



**DATE:** October 10, 2012  
**TO:** Board of Commissioners  
**FROM:** Patrick Quinton, Executive Director  
**SUBJECT:** Report Number 12-36

Authorizing a Grant Agreement with Portland + Oregon Sustainability Institute in an Amount Not to Exceed \$105,000 for Delivery of Sustainability Activities, Including EcoDistrict Development within the Pilot Areas in North Macadam, Lents Town Center, and Gateway Regional Center Urban Renewal Areas

### **BOARD ACTION REQUESTED**

Adopt Resolution No. 6974

### **ACTION DESCRIPTION**

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 \$105,000 for the delivery of pilot EcoDistrict-related developments. 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 is \$942,000, greater than the \$500,000 expenditure authority of the Executive Director.

POSI's EcoDistrict initiative was developed as a three-year partnership with the City of Portland (City) and PDC starting in FY 2009-2010. Based on this partnership, it was anticipated FY 2011-2012 would be the final year of significant grant agreement investment; however, this fourth year of incremental investment in the South Waterfront (North Macadam Urban Renewal Area (URA)), Growing Gateway (Gateway URA), and Foster Green (Lents URA) pilot areas will ensure projects are actively under way across the five pilot areas identified at the beginning of the initiative.

### **BACKGROUND AND CONTEXT**

In 2008, members of Portland City Council (City Council) including Mayor Adams 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 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 eight EcoDistrict performance areas. Development of the EcoDistrict pilot areas, projects, and private sector involvement are action items in the 2009 City of Portland

*Economic Development Strategy: A Five-Year Plan for Promoting Job Creation and Economic Growth* as approved by the Board and City Council. The grant agreement was reviewed by the PDC Financial Investment Committee and recommended for approval to the PDC Executive Director and Board.

Deliverables and outcomes resulting from POSI grant agreement activities and the EcoDistrict initiative to date include:

- EcoDistrict Framework and related toolkits
- Annual EcoDistrict Summit with national and global attendance
- Stakeholder-led stewardship organizations in each of the five pilot areas
- Project feasibility/identification
  - Lloyd – district energy feasibility, energy efficiency retrofit scope, integrated infrastructure roadmap (water, energy, wastewater)
  - South of Market – district energy feasibility, grant funding secured (Bullitt Foundation and PSU Institute for Sustainable Solutions) for comprehensive EcoDistrict Assessment
  - South Waterfront – district energy feasibility, smart grid and bike sharing scope
  - Gateway – full EcoDistrict Assessment and re-energize energy retrofit scope
  - Lents – full EcoDistrict Assessment and Foster Lents Integrated Partnership coordination
- Projects under way
  - Lloyd – Rose Quarter district energy, Holladay Green Street, energy efficiency retrofit program with key district property owners and Northwest Energy Efficiency Alliance
  - South Waterfront – Integrated infrastructure analysis with Oregon Health & Science University (OHSU) and Zidell property

### **COMMUNITY AND PUBLIC BENEFIT**

PDC's investment in POSI and the EcoDistricts initiative supports the City's green economy, jobs, and development 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 assessment completed for the neighborhood pilots, including identification of a neighborhood commercial energy retrofit program, and a green infrastructure analysis under way with OHSU and Zidell for the North District of South Waterfront.

### **PUBLIC PARTICIPATION AND FEEDBACK**

Over the last three years, POSI has undertaken significant outreach to district stakeholders, clean technology professionals, the general public, and an international audience of practitioners via:

- Annual EcoDistrict Summit – convening of nearly 500 practitioners and stakeholders to discuss new models for innovation at the district scale
- EcoDistricts Institute – an executive level training program for municipal, non-government organizations, and development professionals leading district-scale sustainable development projects across North America
- Mayor's Subcabinet and Technical Advisory Committee – development and refinement of EcoDistrict Framework and related documents
- Meetings with the district stakeholders and formation of governance associations:
  - Lloyd EcoDistrict and related Lloyd District Transportation Management Association

- Portland State University and adjacent property owners and partners
- South Waterfront Community Association and OHSU
- Lents URA Committee and Foster Green Steering Committee
- Gateway URA Committee and 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. On October 31, 2012, the Bureau of Planning and Sustainability (BPS) together with pilot area stakeholders will present a resolution to City Council seeking designation as EcoDistricts and offering technical assistance and support from the City.

POSI anticipates conducting similar ongoing outreach at a local, national, and international level.

**BUDGET AND FINANCIAL INFORMATION**

This action commits PDC to allocate \$77,500 across three URAs and administer \$27,500 of BPS resources to be conveyed to PDC via an Intergovernmental Agreement. A detailed breakdown of resources is as follows:

<b>Projects</b>	<b>PDC Sources</b>	<b>Budget</b>	<b>BPS Sources</b>
(1) No Macadam/ South Waterfront	\$27,500	NMAC – P32550515 – <i>EcoDistrict</i>	\$12,500
(2) Lents/Foster Green	\$25,000	Lents URA – P36051215 – <i>Johnson Creek Industrial Area Revitalization</i>	--
(3) Gateway	\$25,000	Gateway URA – N38028915 – <i>Central Gateway Redevelopment Strategy</i>	--
(4) General Fund	--		\$15,000
<b>Total</b>	<b>\$77,500</b>		<b>\$27,500</b>

Resources are available in the various URA Adopted FY 2012-2013 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. In FY 2011-2012, PDC provided grant assistance to POSI in the amount of \$200,000. The total aggregate expenditure by PDC on grants for this entity on this project and others over multiple fiscal years is \$942,000.

**RISK ASSESSMENT**

The proposed grant agreement has been discussed with the Mayor’s Office and BPS. 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 project specific technical reports (e.g., district energy, district stormwater, or wastewater management studies, etc.) and implementation as determined by resource availability and stakeholder input.

POSI has or will actively pursue foundation and private partner matching project resources as outlined in the proposed scope of work. POSI has also leveraged other resources to cover an annual operating budget and program, including \$25,000 from Portland State University, approximately \$100,000 from Summit revenues and approximately \$200,000 from foundations or other private sponsors.

**ALTERNATIVE ACTIONS**

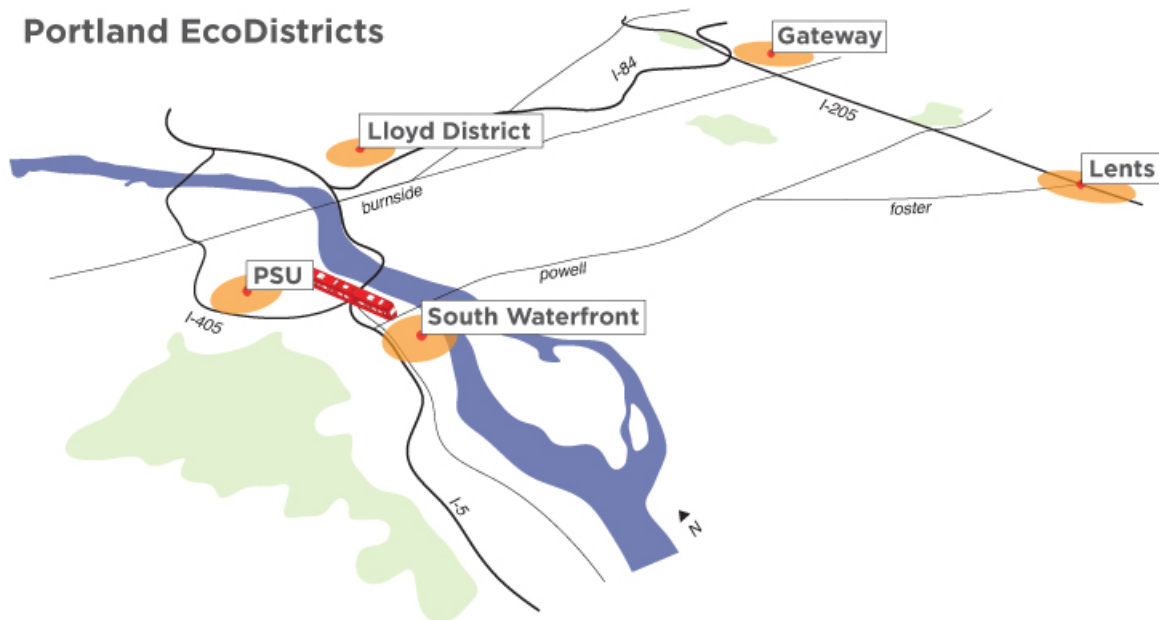
The Board could elect not to authorize entering into this grant agreement. If the Board elects not to authorize the grant agreement, POSI's activities in the three pilot district areas would be unfunded and the initiative and any related projects may be significantly delayed. POSI may also lose any matching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

**ATTACHMENTS**

- A. Project Summary and Map
- B. Gateway, Lents Town Center, and North Macadam URAs FY 2012-2013 Approved Budgets

### PROJECT SUMMARY AND MAP

- 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 development with private sector and industry partnership
- Next Milestone:** Project implementation
- Completion Target:** 2013
- Outcome:** Pilot district and project implementation across all five pilots identified in 2009
- Site/Project Map:**



**URA Financial Summaries**

**Five-Year Forecast Project Requirements Detail**

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>Gateway Regional Center URA</b>						
<b>Resources</b>						
Beginning Fund Balance	3,593,460	2,740,312	2,190,830	1,536,776	1,116,358	1,310,744
Interest on Investments	7,000	8,000	9,000	2,000	2,000	2,000
Intergovernmental Revenues	208,500	0	0	0	0	0
Loan Collections	22,702	11,011	17,802	18,419	18,419	18,419
Long Term Debt	0	3,200,000	1,500,000	555,000	0	0
Reimbursements	1,706	0	0	0	0	0
Short Term Debt	3,315,963	2,705,290	2,634,138	2,455,337	2,626,147	1,625,463
<b>Total Fund Resources</b>	<b>7,149,331</b>	<b>8,664,613</b>	<b>6,351,770</b>	<b>4,567,532</b>	<b>3,762,924</b>	<b>2,956,626</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Urban Renewal Plan Area Develop</b>						
P38091015 Public Outreach-GTW-Adm	0	3,000	3,000	3,000	3,000	3,000
<b>Financial Administration</b>						
A45101380 Debt Management-GTW	10,000	10,000	10,000	10,000	10,000	10,000
<b>Administration Total</b>	<b>10,000</b>	<b>13,000</b>	<b>13,000</b>	<b>13,000</b>	<b>13,000</b>	<b>13,000</b>
<b>Business Dev</b>						
<b>Cluster Industry Development</b>						
B15100380 Cluster Development-GTW	200,000	100,000	100,000	100,000	100,000	100,000
B15102380 Site Recruitment-GTW	14,250	16,500	16,500	0	0	0
T01069380 Lean Manufacturing-GTW	25,000	25,000	25,000	25,000	0	0
<b>Business Lending</b>						
L02100380 BIF-General-GTW	150,000	150,000	150,000	150,000	150,000	150,000
<b>Small Business &amp; Entrepreneurs</b>						
B55900380 Community Development-GTW	150,000	100,000	100,000	100,000	100,000	100,000
<b>Business Dev Total</b>	<b>539,250</b>	<b>391,500</b>	<b>391,500</b>	<b>375,000</b>	<b>350,000</b>	<b>350,000</b>
<b>Infrastructure</b>						
<b>Public Facilities</b>						
N38028915 Central Gateway Redev-GTW-Adm	715,000	0	0	0	0	0
N38028215 Receiving Ctr Prop-GTW-Adm	17,015	0	0	0	0	0
<b>Transportation</b>						
N38028915 Central Gateway Redev-GTW-Adm	0	368,000	0	0	0	0
<b>Infrastructure Total</b>	<b>732,015</b>	<b>368,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15292380 Property Maintenance-GTW	0	2,000	2,000	2,000	2,000	2,000
H15430380 Affordable Rental Hsg-GTW	0	0	0	900,000	91,212	91,185
H15900380 PHB Staff & Admin-GTW	114,081	321,441	88,417	51,393	52,784	55,628
H15917380 Ventura Park-GTW	144,200	315,440	0	0	0	0
H15934380 Gateway/Glisan-GTW	1,414,000	2,800,000	1,000,000	0	0	0
<b>Portland Hsg Bureau Total</b>	<b>1,672,281</b>	<b>3,438,881</b>	<b>1,090,417</b>	<b>953,393</b>	<b>145,996</b>	<b>148,813</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						
P38059015 Commercial Dev-GTW-Adm	222,034	1,000,000	2,150,000	1,100,000	1,000,000	1,000,000
P38059017 Commercial Dev-GTW-Pred	120,400	0	0	0	0	0
P38059019 Commercial Dev-GTW-mgmt	32,366	0	0	0	0	0
P38091015 Public Outreach-GTW-Adm	3,000	0	0	0	0	0
<b>Commercial Real Estate Lending</b>						
R01100380 CPRL-General-GTW	250,000	200,000	200,000	200,000	200,000	200,000
<b>Community Redevelopment Grants</b>						
G02100380 DOS-General-GTW	50,000	50,000	50,000	50,000	50,000	50,000
G03100380 SIP-General-GTW	100,000	100,000	100,000	100,000	100,000	100,000

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>Lents Town Center URA</b>						
<b>Resources</b>						
Beginning Fund Balance	12,789,088	4,348,747	5,583,896	7,647,483	3,745,500	5,003,412
Interest on Investments	6,000	7,000	5,000	5,000	5,000	5,000
Loan Collections	149,000	173,000	173,000	173,000	173,000	173,000
Long Term Debt	0	9,000,000	8,500,000	0	2,868,963	0
Property Income	20,000	0	0	0	0	0
Reimbursements	0	300,000	0	0	0	0
Short Term Debt	7,562,840	6,561,365	6,612,917	6,593,963	7,169,513	6,500,482
<b>Total Fund Resources</b>	<b>20,526,926</b>	<b>20,390,112</b>	<b>20,874,813</b>	<b>14,419,446</b>	<b>13,961,976</b>	<b>11,681,894</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Urban Renewal Plan Area Develo</b>						
P36091015 Public Outreach-LTC-Adm	0	1,000	1,000	1,000	1,000	1,000
<b>Financial Administration</b>						
A45101360 Debt Management-LTC	10,000	10,000	10,000	10,000	10,000	10,000
<b>Administration</b>	<b>Total</b>	<b>10,000</b>	<b>11,000</b>	<b>11,000</b>	<b>11,000</b>	<b>11,000</b>
<b>Business Dev</b>						
<b>Cluster Industry Development</b>						
B15100360 Cluster Development-LTC	30,000	30,000	30,000	30,000	30,000	30,000
B15102360 Site Recruitment-LTC	38,000	16,500	16,500	0	0	0
B15202360 Green Innovation Park-LTC	185,000	0	0	0	0	0
T01069360 Lean Manufacturing-LTC	30,000	30,000	30,000	30,000	30,000	30,000
<b>Business Lending</b>						
L02100360 BIF-General-LTC	900,000	900,000	900,000	900,000	900,000	900,000
<b>Small Business &amp; Entrepreneurs</b>						
B55900360 Community Development-LTC	200,000	200,000	200,000	200,000	200,000	200,000
<b>Business Dev</b>	<b>Total</b>	<b>1,283,000</b>	<b>1,176,500</b>	<b>1,160,000</b>	<b>1,160,000</b>	<b>1,160,000</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N36012515 Parks Public Impr-LTC-Adm	265,000	200,000	900,000	0	0	0
<b>Transportation</b>						
N36031415 Street/Sidewalks LID-LTC-Adm	377,000	400,000	0	0	0	0
N36031515 Nbrhd Trans Safe Impr-LTC-Adm	2,200,000	0	0	0	0	0
N36031525 Foster-Woodstock-LTC-Adm	0	800,000	0	0	0	0
N36031535 122nd-Holgate/Ramona-LTC-Adm	0	1,000,000	0	0	0	0
N36031545 Foster-52nd to 82nd-LTC-Adm	0	0	1,000,000	1,000,000	0	0
N36032015 Lents Entryway-LTC-Adm	0	600,000	0	0	0	0
<b>Infrastructure</b>	<b>Total</b>	<b>2,842,000</b>	<b>3,000,000</b>	<b>1,900,000</b>	<b>1,000,000</b>	<b>0</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15031360 The Glen Apartments-LTC	462,359	0	0	0	0	0
H15410360 Home Repair Projects-LTC	664,362	500,000	500,000	500,000	500,000	500,000
H15420360 Home Buyer Assistance-LTC	468,621	500,000	500,000	500,000	500,000	491,300
H15430360 Affordable Rental Hsg-LTC	940,000	500,000	0	1,000,000	2,091,300	0
H15900360 PHB Staff & Admin-LTC	742,676	552,205	654,283	888,599	884,133	674,284
H15923360 Holgate House-LTC	600,000	476,147	0	0	0	0
H15928360 PCRI Scot Sites 2 (NOFA)-LTC	88,882	0	0	0	0	0
H15931360 Scot Site Home Rehab-LTC	807,000	0	0	0	0	0
H15933360 Raymond St Apt-LTC	1,114,000	0	0	0	0	0
H15935360 Beyer Court Apts-LTC	330,872	0	0	0	0	0
H15941360 Svaboda Court Project-LTC	2,134,300	0	0	0	0	0
H15942360 Habitat for Humanity#3-LTC	7,615	0	0	0	0	0

Five-Year Forecast Project Requirements Detail

		FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Portland Hsg Bureau	Total	8,360,687	2,528,352	1,654,283	2,888,599	3,975,433	1,665,584
<b>Property Redevel</b>							
<b>Commercial Property Redevelopm</b>							
P36050815	SE 92nd Redevel-LTC-Adm	500,000	500,000	1,000,000	1,000,000	250,000	0
P36050817	SE 92nd Redevel-LTC-Pred	90,195	0	0	0	0	0
P36050819	SE 92nd Redevel-LTC-mgmt	3,700	0	0	0	0	0
P36050915	LTC Town Ctr Redevel-LTC-Adm	1,197,564	3,000,000	1,000,000	500,000	500,000	500,000
P36050916	LTC Town Ctr Redevel-LTC-Plan	600	0	0	0	0	0
P36050917	LTC Town Ctr Redevel-LTC-Pred	43,428	0	0	0	0	0
P36050918	LTC Town Ctr Redevel-LTC-Impl	2,493	0	0	0	0	0
P36050919	LTC Town Ctr Redevel-LTC-mgmt	278,982	0	0	0	0	0
P36051215	Jns Ck Ind Area Revit-LTC-Adm	0	500,000	2,000,000	200,000	200,000	1,000,000
P36051217	Jns Ck Ind Area Revit-LTC-Pred	100,000	0	0	0	0	0
P36052015	Neighborhood Cleanup-LTC-Adm	50,000	0	0	0	0	0
P36055015	Foster Road Redevel-LTC-Adm	13,700	45,000	1,000,000	1,000,000	0	1,000,000
P36091015	Public Outreach-LTC-Adm	1,000	0	0	0	0	0
<b>Commercial Real Estate Lending</b>							
R01100360	CPRL-General-LTC	300,000	300,000	300,000	300,000	300,000	300,000
<b>Community Redevelopment Grants</b>							
G01100360	CLG-General-LTC	108,000	300,000	300,000	200,000	200,000	200,000
G02100360	DOS-General-LTC	75,000	75,000	75,000	50,000	50,000	50,000
G03100360	SIP-General-LTC	620,000	300,000	500,000	500,000	500,000	500,000
G04100360	GFGP-General-LTC	125,000	125,000	125,000	125,000	125,000	125,000
G05100360	CEWP-General-LTC	688,680	0	0	0	0	0
	<b>Property Redevel Total</b>	<b>4,198,342</b>	<b>5,145,000</b>	<b>6,300,000</b>	<b>3,875,000</b>	<b>2,125,000</b>	<b>3,675,000</b>
<b>Total Program Expenditures</b>		<b>16,694,029</b>	<b>11,860,852</b>	<b>11,041,783</b>	<b>8,934,599</b>	<b>7,271,433</b>	<b>6,511,584</b>
Personal Services		859,882	850,269	525,479	418,246	405,591	366,595
Transfers - Indirect		1,500,338	2,095,095	1,660,068	1,321,101	1,281,540	1,158,088
PHB Staff/Admin		0	0	0	0	0	0
<b>Total Fund Expenditures</b>		<b>19,054,249</b>	<b>14,806,216</b>	<b>13,227,330</b>	<b>10,673,946</b>	<b>8,958,564</b>	<b>8,036,267</b>
Contingency		1,472,677	5,583,896	7,647,483	3,745,500	5,003,412	3,645,627
Ending Fund Balance		0	0	0	0	0	0
<b>Total Requirements</b>		<b>20,526,926</b>	<b>20,390,112</b>	<b>20,874,813</b>	<b>14,419,446</b>	<b>13,961,976</b>	<b>11,681,894</b>



Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>North Macadam URA</b>						
<b>Resources</b>						
Beginning Fund Balance	7,956,775	2,345,962	1,141,810	428,269	158,520	253,126
Fees and Charges	315,472	324,309	333,397	343,341	353,641	364,251
Interest on Investments	25,000	23,460	11,418	4,283	1,585	2,531
Loan Collections	166,935	128,882	128,882	128,882	128,882	128,882
Long Term Debt	3,750,000	16,000,000	0	0	0	562,892
Property Income	15,000	15,000	15,000	15,000	15,000	15,000
Short Term Debt	6,325,513	5,815,755	4,408,229	1,549,633	1,593,602	6,807,107
<b>Total Fund Resources</b>	<b>18,554,695</b>	<b>24,653,368</b>	<b>6,038,736</b>	<b>2,469,408</b>	<b>2,251,230</b>	<b>8,133,789</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101325 Debt Management-NMC	32,000	20,000	20,000	20,000	20,000	20,000
<b>Administration Total</b>	<b>32,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>Business Dev</b>						
<b>Cluster Industry Development</b>						
B15102325 Site Recruitment-NMC	14,250	32,000	32,000	0	0	0
B15701325 Bio-Tech Build-Out-NMC	575,000	0	0	0	0	0
<b>Business Lending</b>						
L02100325 BIF-General-NMC	700,000	500,000	500,000	400,000	285,000	430,000
<b>Business Dev Total</b>	<b>1,289,250</b>	<b>532,000</b>	<b>532,000</b>	<b>400,000</b>	<b>285,000</b>	<b>430,000</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N32511815 Central Dist Greenway-NMC-Adm	3,752,025	0	0	0	0	0
N32512615 Caruthers Park-NMC-Adm	367,161	0	0	0	0	0
N32514015 New Init - Parks & Gr-NMC-Adm	0	0	0	0	0	2,000,000
<b>Public Facilities</b>						
N32520115 Life Science Parking-NMC-Adm	0	0	1,703,625	0	0	0
<b>Transportation</b>						
N32530215 Light Rail-NMC-Adm	0	10,000,000	0	0	0	0
N32530315 South Portal Design-NMC-Adm	400,000	0	0	0	0	0
N32530415 N Dist Infra Conduit-NMC-Adm	300,000	0	0	0	0	0
N32530515 EcoDistrict Conduit-NMC-Adm	250,000	0	0	0	0	0
N32530615 Central Dist Infra-NMC-Adm	166,000	0	0	166,000	166,000	83,000
N32530715 Trans Strategy Dev-NMC-Adm	0	50,000	0	0	0	0
N32533715 Gibbs St Ped Bridge-NMC-Adm	578,000	0	0	0	0	0
N32534115 Trans Initiatives-NMC-Adm	0	50,000	50,000	50,000	50,000	2,000,000
<b>Infrastructure Total</b>	<b>5,813,186</b>	<b>10,100,000</b>	<b>1,753,625</b>	<b>216,000</b>	<b>216,000</b>	<b>4,083,000</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15430325 Affordable Rental Hsg-NMC	0	0	0	0	0	1,560,000
H15900325 PHB Staff & Admin-NMC	353,877	269,250	70,733	69,629	72,578	151,714
H15943325 Affordable Veterans Hsg-NMC	6,750,000	10,721,164	1,250,000	0	0	0
<b>Portland Hsg Bureau Total</b>	<b>7,103,877</b>	<b>10,990,414</b>	<b>1,320,733</b>	<b>69,629</b>	<b>72,578</b>	<b>1,711,714</b>
<b>Property Redevel</b>						
<b>Commercial Property Redevelopm</b>						
A35401325 Central City 2035-NMC	21,235	0	0	0	0	0
P32550515 Eco District-NMC-Adm	150,000	0	0	0	0	0
P32552215 CC 2035-NMC-Adm	0	116,221	0	0	0	0
P32556215 RiverPlace Lot 8 Rdv-NMC-Adm	50,000	0	0	0	0	0
P32556315 RiverPlace Lot 3 Rdv-NMC-Adm	50,000	35,000	0	0	0	0
P32558015 RiverPlace Prop Mgmt-NMC-Adm	15,000	0	0	0	0	0