



**DATE:** August 20, 2013  
**TO:** Board of Commissioners  
**FROM:** Patrick Quinton, Executive Director  
**SUBJECT:** Report Number 13-32  
Authorizing an Amendment to the Intergovernmental Agreement with the Portland Bureau of Planning and Sustainability and Portland Bureau of Transportation in an Amount Not to Exceed \$1,194,231 for the Central City 2035 Plan

### **BOARD ACTION REQUESTED**

Adopt Resolution No. 7020

### **ACTION DESCRIPTION**

This action will authorize the Executive Director to amend the Intergovernmental Agreement (IGA) adopted by resolution no. 6937 on June 13, 2012, between the Portland Development Commission (PDC), the Bureau of Planning and Sustainability (BPS), and the Bureau of Transportation (PBOT) to continue efforts culminating in the Central City 2035 plan. The proposed amendment is to extend the IGA one additional year to September 30, 2014, and increase the budget by \$294,231 to primarily fund West Quadrant planning. The proposed amendment would provide \$244,231 to BPS to fund Central City 2035 planning for the West and Southeast Quadrants, and \$50,000 to PBOT for revisions to the Central City Transportation Management Plan (CCTMP).

### **BACKGROUND AND CONTEXT**

The 1988 Central City Plan was the blueprint for public and private investments throughout the last 25 years, including those by PDC. The Central City 2035 plan will update the 1988 plan, guiding public and private investment in land use and development decisions for the Central City. It includes the development of three quadrant plans: North-Northeast (completed), West, and Southeast, each of which focuses on issues unique to each of these quadrants within the Central City (see a map of the quadrants in Attachment A). When complete, the Central City 2035 Plan will amend the City of Portland's (City) Comprehensive Plan, which includes land use plans, updates to zoning, and major transportation system plans. For PDC, an updated Central City Plan will guide the prioritization of future programs and projects. This amendment will continue PDC's financial support of BPS and PBOT in fiscal year (FY) 2013-14.

### **COMMUNITY AND PUBLIC BENEFIT**

This amendment is focused primarily on funding revisions to policy, land use, and zoning code to foster redevelopment and economic growth in Central City Urban Renewal Areas (URAs). In conjunction with updating the Central City 2035 plan, the CCTMP is being updated to address complex parking regulations. Updates to Central City 2035 could include changes to the zoning code to better facilitate development that focuses on job creation and equity.

**PUBLIC PARTICIPATION AND FEEDBACK**

Staff reviewed the proposed expenditure with urban renewal advisory committees and other interested parties as part of the FY 2013-14 budget process. In addition, the Central City 2035 effort has had, and will continue to have, extensive public participation, which includes engaging the business community and neighborhood residents. Full information is available on the Central City 2035 website at <http://www.portlandonline.com/bps/index.cfm?&c=47907>

**BUDGET AND FINANCIAL INFORMATION**

The amendment is funded through six URAs areas for FY 2013-14 based on the work to be completed and the amount of acreage each URA contains in the West and Southeast Quadrants:

URA	Central East Side	Downtown Waterfront	Interstate Corridor	North Macadam	Oregon Convention Center	River District	South Park Blocks	Education District	Totals
FY 2011-12	\$ 45,910	\$ 19,578	\$ 63,347	\$ 31,235	\$ 138,029	\$ 27,840	\$ 14,061	\$ -	\$ 340,000
FY 2012-13	\$ 33,428	\$ 95,846	\$ 30,767	\$ 116,221	\$ 67,522	\$ 163,895	\$ 52,320	\$ -	\$ 560,000
FY 2013-14	\$ 15,000	\$ 51,301	\$ -	\$ 87,016	\$ -	\$ 75,977	\$ 33,767	\$ 31,170	\$ 294,231
Total for IGA	\$ 94,338	\$ 166,725	\$ 94,114	\$ 234,472	\$ 205,551	\$ 267,712	\$ 100,148	\$ 31,170	\$ 1,194,231

PDC’s original contribution, which was contemplated at \$229,231, was accounted for in the FY 2013-14 Adopted Budget and the URA budgets in Attachment B. However, the scope of work and budget have increased by \$65,000 since then, which will require revising the FY 2013-14 budget this fall.

**RISK ASSESSMENT**

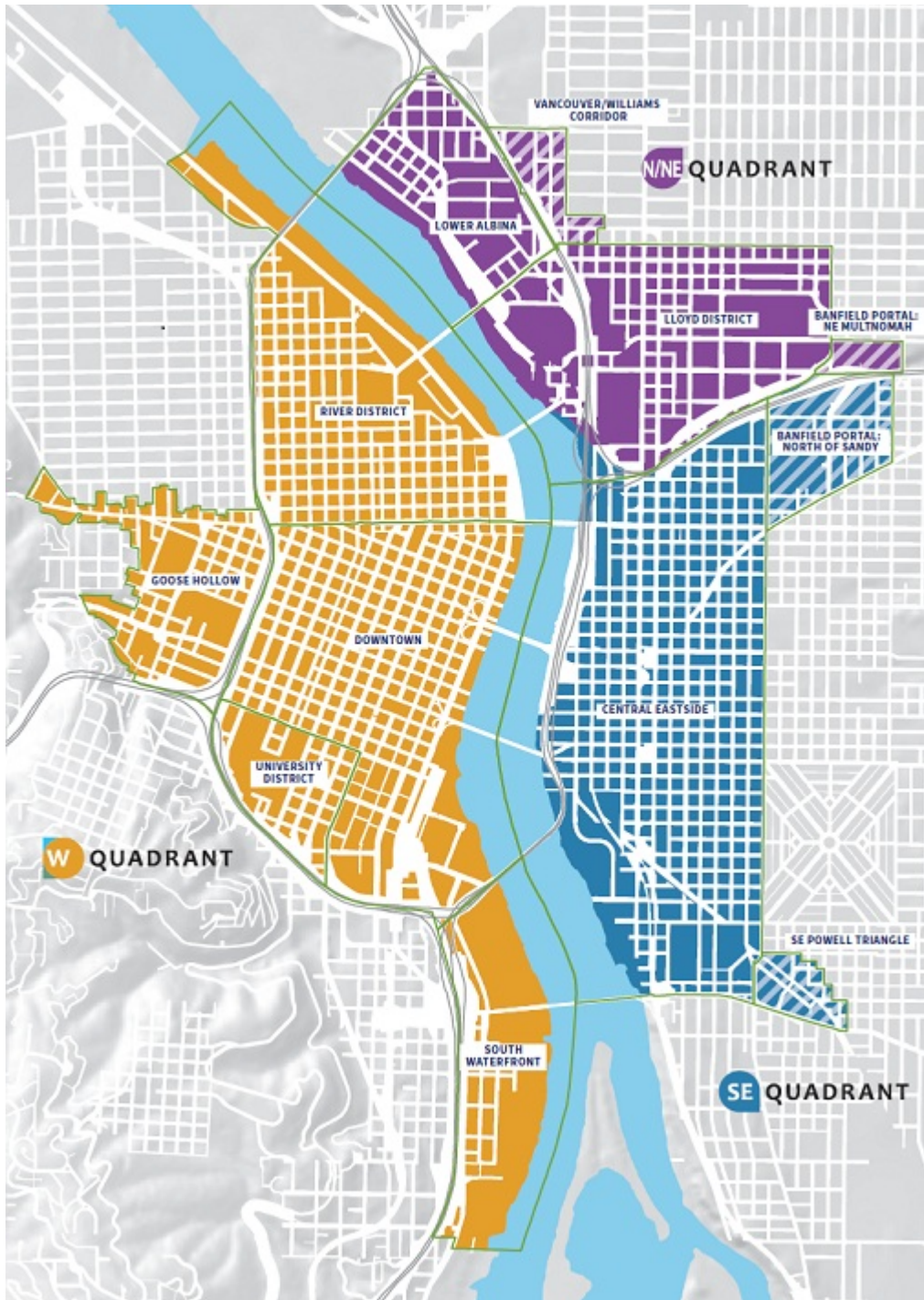
There are no significant risks to adopting the amendment. PDC staff regularly coordinates with partner bureaus through weekly meetings and will help inform BPS’ and PBOT’s work. The form of the amendment is based on a structure that has been utilized for a number of years on similar IGAs.

**ALTERNATIVE ACTIONS**

The PDC Board of Commissioners could elect not to authorize the amendment, which would result in project budget shortfalls. BPS and PBOT would need to identify alternative funding sources or significantly reduce the project scope. Reducing the project scope could adversely impact PDC projects and plans because the current Central City Plan is more than 20 years old and no longer provides relevant guidance.

**ATTACHMENTS**

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



**URA Financial Summary**

**Five-Year Forecast Program Requirements Detail**

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
<b>Downtown Waterfront URA</b>						
<b>Resources</b>						
Beginning Fund Balance	14,298,135	12,863,909	9,087,639	5,725,113	2,570,991	3,353,244
Interest on Investments	70,000	90,000	60,000	30,000	10,000	10,000
Loan Collections	359,847	495,480	287,964	213,857	1,505,384	5,099,599
Property Income	160,000	5,024,000	1,500,000	0	0	0
<b>Total Resources</b>	<b>14,887,982</b>	<b>18,473,389</b>	<b>10,935,603</b>	<b>5,968,970</b>	<b>4,086,375</b>	<b>8,462,843</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101320 Debt Management-DTW	10,000	8,000	8,000	8,000	8,000	8,000
<b>Total Administration</b>	<b>10,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>	<b>8,000</b>
<b>Business Dev</b>						
<b>Business Lending</b>						
L02100320 BIF-General-DTW	100,000	100,000	100,000	100,000	100,000	100,000
L02110320 BIF-Cluster Group-Budget-DTW	100,000	400,000	250,000	250,000	250,000	250,000
<b>Total Business Dev</b>	<b>200,000</b>	<b>500,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>
<b>Infrastructure</b>						
<b>Transportation</b>						
N32030015 Dtw Retail Infra-DTW-Adm	20,000	0	0	0	0	0
<b>Total Infrastructure</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15430320 Affordable Rental Hsg-DTW	0	262,835	1,717,345	0	0	0
H15900320 PHB Staff & Admin-DTW	0	254,565	0	0	0	0
<b>Total Portland Hsg Bureau</b>	<b>0</b>	<b>517,400</b>	<b>1,717,345</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						
P32054115 3rd & Oak Parking Obl-DTW-Adm	65,900	2,847,000	0	0	0	0
P32012115 Transit Mall Revit-DTW-Adm	87,000	0	0	0	0	0
P32050115 Dtw Retail Strat -DTW-Adm	0	100,000	100,000	100,000	0	0
P32052115 Block 8 Redev-DTW-Adm	50,000	10,000	0	0	0	0
P32052215 CC 2035-DTW-Adm	95,846	42,114	0	0	0	0
P32053625 Old Town Lofts-Retail	27,572	0	0	0	0	0
P32060615 SW 3rd & Oak-DTW-Adm	37,576	0	0	0	0	0
P32053635 Old Town Lofts-Prkng-DTW-Adm	10,000	0	0	0	0	0
P32092015 Real Estate Mgmt-DTW-Adm	5,000	5,000	5,000	5,000	5,000	5,000
P32054015 3rd & Taylor-DTW-Adm	40,000	0	0	0	0	0
P32060515 One Waterfront South-DTW-Adm	3,342	31,763	0	0	0	0
P32060415 SW 3rd & Taylor Lot-DTW-Adm	14,854	93,100	0	0	0	0
P32060115 Block 8 - L-DTW-Adm	71,689	21,689	0	0	0	0
P32056515 RiverPlace Marina-DTW-Adm	15,000	15,000	15,000	15,000	15,000	15,000
P32054415 One Waterfront PI-DTW-Adm	2,700	2,700	2,700	2,700	2,700	2,700
<b>Commercial Real Estate Lending</b>						
R03100320 Comm Energy Eff Retro-DTW	0	100,000	0	0	0	0
R01100320 CPRL-General-DTW	225,000	4,000,000	2,000,000	2,000,000	0	0
<b>Community Redevelopment Grants</b>						
G02100320 DOS-General-DTW	100,000	50,000	50,000	50,000	0	0
G03100320 SIP-General-DTW	100,000	200,000	200,000	200,000	200,000	200,000

### Five-Year Forecast Program Requirements Detail

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
Total Property Redev	951,479	7,518,366	2,372,700	2,372,700	222,700	222,700
Total Program Expenditures	1,181,479	8,543,766	4,448,045	2,730,700	580,700	580,700
Personal Services	287,638	208,538	159,202	144,442	33,493	46,179
Transfers - Indirect	554,956	633,446	603,243	522,837	118,938	161,947
Total Fund Expenditures	2,024,073	9,385,750	5,210,490	3,397,979	733,131	788,826
Contingency	12,863,909	9,087,639	5,725,113	2,570,991	3,353,244	7,674,017
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>14,887,982</b>	<b>18,473,389</b>	<b>10,935,603</b>	<b>5,968,970</b>	<b>4,086,375</b>	<b>8,462,843</b>

**Five-Year Forecast Program Requirements Detail**

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
<b>North Macadam URA</b>						
<b>Resources</b>						
Beginning Fund Balance	5,392,574	1,125,511	269,322	1,992,925	2,728,824	2,868,479
Fees and Charges	324,309	333,397	343,341	353,641	364,251	375,178
Interest on Investments	20,000	10,000	5,000	20,000	30,000	30,000
Loan Collections	0	31,130	31,130	31,130	31,130	15,565
Long Term Debt	18,000,000	0	0	0	0	0
Property Income	165,000	2,010,403	1,200,000	230,000	230,000	230,000
Short Term Debt	5,954,876	5,040,192	1,859,836	1,767,608	6,081,816	6,361,047
<b>Total Resources</b>	<b>29,856,759</b>	<b>8,550,633</b>	<b>3,708,629</b>	<b>4,395,304</b>	<b>9,466,021</b>	<b>9,880,269</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101325 Debt Management-NMC	20,000	20,000	20,000	20,000	20,000	20,000
<b>Total Administration</b>	<b>20,000</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>Business Lending</b>						
L02110325 BIF-Cluster Group-Budget-NMC	0	300,000	300,000	300,000	300,000	300,000
L02100325 BIF-General-NMC	200,000	200,000	200,000	200,000	200,000	200,000
<b>Traded Sector Business Dev</b>						
B15102325 Site Recruitment-NMC	32,000	32,000	0	0	0	0
B15701325 Bio-Tech Build-Out-NMC	575,000	0	0	0	0	0
<b>Total Business Dev</b>	<b>807,000</b>	<b>532,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N32511815 Central Dist Greenway-NMC-Adm	3,616,611	0	0	0	0	0
N32512615 Caruthers Park-NMC-Adm	367,778	0	0	0	0	0
N32514015 New Init - Parks & Gr-NMC-Adm	0	0	0	0	2,000,000	0
<b>Public Facilities</b>						
N32520115 Life Science Parking-NMC-Adm	0	1,703,625	0	0	0	0
<b>Transportation</b>						
N32530715 Trans Strategy Dev-NMC-Adm	50,000	50,000	0	0	0	0
N32530215 Light Rail-NMC-Adm	10,000,000	1,780,403	0	0	0	0
N32530315 South Portal Design-NMC-Adm	75,000	100,000	0	0	0	0
N32530515 EcoDistrict Conduit-NMC-Adm	380,000	0	0	0	0	0
N32534115 Trans Initiatives-NMC-Adm	100,000	50,000	50,000	50,000	2,000,000	0
N32539915 Streetcar/Scapes-NMC	0	130,613	0	0	0	0
N32530615 Central Dist Infra-NMC-Adm	0	0	166,000	166,000	83,000	0
<b>Total Infrastructure</b>	<b>14,589,389</b>	<b>3,814,641</b>	<b>216,000</b>	<b>216,000</b>	<b>4,083,000</b>	<b>0</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15430325 Affordable Rental Hsg-NMC	0	0	0	0	0	925,000
H15900325 PHB Staff & Admin-NMC	269,250	65,328	80,883	76,771	85,000	85,000
H15943325 Affordable Veterans Hsg-NMC	11,012,215	1,543,972	0	0	0	0
<b>Total Portland Hsg Bureau</b>	<b>11,281,465</b>	<b>1,609,300</b>	<b>80,883</b>	<b>76,771</b>	<b>85,000</b>	<b>1,010,000</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						
P32558015 RiverPlace Prop Mgmt-NMC-Adm	10,000	0	0	0	0	0
P32592015 Real Estate Mgmt-NMC-Adm	0	5,000	5,000	5,000	5,000	5,000

**Five-Year Forecast Program Requirements Detail**

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
P32591015 Public Outreach-NMC-Adm	0	1,500	1,500	1,500	1,500	1,500
P32590015 Project Development-NMC-Adm	400,000	500,000	500,000	500,000	500,000	500,000
P32560135 South Wtfrnt Lot 3-NMC-Adm	0	816	816	0	0	0
P32556315 RiverPlace Lot 3 Rdv-NMC-Adm	35,000	0	0	0	0	0
P32552315 N Distr Partnershp-NMC-Adm	25,000	5,000	0	0	0	0
P32552215 CC 2035-NMC-Adm	116,221	71,434	0	0	0	0
P32550515 Eco District-NMC-Adm	150,000	50,000	0	0	0	0
P32560155 RiverPlace Prkng -NMC-Adm	38,230	38,230	38,230	38,230	38,230	38,230
<b>Commercial Real Estate Lending</b>						
R01100325 CPRL-General-NMC	40,000	0	0	0	0	0
R03100325 Comm Energy Eff Retro-NMC	0	100,000	0	0	0	0
<b>Total Property Redevel</b>	<b>814,451</b>	<b>771,980</b>	<b>545,546</b>	<b>544,730</b>	<b>544,730</b>	<b>544,730</b>
<b>Total Program Expenditures</b>	<b>27,512,305</b>	<b>6,747,921</b>	<b>1,362,429</b>	<b>1,357,501</b>	<b>5,232,730</b>	<b>2,074,730</b>
Personal Services	388,438	323,747	73,765	66,882	299,888	84,241
Transfers - Indirect	830,505	1,209,643	279,510	242,097	1,064,924	295,427
<b>Total Fund Expenditures</b>	<b>28,731,248</b>	<b>8,281,311</b>	<b>1,715,704</b>	<b>1,666,480</b>	<b>6,597,542</b>	<b>2,454,398</b>
Contingency	1,125,511	269,322	1,992,925	2,728,824	2,868,479	7,425,871
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>29,856,759</b>	<b>8,550,633</b>	<b>3,708,629</b>	<b>4,395,304</b>	<b>9,466,021</b>	<b>9,880,269</b>

**Five-Year Forecast Program Requirements Detail**

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
<b>River District URA</b>						
<b>Resources</b>						
Beginning Fund Balance	22,424,911	27,604,737	3,440,302	814,405	1,405,754	568,635
Interest on Investments	0	400,000	0	0	0	0
Intergovernmental Revenues	440,805	1,800,000	2,100,000	0	0	0
Loan Collections	241,920	2,899,564	1,913,258	2,733,943	658,725	1,310,253
Long Term Debt	0	0	7,000,000	27,538,676	26,000,000	14,000,000
Property Income	698,128	698,128	698,128	698,128	698,128	698,128
Reimbursements	556,250	0	0	0	0	0
Short Term Debt	23,834,068	20,003,036	22,684,282	24,460,851	20,571,004	20,878,356
<b>Total Resources</b>	<b>48,196,082</b>	<b>53,405,464</b>	<b>37,835,970</b>	<b>56,246,003</b>	<b>49,333,611</b>	<b>37,455,372</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101330 Debt Management-RVD	50,000	50,000	50,000	50,000	50,000	50,000
<b>General Administration</b>						
A65467330 URA Administration-RVD	50,000	0	0	0	0	0
<b>Total Administration</b>	<b>100,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>
<b>Business Dev</b>						
<b>Business Lending</b>						
L02100330 BIF-General-RVD	200,000	301,000	200,000	200,000	200,000	200,000
L02110330 BIF-Cluster Group-Budget-RVD	0	500,000	500,000	500,000	500,000	500,000
<b>Traded Sector Business Dev</b>						
B15100330 Cluster Development-RVD	100,000	50,000	50,000	50,000	50,000	50,000
B55005330 OT/CT Entrepreneurial-RVD	0	110,000	5,000	5,000	0	0
B15102330 Site Recruitment-RVD	82,500	0	0	0	0	0
B15401330 Design Forum/PDX-RVD	5,000	0	0	0	0	0
<b>Total Business Dev</b>	<b>387,500</b>	<b>961,000</b>	<b>755,000</b>	<b>755,000</b>	<b>750,000</b>	<b>750,000</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N33011915 Nbrhd Prk(The Fields)-RVD-Adm	4,205,000	0	0	0	0	0
<b>Public Facilities</b>						
N33022015 Union Station Grant-RVD-Adm	551,006	2,226,500	2,546,500	3,506,500	6,500	6,500
<b>Transportation</b>						
N33030015 Dtwm Retail Infra-RVD-Adm	244,702	0	0	0	0	0
N33033415 Pearl District Cir-RVD-Adm	0	2,210,535	0	0	0	0
N33033417 Pearl District Cir-R	465,535	0	0	0	0	0
N33033715 Streetcar Loop Project-RVD	500,000	0	0	0	0	0
<b>Total Infrastructure</b>	<b>5,966,243</b>	<b>4,437,035</b>	<b>2,546,500</b>	<b>3,506,500</b>	<b>6,500</b>	<b>6,500</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15930330 Fairfield Apartments-RVD	65,000	50,000	50,000	50,000	50,000	0
H15135330 The Medford-RVD	0	1,476,000	0	0	0	0
H15430330 Affordable Rental Hsg-RVD	1,025,000	4,166,700	7,325,000	11,025,000	7,425,000	2,725,000
H15900330 PHB Staff & Admin-RVD	521,210	789,077	430,271	516,490	544,756	528,533
H15951330 Yards at Union Station-RVD	1,212,806	220,000	0	0	0	0
<b>Total Portland Hsg Bureau</b>	<b>2,824,016</b>	<b>6,701,777</b>	<b>7,805,271</b>	<b>11,591,490</b>	<b>8,019,756</b>	<b>3,253,533</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						



**Five-Year Forecast Program Requirements Detail**

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
P33060415 Centennial Mills-RVD-Adm	80,885	38,885	38,885	38,885	38,885	38,885
P33091015 Public Outreach-RVD-Adm	0	2,000	0	0	0	0
P33060815 Old Fire Station-RVD-Adm	20,080	26,650	0	0	0	0
P33060715 One Waterfront North-RVD-Adm	6,508	4,187	4,187	4,187	4,187	4,187
P33060615 Block R-RVD-Adm	3,306	3,101	3,101	3,101	3,101	3,101
P33060545 Station Place Prkng-RVD-Adm	276,572	244,733	208,168	208,168	208,168	208,168
A45997330 Superfund-RVD	32,000	0	0	0	0	0
P33060525 Station Place Lot 5-RVD-Adm	200	200	0	0	0	0
P33060315 Grove Hotel-RVD-Adm	42,924	30,499	0	0	0	0
P33060215 Union Station-RVD-Adm	155,053	120,655	0	0	0	0
P33050415 Centennial Mills Rdv-RVD-Adm	428,000	1,395,000	7,800,000	7,500,000	0	0
P33060535 Station Place Lot 7-RVD-Adm	9,554	9,365	9,365	9,365	9,365	9,365
P33050115 Dtnw Retail Strat-RVD-Adm	500,000	250,000	0	0	0	0
P33060115 Block Y-RVD-Adm	20,377	20,377	20,377	20,377	20,377	20,377
P33052115 10th & Yamhill Redev-RVD-Adm	0	0	0	3,250,000	14,200,000	0
P33052215 CC 2035-RVD-Adm	163,895	62,372	0	0	0	0
P33053219 Horse Barn Relocatio	5,000	0	0	0	0	0
P33054315 RD Enviro-RVD-Adm	600,000	0	0	0	0	0
P33055115 Multnomah County-PDV-Adm	0	26,948,460	0	0	0	0
P33050015 Post Office-RVD-Adm	25,000	500,000	8,000,000	16,000,000	15,000,000	22,000,000
<b>Commercial Real Estate Lending</b>						
R01100330 CPRL-General-RVD	4,021,645	3,000,000	3,000,000	3,000,000	1,500,000	1,500,000
<b>Community Redevelopment Grants</b>						
G02100330 DOS-General-RVD	100,000	100,000	100,000	100,000	100,000	100,000
G03100330 SIP-General-RVD	275,000	300,000	300,000	300,000	300,000	300,000
<b>Total Property Redev</b>	<b>6,765,999</b>	<b>33,056,484</b>	<b>19,484,083</b>	<b>30,434,083</b>	<b>31,384,083</b>	<b>24,184,083</b>
<b>Total Program Expenditures</b>	<b>16,043,758</b>	<b>45,206,296</b>	<b>30,640,854</b>	<b>46,337,073</b>	<b>40,210,339</b>	<b>28,244,116</b>
Personal Services	878,220	648,220	1,332,320	1,840,626	1,879,695	2,011,054
Transfers - Indirect	3,669,367	4,110,646	5,048,391	6,662,551	6,674,942	7,052,660
<b>Total Fund Expenditures</b>	<b>20,591,345</b>	<b>49,965,162</b>	<b>37,021,565</b>	<b>54,840,250</b>	<b>48,764,976</b>	<b>37,307,830</b>
Contingency	27,604,737	3,440,302	814,405	1,405,754	568,635	147,542
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>48,196,082</b>	<b>53,405,464</b>	<b>37,835,970</b>	<b>56,246,003</b>	<b>49,333,611</b>	<b>37,455,372</b>

### Five-Year Forecast Program Requirements Detail

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
<b>South Park Blocks URA</b>						
<b>Resources</b>						
Beginning Fund Balance	10,924,732	5,622,473	4,013,897	7,528,423	7,291,039	7,127,482
Interest on Investments	65,000	10,000	10,000	10,000	10,000	10,000
Loan Collections	164,381	123,517	629,534	68,886	84,676	101,651
Property Income	36,000	9,000	3,200,000	0	0	0
<b>Total Resources</b>	<b>11,190,113</b>	<b>5,764,990</b>	<b>7,853,431</b>	<b>7,607,309</b>	<b>7,385,715</b>	<b>7,239,133</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101346 Debt Management-SPB	7,000	5,000	5,000	5,000	5,000	5,000
<b>Total Administration</b>	<b>7,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>	<b>5,000</b>
<b>Business Dev</b>						
<b>Business Lending</b>						
L02100346 BIF-General-SPB	0	100,000	100,000	100,000	100,000	100,000
L02110346 BIF-Cluster Group-Budget-SPB	290,000	100,000	100,000	100,000	100,000	100,000
<b>Total Business Dev</b>	<b>290,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>
<b>Infrastructure</b>						
<b>Transportation</b>						
N34630015 Dtwm Retail Infra-SPB-Adm	20,000	0	0	0	0	0
N34639915 Streetcar/Scapes Imp-SPB-Adm	50,000	98,113	0	0	0	0
<b>Total Infrastructure</b>	<b>70,000</b>	<b>98,113</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15927346 Jefferson West Apts-SPB	50,000	0	0	0	0	0
H15900346 PHB Staff & Admin-SPB	519,512	203,633	0	0	0	0
H15910346 SPB Sect 8 Preservation-SPB	2,925,000	99,253	0	0	0	0
H15911346 1200 Tower Preservation-SPB	0	175,000	0	0	0	0
<b>Total Portland Hsg Bureau</b>	<b>3,494,512</b>	<b>477,886</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						
P34652215 CC 2035-SPB-Adm	52,320	27,720	0	0	0	0
P34660115 PSU Carpool Lot-SPB-Adm	15,000	0	0	0	0	0
P34660215 Jasmine Tree Rstrnt-SPB-Adm	4,924	0	0	0	0	0
P34652115 Oregon Sustain Ctr-SPB-Adm	10,000	0	0	0	0	0
<b>Commercial Real Estate Lending</b>						
R01100346 CPRL-General-SPB	1,250,000	500,000	0	0	0	0
R03100346 Comm Energy Eff Retro-SPB	0	100,000	0	0	0	0
<b>Community Redevelopment Grants</b>						
G02100346 DOS-General-SPB	0	50,000	0	0	0	0
G03100346 SIP-General-SPB	88,499	50,000	50,000	50,000	0	0
<b>Total Property Redev</b>	<b>1,420,743</b>	<b>727,720</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>
<b>Total Program Expenditures</b>	<b>5,282,255</b>	<b>1,508,719</b>	<b>255,000</b>	<b>255,000</b>	<b>205,000</b>	<b>205,000</b>
Personal Services	188,587	90,409	14,618	13,263	11,697	16,127
Transfers - Indirect	96,798	151,965	55,390	48,007	41,536	56,556
<b>Total Fund Expenditures</b>	<b>5,567,640</b>	<b>1,751,093</b>	<b>325,008</b>	<b>316,270</b>	<b>258,233</b>	<b>277,683</b>
Contingency	5,622,473	4,013,897	7,528,423	7,291,039	7,127,482	6,961,450
Ending Fund Balance	0	0	0	0	0	0

**Five-Year Forecast Program Requirements Detail**

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
<b>Total Requirements</b>	11,190,113	5,764,990	7,853,431	7,607,309	7,385,715	7,239,133

**Five-Year Forecast Program Requirements Detail**

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
<b>Education District URA</b>						
<b>Resources</b>						
Beginning Fund Balance	0	0	43,207	152,302	37,131	53,849
Long Term Debt	0	0	0	0	0	3,300,000
Property Income	0	0	3,200,000	0	0	0
Short Term Debt	0	1,264,872	1,650,083	1,983,126	2,384,340	2,663,048
<b>Total Resources</b>	<b>0</b>	<b>1,264,872</b>	<b>4,893,290</b>	<b>2,135,428</b>	<b>2,421,471</b>	<b>6,016,897</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Business Dev</b>						
<b>Business Lending</b>						
L02100395 BIF-General-EDU	0	0	0	0	0	650,000
<b>Small Business &amp; Community Dev</b>						
B55101395 PSU Small Bus. & RE Prg-EDU	0	0	0	0	0	250,000
B55102395 School of Bus. Expansion-EDU	0	0	0	795,000	775,000	380,000
<b>Total Business Dev</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>795,000</b>	<b>775,000</b>	<b>1,280,000</b>
<b>Infrastructure</b>						
<b>Transportation</b>						
N39550215 District Systems-EDU	0	0	0	0	0	250,000
N39539915 Streetcar/Scapes-EDU	0	793,828	477,446	0	0	0
<b>Total Infrastructure</b>	<b>0</b>	<b>793,828</b>	<b>477,446</b>	<b>0</b>	<b>0</b>	<b>250,000</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15900395 PHB Staff & Admin-EDU	0	108,437	417,828	498,371	626,648	715,451
<b>Total Portland Hsg Bureau</b>	<b>0</b>	<b>108,437</b>	<b>417,828</b>	<b>498,371</b>	<b>626,648</b>	<b>715,451</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						
P39550015 Neuberger Hall-EDU	0	0	0	0	0	425,000
P39550035 Multnomah County-EDU-Adm	0	0	400,000	490,000	600,000	1,495,000
P39550115 Research Fac. Expan-EDU	0	0	0	0	0	400,000
P39560115 Jasmine Tree-EDU	0	0	3,200,000	0	0	0
A35401395 Central City 2035-EDU	0	25,588	0	0	0	0
<b>Total Property Redev</b>	<b>0</b>	<b>25,588</b>	<b>3,600,000</b>	<b>490,000</b>	<b>600,000</b>	<b>2,320,000</b>
<b>Total Program Expenditures</b>	<b>0</b>	<b>927,853</b>	<b>4,495,274</b>	<b>1,783,371</b>	<b>2,001,648</b>	<b>4,565,451</b>
Personal Services	0	15,280	51,306	68,170	80,415	310,440
Transfers - Indirect	0	21,168	194,408	246,757	285,559	1,088,697
<b>Total Fund Expenditures</b>	<b>0</b>	<b>964,301</b>	<b>4,740,988</b>	<b>2,098,298</b>	<b>2,367,622</b>	<b>5,964,588</b>
Contingency	0	571	152,302	37,130	53,849	52,309
Operating Transfers Out	0	300,000	0	0	0	0
Ending Fund Balance	0	0	0	0	0	0
<b>Total Requirements</b>	<b>0</b>	<b>1,264,872</b>	<b>4,893,290</b>	<b>2,135,428</b>	<b>2,421,471</b>	<b>6,016,897</b>

### Five-Year Forecast Program Requirements Detail

	Revised-3 FY 2012-13	Adopted FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18
<b>Central Eastside URA</b>						
<b>Resources</b>						
Beginning Fund Balance	3,153,893	3,122,882	5,047,443	6,597,404	7,082,712	7,889,990
Interest on Investments	10,000	10,000	10,000	10,000	5,000	5,000
Loan Collections	730,056	206,094	299,927	229,771	225,904	988,946
Property Income	2,331,000	1,656,000	1,116,810	791,000	0	0
Short Term Debt	2,775,975	2,997,000	2,997,000	3,996,000	3,905,514	3,641,676
<b>Total Resources</b>	<b>9,000,924</b>	<b>7,991,976</b>	<b>9,471,180</b>	<b>11,624,175</b>	<b>11,219,130</b>	<b>12,525,612</b>
<b>Requirements</b>						
<b>Program Expenditures</b>						
<b>Administration</b>						
<b>Financial Administration</b>						
A45101355 Debt Management-CES	20,000	18,000	18,000	18,000	18,000	18,000
<b>Total Administration</b>	<b>20,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>
<b>Business Dev</b>						
<b>Business Lending</b>						
L02100355 BIF-General-CES	200,000	300,000	300,000	300,000	300,000	300,000
<b>Small Business &amp; Community Dev</b>						
T01100355 OMEP-General-CES	25,000	0	0	0	0	0
B55606355 CES Entrepreneurial District-C	50,000	0	0	0	0	0
<b>Traded Sector Business Dev</b>						
T01069355 Lean Manufacturing-CES	0	30,000	0	0	0	0
B55606355 CES Entrepreneurial District-C	0	150,000	150,000	150,000	150,000	0
B15100355 Cluster Development-CES	50,000	50,000	50,000	50,000	50,000	50,000
B15102355 Site Recruitment-CES	38,000	0	0	0	0	0
<b>Total Business Dev</b>	<b>363,000</b>	<b>530,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>350,000</b>
<b>Infrastructure</b>						
<b>Parks</b>						
N35514815 Eastbank/Asset Trsfr-CES-Adm	40,000	0	0	0	0	0
<b>Public Facilities</b>						
N35525215 Community Center-CES-Adm	0	0	0	0	985,000	0
<b>Transportation</b>						
N35534315 New Water Ave-CES-Adm	275,000	0	0	0	0	0
<b>Total Infrastructure</b>	<b>315,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>985,000</b>	<b>0</b>
<b>Portland Hsg Bureau</b>						
<b>PHB Housing</b>						
H15900355 PHB Staff & Admin-CES	46,106	40,619	115,429	338,003	149,531	97,123
H15430355 Affordable Rental Hsg-CES	0	0	800,000	2,300,000	0	0
<b>Total Portland Hsg Bureau</b>	<b>46,106</b>	<b>40,619</b>	<b>915,429</b>	<b>2,638,003</b>	<b>149,531</b>	<b>97,123</b>
<b>Property Redev</b>						
<b>Commercial Property Redevelopm</b>						
P35572195 Conv Plaza Offc Bldg-CES-Adm	65,996	0	0	0	0	0
P35550115 ODOT Blocks-CES-Adm	0	100,000	0	0	0	0
P355591015 Public Outreach-CES-Adm	11,000	2,000	2,000	2,000	2,000	2,000
P35552215 CC 2035-CES-Adm	33,428	0	0	0	0	0
P35560185 Block75-Frmr Ararat-CES-Adm	5,977	2,329	2,329	2,329	0	0
P35560175 Block67-Frmr Brdgprnt-CES-Adm	3,000	0	0	0	0	0
P35560165 Block76-S Sliver-CES-Adm	4,800	0	0	0	0	0
P35560145 Block76-Frmr Unocal-CES-Adm	1,181	1,181	1,181	0	0	0
P35560125 Block76-Frmr Fishels-CES-Adm	347	347	347	0	0	0