430,985	19,357,143	334,690	553,037	816,984
Requirements						
Program Expenditures						
Administration						
Executive						
H60041 Eastside Central City Plan	141,173	0	0	0	0	0
H60042 N/NE Economic Dev Initiative	85,792	45,660	0	0	0	0
Finance						
H98001 Debt Management	27,250	28,613	30,044	30,044	30,044	30,044
Administration Total	254,215	74,273	30,044	30,044	30,044	30,044
Business Development						
High Growth						
H79020 Business Finance	100,000	125,000	125,000	0	0	0
Industry Cluster						
H72026 Cluster Development	0	200,000	200,000	0	0	0
H79020 Business Finance	275,000	250,000	250,000	0	0	0
H79022 Business Retention	20,000	0	0	0	0	0
H79100 Site Recruitment	0	38,000	38,000	38,000	0	0
Neighborhood Economic Development						
H72030 Neighborhood Economic Development	100,000	100,000	100,000	0	0	0
H79020 Business Finance	137,500	125,000	125,000	0	0	0
Business Development Total	632,500	838,000	838,000	38,000	0	0
Housing						
Multi-Family - For Sale						
H19032 King/Parks Affordable Housing	79,899	1,686,467	0	0	0	0
H80026 Grant Warehouse - Affordable Housing	861,000	0	0	0	0	0
Multi-Family - Rental Housing						
H80042 OCC Miracles Club	3,151,463	0	0	0	0	0
H80043 Rose Qtr Afford Rental Housing	89,000	0	0	0	0	0
H89049 McCoy Apartments Rehab	410,000	387,600	0	0	0	0
Housing Total	4,591,362	2,074,067	0	0	0	0
Infrastructure						
Transportation						
H25537 MLK Jr Blvd Gateway Improve	500,000	0	0	0	0	0
H28072 Rose Quarter Connection	0	0	150,000	0	0	0
Infrastructure Total	500,000	0	150,000	0	0	0
Property Redevelopment						
Community Outreach - Revitalization						
H11601 Community Outreach	20,000	5,000	5,000	0	0	0
Redevelopment						
H11602 Property Management	0	75,000	75,000	0	0	0
H16237 HQ Hotel/Blocks 43/26	0	3,193,986	0	0	0	0
H25533 Vanport Redevelopment	15,000	0	0	0	0	0
H25606 Lloyd Commercial Development	0	0	4,044,000	0	0	0
H25610 Bee Car Rental Redevelopment	7,000	0	0	0	0	0
H25612 King/Parks Commercial	0	700,000	0	0	0	0
H25613 Rose Quarter Revitalization	60,000	9,044,000	10,400,000	0	0	0

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
H27001 Storefront Grants	300,000	250,000	150,000	0	0	0
H27050 DOS Grants	60,000	30,000	30,000	0	0	0
H28030 Redevelopment Loan Projects	700,000	0	160,000	0	0	0
H28079 Eco District Commercial Retro	0	200,000	0	0	0	0
H61005 Eco District	70,000	70,000	220,000	0	0	0
Property Redevelopment Total	1,232,000	13,567,986	15,084,000	0	0	0
Total Program Expenditures	7,210,077	16,554,326	16,102,044	68,044	30,044	30,044
Personal Services	482,294	743,071	579,674	2,450	1,442	1,442
Transfers - Indirect	1,164,340	2,790,079	2,222,082	9,390	3,846	3,846
PHB Staff/Admin	372,528	268,209	418,653	1,769	721	721
Total Fund Expenditures	9,229,239	20,355,685	19,322,453	81,653	36,053	36,053
Contingency	669,035	75,300	34,690	253,037	516,984	780,931
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	9,898,274	20,430,985	19,357,143	334,690	553,037	816,984

Five-Year Forecast Project Requirements

FY 2010-11 FY 2011-12 FY 2012-13 FY 2013-14 FY 2014-15 FY 2015-16

Central Eastside URA

Resources

Beginning Fund Balance	1,170,683	708,038	277,809	1,456,151	1,924,521	3,937,908
Interest on Investments	25,000	25,000	25,000	25,000	25,000	25,000
Loan Collections	66,207	127,931	115,529	108,331	100,634	93,194
Property Income	2,020,000	3,020,000	2,020,000	20,000	20,000	20,000
Reimbursements	0	2,191	2,191	2,191	2,191	0
TIF Proceeds	9,780,444	6,292,161	3,251,622	3,240,848	3,475,962	2,938,923
Total Fund Resources	13,062,334	10,175,321	5,692,151	4,852,521	5,548,308	7,015,025

Requirements

Program Expenditures

Administration

Executive

H60041 Eastside Central City Plan	50,000	0	0	0	0	0
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Finance

H98001 Debt Management	18,000	18,000	18,000	18,000	18,000	18,000
Administration Total	68,000	18,000	18,000	18,000	18,000	18,000

Business Development

High Growth

H58967 CES Entrepreneurial District	0	250,000	50,000	50,000	50,000	0
H79020 Business Finance	250,000	150,000	150,000	150,000	150,000	150,000

Industry Cluster

H28069 Lean Manufacturing	0	50,000	0	0	0	0
H72026 Cluster Development	0	50,000	0	0	0	0
H79020 Business Finance	500,000	300,000	300,000	300,000	300,000	300,000
H79100 Site Recruitment	0	38,000	38,000	38,000	0	0

Neighborhood Economic Development

H79020 Business Finance	250,000	150,000	150,000	150,000	150,000	150,000
Business Development Total	1,000,000	988,000	688,000	688,000	650,000	600,000

Housing

Multi-Family - Rental Housing

H80046 CES Clifford Apartments Rehab	796,275	0	0	0	0	0
H89030 Affordable Rental Housing	0	0	0	0	0	2,797,809
Housing Total	796,275	0	0	0	0	2,797,809

Infrastructure

Parks

H10048 Eastbank/Asset Transfer	20,000	55,000	95,000	20,000	20,000	20,000
H10052 CES Community Center	0	0	0	985,000	0	0

Transportation

H10041 Eastside Streetcar Construction	3,184,000	3,000,000	0	0	0	0
H10044 Eastside Burnside-Couch Couplet	1,000,000	0	0	0	0	0
H10070 Sidewalks/Routes to River	124,000	0	0	0	0	0
H13166 Streetcar LID	122,759	0	0	0	0	0

Infrastructure Total	4,450,759	3,055,000	95,000	1,005,000	20,000	20,000
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Property Redevelopment

Community Outreach - Revitalization

H11601 Community Outreach	11,000	11,000	11,000	11,000	11,000	11,000
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Plans and Strategies - Revitalization

H61007 New Strategy	50,000	0	0	0	0	0
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Redevelopment

H10072 Burnside Bridgehead Redevelop	3,050,000	3,000,000	2,000,000	0	0	0
H10073 Convention Plaza Interim Mgmt	75,000	75,000	75,000	75,000	0	0
H10074 Burnside Bridgehead Planning	85,000	0	0	0	0	0
H11602 Property Management	0	18,000	18,000	18,000	18,000	18,000

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
H27001 Storefront Grants	200,000	200,000	200,000	200,000	200,000	200,000
H27050 DOS Grants	0	100,000	100,000	100,000	100,000	100,000
H28030 Redevelopment Loan Projects	500,000	325,000	325,000	325,000	325,000	325,000
Property Redevelopment Total	3,971,000	3,729,000	2,729,000	729,000	654,000	654,000
Total Program Expenditures	10,286,034	7,790,000	3,530,000	2,440,000	1,342,000	4,089,809
Personal Services	390,658	521,154	127,080	87,840	48,312	147,233
Transfers - Indirect	1,652,593	1,476,458	487,140	336,720	185,196	564,394
PHB Staff/Admin	104,415	109,900	91,780	63,440	34,892	106,335
Total Fund Expenditures	12,433,700	9,897,512	4,236,000	2,928,000	1,610,400	4,907,771
Contingency	628,634	277,809	1,456,151	1,924,521	3,937,908	2,107,254
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	13,062,334	10,175,321	5,692,151	4,852,521	5,548,308	7,015,025

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Interstate Corridor URA						
Resources						
Beginning Fund Balance	2,392,256	361,425	66,630	398,397	752,775	784,672
Interest on Investments	20,000	20,000	20,000	20,000	20,000	20,000
Loan Collections	1,391,951	3,499,287	240,756	215,712	165,888	155,124
Property Income	2,440,000	500,000	0	0	0	0
TIF Proceeds	31,950,445	10,873,763	12,174,892	10,380,547	10,620,591	7,207,418
Total Fund Resources	38,194,652	15,254,475	12,502,278	11,014,656	11,559,254	8,167,214
Requirements						
Program Expenditures						
Administration						
Executive						
H60041 Eastside Central City Plan	276,998	0	0	0	0	0
H60042 N/NE Economic Dev Initiative	127,995	68,440	0	0	0	0
Finance						
H98001 Debt Management	20,438	21,459	22,532	22,532	22,532	22,532
Administration Total	425,431	89,899	22,532	22,532	22,532	22,532
Business Development						
High Growth						
H79020 Business Finance	425,000	300,000	300,000	300,000	300,000	300,000
Industry Cluster						
H28059 Manufacturing Investment Fund	0	200,000	200,000	200,000	200,000	200,000
H28069 Lean Manufacturing	0	70,000	70,000	70,000	70,000	70,000
H28070 Green Innovation Park	0	200,000	0	0	0	0
H72026 Cluster Development	380,000	100,000	100,000	100,000	100,000	100,000
H79020 Business Finance	775,000	430,000	430,000	430,000	430,000	430,000
H79100 Site Recruitment	0	42,750	42,750	42,750	0	0
Neighborhood Economic Development						
H61008 Killingsworth Station Commercial	0	902,656	0	0	0	0
H72030 Neighborhood Economic Development	50,000	75,000	75,000	75,000	75,000	75,000
H79020 Business Finance	625,000	500,000	500,000	500,000	500,000	500,000
H79025 Green Business Grants	200,000	200,000	200,000	200,000	200,000	200,000
Business Development Total	2,455,000	3,020,406	1,917,750	1,917,750	1,875,000	1,875,000
Housing						
Multi-Family - For Sale						
H20027 PCRI Scattered Sites 2 (NOFA)	400,000	0	0	0	0	0
H34606 Killingsworth Station	0	850,000	0	0	0	0
H38711 Habitat for Humanity - Homeownership	211,750	0	0	0	0	0
H38712 Woolsey Comer Homeownership Dev	480,857	0	0	0	0	0
H89035 Homeownership Development	0	0	500,000	500,000	500,000	0
H89046 PCRI Home Ownership Development	625,796	0	0	0	0	0
Multi-Family - Rental Housing						
H89030 Affordable Rental Housing	250,000	0	0	0	1,500,000	0
H89047 Bridge Meadows	1,318,722	0	0	0	0	0
H89048 Ainsworth Court	1,400,000	0	0	0	0	0
Single-Family - Home Repair						
H89010 Home Repair Projects	487,953	487,953	487,953	487,953	487,953	487,953
H89045 Home Rehab and Retention	100,000	100,000	100,000	100,000	100,000	100,000
Single-Family - Homebuyer Assistance						
H37932 HAP Afford Ownership/Rehab	647,000	150,000	0	0	0	0
H89020 Home Buyer Assistance	601,727	500,000	500,000	500,000	500,000	0
Housing Total	6,523,805	2,087,953	1,587,953	1,587,953	3,087,953	587,953
Infrastructure						
Parks						

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
H19038 Interstate Parks	1,370,000	0	0	0	0	0
H28073 Bridgeton	0	1,000,000	700,000	0	0	0
H28074 Dawson Park	0	500,000	400,000	500,000	0	0
H28075 Small Scale Improvements	0	100,000	100,000	30,000	0	0
Transportation						
H19020 Interstate Streetscape Improvements	1,549,999	0	0	0	0	0
H19021 Interstate Trans Improvements	1,133,850	200,000	200,000	200,000	200,000	200,000
H28076 Denver Streetscape	0	15,000	15,000	0	0	15,000
H28077 Killingsworth Streetscape	0	1,000,000	1,000,000	0	0	0
H28078 Lombard Streetscape	0	200,000	600,000	1,000,000	1,000,000	0
Infrastructure Total	4,053,849	3,015,000	3,015,000	1,730,000	1,200,000	215,000
Property Redevelopment						
Community Outreach - Revitalization						
H11601 Community Outreach	0	10,000	10,000	10,000	10,000	10,000
Plans and Strategies - Revitalization						
H19018 Interstate Redevelopment	150,000	200,000	500,000	500,000	500,000	500,000
Redevelopment						
H19023 Community Livability Projects	760,000	300,000	300,000	300,000	300,000	400,000
H19048 Kenton Redev Downtown	4,500,000	500,000	250,000	500,000	0	0
H27001 Storefront Grants	600,000	600,000	600,000	600,000	600,000	600,000
H27050 DOS Grants	300,000	150,000	150,000	150,000	150,000	150,000
H28030 Redevelopment Loan Projects	2,000,000	1,400,000	1,200,000	1,200,000	1,200,000	1,200,000
H28031 Clean Energy Program	2,500,000	0	0	0	0	0
H34606 Killingsworth Station	5,013,047	0	0	0	0	0
H61010 Jefferson Plaza	100,000	0	500,000	0	0	0
H70712 Brownfields Redevel	100,000	0	0	0	0	0
Property Redevelopment Total	16,023,047	3,160,000	3,510,000	3,260,000	2,760,000	2,860,000
Total Program Expenditures	29,481,132	11,373,258	10,053,235	8,518,235	8,945,485	5,560,485
Personal Services	866,545	990,070	369,116	313,856	329,237	207,377
Transfers - Indirect	3,151,794	2,025,032	1,414,946	1,203,116	1,262,077	794,947
PHB Staff/Admin	1,242,343	799,485	266,584	226,674	237,783	149,773
Total Fund Expenditures	34,741,814	15,187,845	12,103,881	10,261,881	10,774,582	6,712,582
Contingency	3,452,838	66,630	398,397	752,775	784,672	1,454,632
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	38,194,652	15,254,475	12,502,278	11,014,656	11,559,254	8,167,214

PROPOSED CENTRAL CITY PLAN DISTRICT

