

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** August 24, 2011

**TO:** Board of Commissioners

**FROM:** Patrick Quinton, Executive Director

**SUBJECT:** Report Number 11-64  
Authorize Portland Oregon Sustainability Institute FY 2011-12 Grant Agreement In An Amount Not To Exceed \$200,000

### EXECUTIVE SUMMARY

#### BOARD ACTION REQUESTED

Adopt Resolution No. 6902

#### 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 \$200,000 for the delivery of sustainability and clean tech industry-related pilot EcoDistrict development. PDC Board of Commissioners (Board) approval of this expenditure is necessary because the total aggregate expenditure by PDC on grants for this entity on this project and others over multiple fiscal years would be \$942,000; as such it is greater than the \$500,000 expenditure authority delegated to the Executive Director.

POSI's EcoDistrict initiative was developed as a three-year partnership with the City of Portland and PDC starting in FY 2009-2010; therefore, it is anticipated this will be the final year of significant grant agreement investment. Over three years the initiative will have become well established through POSI's EcoDistrict Framework, Toolkit, and Summit development; district-based governance formation to steward pilot projects and processes; and completion of analyses to identify first round projects, financial feasibility, and private sector involvement opportunities. At the PDC Board meeting, the POSI Director will present these accomplishments for review and discussion.

POSI's EcoDistrict activity focuses 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 (OCC), South Park Blocks (SPB), North Macadam (N Mac), Lents, and Gateway Urban Renewal Areas (URAs), respectively. Under this grant agreement, and as part of developing a broader EcoDistrict approach, POSI will provide a supporting role in four of the pilot EcoDistrict areas (SPB; N Mac; Lents; and Gateway) and commit significant focus to project development in the OCC URA in coordination with PDC, City of Portland, Rose Quarter and Lloyd District partners.

## **PUBLIC BENEFIT**

PDC's investment in POSI and the EcoDistricts initiative supports the City's green economy, jobs, development, and commercialization agenda. PDC resources will help support next-generation district planning and development at a district scale, consistent with the implementation of the City's Economic Development Strategy. Examples of projects, technologies, or strategies resulting from this partnership and initiative include the district energy analysis completed for the Central City pilots and resulting solicitation issued by PDC seeking private sector shared thermal energy system providers on the Veterans Memorial Coliseum and Rose Quarter redevelopment; pursuit of the SW Montgomery and NE Holladay district green streets with the Bureau of Environmental Services.

### **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 fiscal year, POSI has undertaken significant outreach to stakeholders, sustainability professionals, and the general public both district- and city-wide including:

- EcoDistrict Summit 2010: October 25-27
- The broader EcoDistricts Technical Advisory Committee and Mayor's Sub Cabinet transitioned into smaller EcoDistricts Steering Committee which focused on specific technical issues
- Meetings with the district stakeholders and forming governance associations:
  - Lloyd District Transportation Management Association and newly hired Sustainability Management Association manager as well as the Lloyd District Community Association
  - Portland State University community and the Downtown Neighborhood Association
  - South Waterfront property owners; N Mac URA Committee; and South Waterfront Community Association
  - Lents URA Committee and Foster Green Steering Committee, including multiple networking events for the business community and residents
  - Gateway URA PAC and community stakeholders

Stakeholders in each of the pilot areas as well as the broader sustainability community and private industry sector have shown significant interest in the EcoDistrict initiative and the potential community and economic development opportunities derived from the initiative. Additional information about accomplishments will be presented by POSI staff as part of the PDC Board meeting.

Over the next fiscal year, POSI will conduct additional meetings with pilot area stakeholders; continue to convene technical and advisory committees, as needed; and host a third annual

EcoDistrict Summit in order to gather ongoing review and input on the EcoDistrict initiative. A complete list of deliverables and activities is included in the Grant Agreement, which is an exhibit to the Resolution.

## COMPLIANCE WITH ADOPTED PLANS AND POLICIES

EcoDistrict activities to assess, identify, and pursue district scale clean tech and sustainability solutions 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 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 pilot EcoDistricts.

## FINANCIAL IMPACT

This action commits PDC to allocate \$200,000 across the five urban renewal URAs, as follows:

<b>Projects</b>	<b>PDC Sources</b>	<b>Budget</b>
(1) Portland State University/SPB URA	\$10,000	SPB – 346-215-160 – <i>Business Finance</i>
(2) Lloyd District/OCC URA	\$125,000	OCC – 350-315-160 – <i>Eco District and Eco District Commercial Retro</i>
(3) South Waterfront/N Mac URA	\$25,000	NMAC – 325-315-160 – <i>Revitalization: Predevelopment</i>
(4) Lents URA	\$20,000	Lents URA – 360-315-160 – <i>Johnson Creek Industrial Area Revitalization</i>
(5) Gateway URA	\$20,000	Gateway URA – 380-425-160 – <i>Central Gateway Redevelopment Strategy</i>
<b>Total</b>	<b>\$200,000</b>	

Resources are available in the various URA Adopted FY 2011-2012 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. In FY 2010-2011, PDC provided grant assistance to POSI in the amount of \$250,000. 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 has been discussed with the Mayor's Office and the Bureau of Planning and Sustainability. It is not anticipated that the grant agreement will require 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, district stormwater, or wastewater management studies, etc.) and projects 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 projects a \$650,000 operating budget for the coming year, which includes leveraging \$100,000 in foundation support and approximately \$175,000 in program income.

## **WORK LOAD IMPACT**

Central City, Neighborhood, and Green Development target industry staff have been assigned to coordinate with POSI on the EcoDistrict initiative, project development, and clean tech industry involvement identification.

## **ALTERNATIVE ACTIONS**

The Board could elect not to authorize entering into this grant agreement. If the Board elects not to authorize the grant agreement, POSI's activities in the pilot district areas would be unfunded and the initiative and any related projects may be significantly delayed. POSI may also lose any matching funds and/or leverage to pursue matching funds as committed to in their 2011 operating budget.

## **CONCURRENCE**

The grant agreement was reviewed by the PDC Financial Investment Committee in July 2011 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 three year partnership resulted as an outcome of this meeting.

The EcoDistricts initiative is a comprehensive strategy to accelerate sustainable development at a neighborhood scale by integrating building and infrastructure projects with community involvement and ownership. POSI has identified nine EcoDistrict performance areas: air quality & carbon; energy; access & mobility/transportation; water management; waste/materials management; habitat; equitable development; placemaking; and social cohesion. To accomplish goals within these areas, the pilot area 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.

**ATTACHMENTS:**

- A. Gateway, Lents Town Center, North Macadam, Oregon Convention Center, and South Park Blocks URAs FY 2011-2012 Adopted Budgets
- B. Portland Oregon Sustainability Institute, EcoDistrict Diagram
- C. Project Summary

### 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
<b>Gateway Regional Center URA</b>						
<b>Resources</b>						
Beginning Fund Balance	2,294,762	2,338,432	1,352,353	701,962	57,911	365,886
Federal and Other Grants	230,000	208,500	0	150,000	150,000	150,000
Interest on Investments	7,000	7,000	8,000	9,000	2,000	2,000
Loan Collections	18,402	18,402	14,478	10,555	10,555	10,555
Reimbursements	280,000	0	0	0	0	0
TIF Proceeds	3,167,203	2,990,410	9,028,231	3,943,494	2,695,420	2,195,063
<b>Total Fund Resources</b>	<b>5,997,367</b>	<b>5,562,744</b>	<b>10,403,062</b>	<b>4,815,011</b>	<b>2,915,886</b>	<b>2,723,504</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
Finance Admin						
H98001 Debt Management	10,000	10,000	10,000	10,000	10,000	10,000
Strategic Planning/Policy & Prgm Dvlpmt						
H14403 Gateway Community Outreach	3,000	0	0	0	0	0
<b>Administration Total</b>	<b>13,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Business Development</b>						
Business Lending						
H79020 Business Finance	150,000	150,000	150,000	150,000	150,000	150,000
Cluster Industry Development						
H28089 Lean Manufacturing	0	25,000	25,000	25,000	25,000	0
H72026 Cluster Development	11,000	200,000	100,000	100,000	100,000	100,000
H79100 Site Recruitment	0	14,250	14,250	14,250	0	0
Small Business & Entrepreneurship						
H79080 Business Development	90,000	150,000	150,000	150,000	100,000	100,000
<b>Business Development Total</b>	<b>251,000</b>	<b>539,250</b>	<b>439,250</b>	<b>439,250</b>	<b>375,000</b>	<b>350,000</b>
<b>Housing</b>						
PHB Housing						
H20017 Ventura Park	21,619	310,000	90,000	0	0	0
H89034 Gateway/Glisan	25,000	514,000	5,500,000	0	0	0
H89035 Homeownership Development	0	0	100,000	100,000	0	0
<b>Housing Total</b>	<b>46,619</b>	<b>824,000</b>	<b>5,690,000</b>	<b>100,000</b>	<b>0</b>	<b>0</b>
<b>Infrastructure</b>						
Parks						
H14387 Gateway Urban Plaza	250,000	0	0	0	0	0
Public Facilities						
H14392 Receiving Center Property	83,000	2,000	2,000	2,000	2,000	2,000
Transportation						
H14389 Central Gateway Redevelopment Strategy	530,000	883,000	120,000	0	0	0
H14394 Gateway Transit Center	5,000	0	0	0	0	0
<b>Infrastructure Total</b>	<b>868,000</b>	<b>885,000</b>	<b>122,000</b>	<b>2,000</b>	<b>2,000</b>	<b>2,000</b>
<b>Property Redevelopment</b>						
Commercial Real Estate Lending						
H28030 Redevelopment Loan Projects	250,000	250,000	500,000	250,000	250,000	0
Community Redevelopment Grants						
H27001 Storefront Grants	100,000	100,000	100,000	100,000	100,000	100,000
H27050 DOS Grants	100,000	50,000	50,000	50,000	50,000	50,000
H79025 Green Business Grants	0	75,000	100,000	100,000	75,000	50,000
Property Redevelopment						
H14390 Mixed Use Development/Acquisition	710,000	254,400	1,085,000	2,910,000	1,260,000	1,372,000
H14403 Gateway Community Outreach	0	3,000	3,000	3,000	3,000	3,000
<b>Property Redevelopment Total</b>	<b>1,160,000</b>	<b>732,400</b>	<b>1,838,000</b>	<b>3,413,000</b>	<b>1,738,000</b>	<b>1,575,000</b>
<b>Total Program Expenditures</b>	<b>2,338,619</b>	<b>2,990,650</b>	<b>8,099,250</b>	<b>3,964,250</b>	<b>2,125,000</b>	<b>1,937,000</b>

### Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
Personal Services	288,379	433,949	288,333	142,713	76,500	69,732
Transfers - Indirect	934,511	671,711	1,105,277	547,067	293,250	267,306
PHB Staff/Admin	111,826	114,081	208,240	103,070	55,250	50,362
<b>Total Fund Expenditures</b>	<b>3,673,335</b>	<b>4,210,391</b>	<b>9,701,100</b>	<b>4,757,100</b>	<b>2,550,000</b>	<b>2,324,400</b>
Contingency	2,324,032	1,352,353	701,962	57,911	365,886	399,104
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>5,997,367</b>	<b>5,562,744</b>	<b>10,403,062</b>	<b>4,815,011</b>	<b>2,915,886</b>	<b>2,723,504</b>

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
<b>Lents Town Center URA</b>						
<b>Resources</b>						
Beginning Fund Balance	15,840,480	7,239,271	315,207	162,866	169,556	1,466,616
Federal and Other Grants	0	250,000	0	0	0	0
Interest on Investments	60,000	6,000	7,000	5,000	5,000	5,000
Loan Collections	113,096	108,000	108,000	108,000	108,000	108,000
Miscellaneous	315,850	0	0	0	0	0
Property Income	0	1,151,264	0	0	0	0
Reimbursements	2,500	0	0	0	0	0
TIF Proceeds	7,432,699	8,217,702	16,048,121	15,082,515	11,593,285	5,141,107
<b>Total Fund Resources</b>	<b>23,764,625</b>	<b>16,972,237</b>	<b>16,478,328</b>	<b>15,358,381</b>	<b>11,875,841</b>	<b>6,720,723</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
Finance Admin						
H98001 Debt Management	10,000	10,000	10,000	10,000	10,000	10,000
<b>Administration Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Business Development</b>						
Business Lending						
H79020 Business Finance	1,000,000	800,000	900,000	900,000	900,000	850,000
Cluster Industry Development						
H28069 Lean Manufacturing	0	30,000	30,000	30,000	30,000	30,000
H28070 Green Innovation Park	0	185,000	0	0	0	0
H72026 Cluster Development	0	30,000	30,000	30,000	30,000	30,000
H79100 Site Recruitment	0	38,000	38,000	38,000	0	0
Small Business & Entrepreneurship						
H79060 Business Development	177,000	200,000	200,000	200,000	200,000	200,000
<b>Business Development Total</b>	<b>1,177,000</b>	<b>1,283,000</b>	<b>1,198,000</b>	<b>1,198,000</b>	<b>1,160,000</b>	<b>1,110,000</b>
<b>Housing</b>						
PHB Housing						
H20023 Holgate House	0	1,076,147	0	0	0	0
H20027 PCRI Scattered Sites 2 (NOFA)	0	88,882	0	0	0	0
H20032 Raymond St Apt	0	1,114,000	0	0	0	0
H33441 Dahlia Commons Homeownership	598,515	1,354,000	0	0	0	0
H33442 Habitat for Humanity #3	20,094	7,615	0	0	0	0
H37930 Scat Site Home Rehab & Subs HAP	723,000	152,000	0	0	0	0
H89010 Home Repair Projects	420,571	644,354	434,784	544,354	294,354	444,354
H89015 Rental Rehabilitation Projects	200,000	0	0	0	0	0
H89020 Home Buyer Assistance	709,930	400,000	700,000	800,000	700,000	700,000
H89030 Affordable Rental Housing	0	940,000	250,000	250,000	1,000,000	250,000
H89031 The Glen Apartments	1,498,764	0	0	0	0	0
H89032 Beyer Court Apartments	0	330,872	0	0	0	0
<b>Housing Total</b>	<b>4,170,874</b>	<b>6,107,870</b>	<b>1,384,784</b>	<b>1,594,354</b>	<b>1,994,354</b>	<b>1,394,354</b>
<b>Infrastructure</b>						
Parks						
H13125 Parks Public Improvements	270,000	265,000	1,175,000	100,000	100,000	100,000
Transportation						
H26714 Streets/Sidewalks LID	45,000	377,000	578,000	0	0	0
H26715 Neighborhood Trans Safety Improvements	1,271,000	2,200,000	2,300,000	550,000	0	0
<b>Infrastructure Total</b>	<b>1,586,000</b>	<b>2,842,000</b>	<b>4,053,000</b>	<b>650,000</b>	<b>100,000</b>	<b>100,000</b>
<b>Property Redevelopment</b>						
Commercial Real Estate Lending						
H28030 Redevelopment Loan Projects	560,000	300,000	300,000	300,000	300,000	300,000
Community Redevelopment Grants						



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	300,000	300,000	300,000	250,000	250,000
H27050 DOS Grants	100,000	75,000	75,000	75,000	50,000	50,000
H28031 Clean Energy Program	600,000	400,000	0	0	0	0
H60052 LTC Comm Livability Grants	250,000	250,000	300,000	300,000	200,000	190,000
H79025 Green Business Grants	125,000	125,000	125,000	125,000	125,000	125,000
<b>Property Redevelopment</b>						
H10020 Neighborhood Cleanup	0	50,000	0	0	0	0
H12209 LTC Town Cntr Redevelopment	2,065,000	1,197,564	2,940,000	1,835,000	1,285,000	500,000
H12212 Johnson Creek Industrial Area Revitalization	100,000	100,000	430,000	4,400,000	1,000,000	1,000,000
H60008 SE 92nd Redevelopment	300,000	500,000	2,250,000	1,200,000	1,200,000	250,000
H60050 Foster Road Redevelopment	1,500,000	13,700	0	670,000	1,000,000	0
H60053 LTC Station Area Redevelopment	0	0	75,000	0	0	0
<b>Property Redevelopment Total</b>	<b>5,900,000</b>	<b>3,311,264</b>	<b>6,795,000</b>	<b>9,205,000</b>	<b>5,410,000</b>	<b>2,665,000</b>
<b>Total Program Expenditures</b>	<b>12,843,874</b>	<b>13,554,134</b>	<b>13,440,784</b>	<b>12,657,354</b>	<b>8,674,354</b>	<b>5,279,354</b>
Personal Services	536,448	859,882	670,390	455,665	312,277	190,057
Transfers - Indirect	2,404,942	1,500,338	1,864,828	1,746,715	1,197,061	728,551
PHB Staff/Admin	740,090	742,676	349,460	329,091	225,533	137,263
<b>Total Fund Expenditures</b>	<b>16,525,354</b>	<b>16,657,030</b>	<b>16,315,462</b>	<b>15,188,825</b>	<b>10,409,225</b>	<b>6,335,225</b>
Contingency	7,239,271	315,207	162,866	169,556	1,466,616	385,498
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>23,764,625</b>	<b>16,972,237</b>	<b>16,478,328</b>	<b>15,358,381</b>	<b>11,875,841</b>	<b>6,720,723</b>

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
<b>Convention Center URA</b>						
<b>Resources</b>						
Beginning Fund Balance	3,054,495	2,494,421	1,856,034	2,057,520	30,867	294,814
Interest on Investments	75,000	50,000	25,000	0	0	0
Loan Collections	527,079	325,000	300,000	300,000	300,000	300,000
Property Income	208,000	1,003,827	0	0	0	0
TIF Proceeds	7,495,500	20,495,500	19,198,939	0	0	0
<b>Total Fund Resources</b>	<b>11,360,074</b>	<b>24,368,748</b>	<b>21,379,973</b>	<b>2,357,520</b>	<b>330,867</b>	<b>594,814</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
Finance Admin						
H98001 Debt Management	27,250	28,613	30,044	30,044	30,044	30,044
Strategic Planning/Policy & Prgm Dvlpmt						
H60041 Eastside Central City Plan	141,173	0	0	0	0	0
Urban Renewal Plan Area Development						
H60042 N/NE Economic Dev Initiative	85,792	45,660	0	0	0	0
<b>Administration Total</b>	<b>254,215</b>	<b>74,273</b>	<b>30,044</b>	<b>30,044</b>	<b>30,044</b>	<b>30,044</b>
<b>Business Development</b>						
Business Lending						
H79020 Business Finance	512,500	500,000	500,000	0	0	0
Cluster Industry Development						
H72026 Cluster Development	0	200,000	200,000	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
Small Business & Entrepreneurship						
H72030 Neighborhood Economic Development	100,000	100,000	100,000	0	0	0
<b>Business Development Total</b>	<b>632,500</b>	<b>838,000</b>	<b>838,000</b>	<b>38,000</b>	<b>0</b>	<b>0</b>
<b>Housing</b>						
PHB Housing						
H19032 King/Parks Affordable Housing	250,000	1,351,100	0	0	0	0
H80002 MFH - 2nd and Wasco	5,000	8,000	0	0	0	0
H80003 Lloyd Cascadian Phase II	3,000	3,500	0	0	0	0
H80026 Grant Warehouse - Affordable Housing	285,392	0	0	0	0	0
H80042 OCC Miracles Club	3,151,863	0	0	0	0	0
H80043 Rose Qtr Afford Rental Housing	89,000	0	0	0	0	0
H89030 Affordable Rental Housing	0	100,000	0	0	0	0
H89049 McCoy Apartments Rehab	989,455	1,300,000	0	0	0	0
<b>Housing Total</b>	<b>4,773,710</b>	<b>2,762,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Infrastructure</b>						
Public Facilities						
H25537 MLK Jr Blvd Gateway Improve	290,000	500,000	0	0	0	0
Transportation						
H28072 Rose Quarter Connection	0	0	150,000	0	0	0
<b>Infrastructure Total</b>	<b>290,000</b>	<b>500,000</b>	<b>150,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
Commercial Real Estate Lending						
H25533 Vanport Redevelopment	15,000	0	0	0	0	0
H25610 Bee Car Rental Redevelopment	7,000	0	0	0	0	0
H28030 Redevelopment Loan Projects	700,000	0	160,000	0	0	0
Community Redevelopment Grants						
H27001 Storefront Grants	300,000	250,000	150,000	0	0	0
H27050 DOS Grants	60,000	30,000	30,000	0	0	0
<b>Property Redevelopment</b>						

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
H11601 Community Outreach	80,000	5,000	5,000	0	0	0
H11602 Property Management	0	75,000	75,000	0	0	0
H16237 HQ Hotel/Blocks 43/26	150,000	3,193,986	0	0	0	0
H25606 Lloyd Commercial Development	0	0	4,044,000	0	0	0
H25612 King/Parks Commercial	0	700,000	0	0	0	0
H25613 Rose Quarter Revitalization	430,000	8,844,000	10,400,000	1,500,000	0	0
H28079 Eco District Commercial Retro	0	200,000	0	0	0	0
H58998 Inn At Convention Center	0	1,030,955	0	0	0	0
H61005 Eco District	70,000	70,000	220,000	0	0	0
Property Redevelopment Total	1,812,000	14,398,941	15,084,000	1,500,000	0	0
<b>Total Program Expenditures</b>	<b>7,762,425</b>	<b>18,573,814</b>	<b>16,102,044</b>	<b>1,568,044</b>	<b>30,044</b>	<b>30,044</b>
Personal Services	422,294	817,480	579,674	256,450	1,442	1,442
Transfers - Indirect	1,164,340	2,873,053	2,222,082	500,390	3,846	3,846
PHB Staff/Admin	372,528	248,367	418,653	1,769	721	721
<b>Total Fund Expenditures</b>	<b>9,721,587</b>	<b>22,512,714</b>	<b>19,322,453</b>	<b>2,326,653</b>	<b>36,053</b>	<b>36,053</b>
Contingency	1,638,487	1,856,034	2,057,520	30,867	294,814	558,761
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>11,360,074</b>	<b>24,368,748</b>	<b>21,379,973</b>	<b>2,357,520</b>	<b>330,867</b>	<b>594,814</b>

Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
<b>South Park Blocks URA</b>						
<b>Resources</b>						
Beginning Fund Balance	18,327,122	5,801,939	2,833,864	4,127	245,527	454,194
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
<b>Total Fund Resources</b>	<b>20,265,854</b>	<b>5,925,339</b>	<b>2,952,264</b>	<b>255,527</b>	<b>464,194</b>	<b>627,305</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
Finance Admin						
H98001 Debt Management	10,000	10,000	10,000	10,000	10,000	10,000
Strategic Planning/Policy & Prgm Dvlpmt						
H92110 Westside/Central City Study	19,787	0	0	0	0	0
<b>Administration Total</b>	<b>29,787</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Business Development</b>						
<b>Business Lending</b>						
H79020 Business Finance	1,017,956	270,000	0	0	0	0
Cluster Industry Development						
H70021 Oregon Sustainability Center	6,700,000	0	0	0	0	0
<b>Business Development Total</b>	<b>7,717,956</b>	<b>270,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Housing</b>						
PHB Housing						
H12027 Jefferson West Apartments	86,000	86,000	86,000	0	0	0
H12035 Martha Washington	281,156	0	0	0	0	0
H12036 Admiral Apartments	370,000	0	0	0	0	0
H12037 Chaucer	2,615,000	35,000	0	0	0	0
H34510 SPB Section 8 Preservation	0	1,946,254	1,181,000	0	0	0
H34525 University Place	315,622	0	0	0	0	0
<b>Housing Total</b>	<b>3,667,778</b>	<b>2,067,254</b>	<b>1,267,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Infrastructure</b>						
Transportation						
H12099 SPB Streetcar/Scapes Imp	50,000	100,000	1,350,000	0	0	0
<b>Infrastructure Total</b>	<b>50,000</b>	<b>100,000</b>	<b>1,350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redevelopment</b>						
Commercial Real Estate Lending						
H28030 Redevelopment Loan Projects	708,000	0	0	0	0	0
Community Redevelopment Grants						
H27001 Storefront Grants	200,000	118,000	0	0	0	0
Property Redevelopment						
H10221 Transit Mall Revitalization	112,427	0	0	0	0	0
H12101 Downtown Retail Strategy	124,000	0	0	0	0	0
<b>Property Redevelopment Total</b>	<b>1,144,427</b>	<b>118,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Program Expenditures</b>	<b>12,609,948</b>	<b>2,565,254</b>	<b>2,627,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
Personal Services	270,366	245,047	94,572	0	0	0
Transfers - Indirect	1,342,735	46,701	158,263	0	0	0
PHB Staff/Admin	296,520	234,473	68,302	0	0	0
<b>Total Fund Expenditures</b>	<b>14,519,569</b>	<b>3,091,475</b>	<b>2,948,137</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
Contingency	5,746,285	2,833,864	4,127	245,527	454,194	617,305
Ending Fund Balance	0	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
<b>Total Requirements</b>	<b>20,265,854</b>	<b>5,925,339</b>	<b>2,952,264</b>	<b>255,527</b>	<b>464,194</b>	<b>627,305</b>

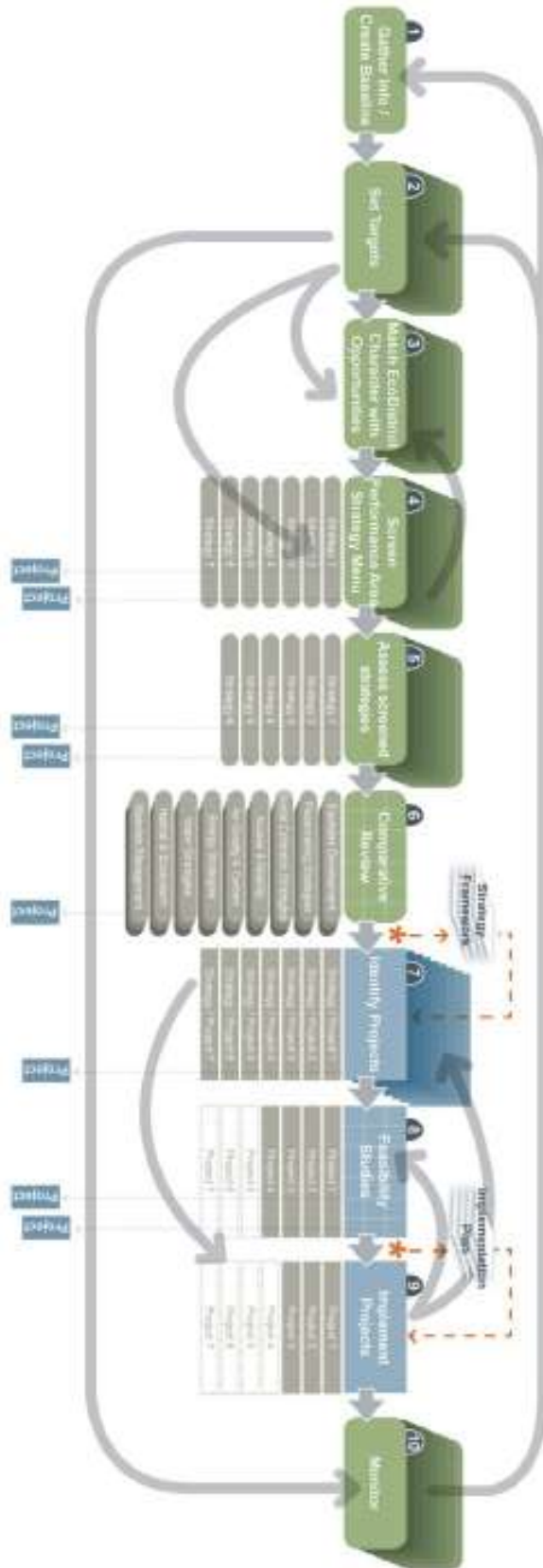
Five-Year Forecast Project Requirements

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
<b>North Macadam URA</b>						
<b>Resources</b>						
Beginning Fund Balance	8,012,556	3,980,048	672,225	22,447	234,498	273,002
Fees and Charges	308,880	315,472	324,309	333,397	348,341	358,841
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	9,939,811	8,717,552	26,154,744	4,119,625	4,399,283	3,012,464
<b>Total Fund Resources</b>	<b>19,955,129</b>	<b>13,181,952</b>	<b>27,320,158</b>	<b>4,644,349</b>	<b>5,151,002</b>	<b>3,812,987</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
Finance Admin						
H98001 Debt Management	32,000	32,000	32,000	32,000	32,000	32,000
Strategic Planning/Policy & Prgm Dvlpmnt						
H92110 Westside/Central City Study	19,787	0	0	0	0	0
<b>Administration Total</b>	<b>51,787</b>	<b>32,000</b>	<b>32,000</b>	<b>32,000</b>	<b>32,000</b>	<b>32,000</b>
<b>Business Development</b>						
Business Lending						
H79020 Business Finance	0	700,000	700,000	700,000	700,000	450,000
Cluster Industry Development						
H81000 Bio-Tech Build-Out	450,000	425,000	0	0	0	0
H81016 PSU Wetlab Project	1,198,585	0	0	0	0	0
H79100 Site Recruitment	0	14,250	14,250	14,250	0	0
<b>Business Development Total</b>	<b>1,646,585</b>	<b>1,139,250</b>	<b>714,250</b>	<b>714,250</b>	<b>700,000</b>	<b>450,000</b>
<b>Housing</b>						
PHB Housing						
H10543 Affordable Veterans Housing	7,100,000	5,300,000	11,426,843	0	0	0
<b>Housing Total</b>	<b>7,100,000</b>	<b>5,300,000</b>	<b>11,426,843</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Infrastructure</b>						
<b>Parks</b>						
H10518 Central District Greenway Design And Construction	100,000	3,735,415	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
<b>Public Facilities</b>						
H28071 OHSU Life Sciences Center	0	0	0	1,703,625	0	0
<b>Transportation</b>						
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
H81002 Light Rail	0	0	10,000,000	0	0	0
H81003 South Portal Design	400,000	0	0	0	0	0
<b>Infrastructure Total</b>	<b>1,702,717</b>	<b>3,735,415</b>	<b>10,000,000</b>	<b>2,353,625</b>	<b>2,758,000</b>	<b>2,000,000</b>
<b>Property Redevelopment</b>						
<b>Commercial Real Estate Lending</b>						
H11063 RiverPlace Lot 3 Redevelopment	60,000	0	0	0	0	0
H28030 Redevelopment Loan Projects	0	225,000	225,000	225,000	225,000	225,000
<b>Community Redevelopment Grants</b>						
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
<b>Property Redevelopment</b>						
H10510 NMAC Implement Coord	45,000	50,000	0	0	0	0
H11062 RiverPlace Lot 8 Parcel Develop	15,000	50,000	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
H61004 Pre-Development	284,500	200,000	200,000	200,000	200,000	200,000
<b>Property Redevelopment Total</b>	<b>414,500</b>	<b>690,000</b>	<b>375,000</b>	<b>375,000</b>	<b>375,000</b>	<b>375,000</b>
<b>Total Program Expenditures</b>	<b>10,915,589</b>	<b>10,896,665</b>	<b>22,748,093</b>	<b>3,674,875</b>	<b>4,065,000</b>	<b>3,057,000</b>
Personal Services	251,567	488,932	818,931	132,296	146,340	110,052
Debt Service	3,100,000	0	0	0	0	0
Transfers - Indirect	1,429,897	772,253	3,139,237	507,133	560,970	421,866
PHB Staff/Admin	278,028	353,877	501,450	95,547	105,690	79,482
<b>Total Fund Expenditures</b>	<b>15,975,081</b>	<b>12,509,727</b>	<b>27,297,711</b>	<b>4,409,851</b>	<b>4,878,000</b>	<b>3,668,400</b>
Contingency	3,980,048	672,225	22,447	234,498	273,002	144,587
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>19,955,129</b>	<b>13,181,952</b>	<b>27,320,158</b>	<b>4,644,349</b>	<b>5,151,002</b>	<b>3,812,987</b>

### ECODISTRICT ASSESSMENT METHOD





## PROJECT SUMMARY

- Project Name:** EcoDistrict
- Description:** A comprehensive strategy to accelerate sustainable development at the neighborhood scale.
- Location:** Multiple districts
- URA:** Gateway, Lents, North Macadam, Oregon Convention Center, South Park Blocks
- Current Phase:** Project assessment and implementation; community governance
- Next Milestone:** Project implementation and private sector outreach
- Completion Target:** 2012
- Outcome:** Pilot district and project implementation
- Site/Project Map:**

