

PROSPER PORTLAND

Portland, Oregon

RESOLUTION NO. 7474

**ACCEPTING AND APPROVING THE ANNUAL COMPREHENSIVE
FINANCIAL REPORT FOR FISCAL YEAR 2021-22 AND ACCEPTING THE
COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE**

WHEREAS, Oregon Revised Statute 297.425(1) requires that “the accounts and fiscal affairs of every municipal corporation shall be audited and reviewed at least once each calendar or fiscal year;”

WHEREAS, the Portland City Charter Chapter 15-104(9) requires that Prosper Portland shall provide for an annual comprehensive independent audit of all funds and accounts of the Commission by a qualified Certified Public Accountant or firm of such accountants selected with the approval of the City of Portland Auditor;

WHEREAS, the Prosper Portland Board of Commissioners (“Board”) through Resolution No. 6112 delegated authority to the Prosper Portland Audit Committee to, among other things, “review and comment on management’s response to audit findings and recommendations, and provide the Prosper Portland Board with recommendations on addressing issues identified by the auditor and/or management;” and

WHEREAS, Moss Adams, LLP (“Moss Adams”) has been contracted with by the City of Portland to conduct an annual comprehensive independent audit of all funds and accounts of Prosper Portland for the fiscal year (“FY”) 2021-22.

NOW, THEREFORE, BE IT RESOLVED, that the Prosper Portland Board, acting as the Prosper Portland Audit Committee, hereby accepts and approves the FY 2021-22 Annual Comprehensive Financial Report (attached hereto as Exhibit A) on behalf of Prosper Portland;

BE IT FURTHER RESOLVED, that the Prosper Portland Audit Committee hereby accepts Moss Adams’ Communication with Those Charged with Governance (attached hereto as Exhibit B); and

BE IT FURTHER RESOLVED, that with the affirmative vote of no less than four commissioners for this resolution, this resolution shall become effective immediately upon its adoption, and otherwise it will take effect thirty days after adoption.

Adopted by the Prosper Portland Commission on

December 14, 2022



Pam Feigenbutz, Recording Secretary

Exhibit A includes this cover page and contains 192 pages

- Prosper Portland Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2022



**PROSPER
PORTLAND**

A Component Unit of the City of Portland, Oregon

ANNUAL COMPREHENSIVE FINANCIAL REPORT

**FOR THE FISCAL YEAR ENDED
June 30, 2022**



PROSPER
PORTLAND

Building an Equitable Economy

Annual Comprehensive Financial Report

PROSPER PORTLAND

A Component Unit of the City of Portland, Oregon

Prepared by Prosper Portland Finance and Business Operations

Kimberly Branam, Executive Director
Adam Lane, Chief Financial Officer

For the fiscal year ended June 30, 2022



Who we are...

What we do...

We are the economic and urban development agency for the city of Portland. We are deeply committed to building an equitable economy by focusing on four cornerstones of our work: creating vibrant neighborhoods and communities, job creation, advancing opportunities for prosperity and collaborating with partners for an equitable city. We work with partners to drive public attention and resources to different areas of the city, which helps Portland realize capital projects – parks, streetscape improvements, community centers – that would not happen on their own, making it a better place to live for all Portlanders.

Our five year strategic plan is to achieve widely shared prosperity among residents by harnessing and expanding the agency's tools for job creation, place-making and economic opportunity. The agency's new name and identity further demonstrate its commitment to these goals.

Prosper Portland's Mission

Prosper Portland creates economic growth and opportunity for Portland.

Prosper Portland's Vision

Portland is one of the most globally competitive, equitable, and healthy cities in the world.

Prosper Portland stimulates job creation, encourages broad economic prosperity, and fosters great places on behalf of the City of Portland.

We are a workplace of choice with passionate staff excelling in an open and empowering environment and sharing a commitment to our collective success.

Our new logo was inspired by the shape of a keystone, the pivotal final piece of an archway in ancient bridge construction. It is used to symbolize trust, partnership, and our role in building an equitable economy for Portlanders. The five keystone shapes represent the five neighborhoods of Portland (N, NE, SE, SW, and NW) as well as the five objectives of our Strategic Plan.

Prosper Portland is responsible for maintaining an accounting system and providing for a comprehensive independent financial audit. The following pages are Prosper Portland's Annual Comprehensive Financial Report with accompanying report of independent auditor.



Building an Equitable Economy

Table of Contents

INTRODUCTORY SECTION		FINANCIAL SECTION (Continued)	
Letter of Transmittal from Executive Director and Chief Financial Officer	I	IV. Other Information:	
Governing Board	V	A. Pension Plans	64
Organization Chart	VI	B. Other Post-Employment Benefits	70
		C. OPERS Retirement Health Insurance Account (RHIA)	72
		D. Commitments	76
		E. Prosper Portland's Use of the City of Portland's Conduit Debt	76
		F. Contingencies	77
		G. Risk Management	77
		H. Reviews by Grantor Agencies	78
FINANCIAL SECTION		Required Supplementary Information	
Independent Auditors Report	1	Schedule of Contributions to Oregon Public Retirement System	82
Management's Discussion and Analysis	5	Schedule of Changes in Total Other Post-Employment Benefits Liability and Related Ratios	83
Basic Financial Statements:	19	Schedule of the Proportionate Share of the Net OPEB Liability (Asset)	84
Statement of Activities	23	Schedule of Contributions to OPERS Retirement Health Insurance Account	84
Fund Financial Statements:		SUPPLEMENTARY DATA (Combining Statements and Schedules, Budgetary Schedules, and Schedules of Capital Assets Used in the Operation of Governmental Funds):	
Balance Sheet – Governmental Funds	24	Combining Balance Sheet – Nonmajor Governmental Funds	88
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	27	Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds	89
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	28	Combining Balance Sheet – Nonmajor Special Revenue Funds	90
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	31	Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Special Revenue Funds	91
Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual:		Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual:	
General Fund (adopted as Urban Redevelopment Fund)	32	Housing and Community Development Contract Fund	93
Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Funds	35	COEP	94
Notes to the Financial Statements:	37	Affordable Commercial Tenanting Fund	95
I. Summary of Significant Accounting Policies	39	CARES Fund	96
II. Stewardship, Compliance, and Accountability	44	American Rescue Plan Fund	97
III. Detailed Notes on All Funds:	45	Other Federal Grants Fund	98
A. Cash and Cash Equivalents and Cash with City of Portland Investment Pool	45	Enterprise Zone Fund	99
B. Internal Balances and Transfers	49	Ambassador Program Fund	100
D. Restricted Net Position	54	Combining Balance Sheet – Nonmajor Capital Projects Funds	101
E. Property Held for Sale	55	Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Capital Projects Funds	102
F. Capital Assets	56		
G. Leases	58		
H. Changes in Long-Term Liabilities and Debt	63		
I. Amounts Due To and From the City of Portland	64		
J. Revenue	64		

Table of Contents

FINANCIAL SECTION (Continued)

Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual:	103
Neighborhood Prosperity Initiative Tax Increment Financing Fund	103
Downtown Waterfront Tax Increment Financing Fund	105
North Macadam Tax Increment Financing Fund	106
River District Tax Increment Financing Fund	108
South Park Blocks Tax Increment Financing Fund	110
Convention Center Tax Increment Financing Fund	111
Central Eastside Tax Increment Financing Fund	112
Lents Town Center Tax Increment Financing Fund	113
Interstate Corridor Tax Increment Financing Fund	114
Gateway Regional Center Tax Increment Financing Fund	116
Airport Way Tax Increment Financing Fund	117
Willamette Industrial Tax Increment Financing Fund	118
Statement of Net Position, Proprietary Funds	120
Statement of Revenues, Expenses, and Changes in Net Position, Proprietary Funds	122
Combining Statement of Cash Flows, Proprietary Funds	123
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual:	
Enterprise Loans Fund	124
Combining Schedule of Net Position – for Components of the Enterprise Loans Fund	125
Combining Schedule of Revenues, Expenses, and Changes in Net Position – for Components of the Enterprise Loans Fund	126
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual:	
Business Management Fund	127
Risk Management Fund	128
Capital Assets Used in the Operation of Governmental Funds:	
Schedule by Source	130
Schedule of Changes by Function and Activity	131
Schedule by Function and Activity	132
Schedule of Activity of Real Property and Capital Assets Held by the Commission	133

STATISTICAL SECTION

Net Position by Component Last Ten Fiscal Years	141
Changes in Net Position Last Ten Fiscal Years	142
Fund Balances of Governmental Funds Last Ten Fiscal Years	144

STATISTICAL SECTION (Continued)

Changes in Fund Balances of Governmental Funds for the Last Ten Fiscal Years	145
General Government Revenues for the Last Ten Fiscal Years	146
General Government Expenditures for the Last Ten Fiscal Years	147
Urban Renewal Area Consolidated Tax Rates for the Last Ten Fiscal Years	148
Urban Renewal and Redevelopment Bonds – Future Bond Principal Requirements	150
Urban Renewal and Redevelopment Bonds – Future Bond Interest Requirements	151
Urban Renewal Indebtedness Summary	152
Downtown Waterfront Tax Increment Financing Fund	154
North Macadam Tax Increment Financing Fund	155
River District Tax Increment Financing Fund	156
South Park Blocks Tax Increment Financing Fund	157
Convention Center Tax Increment Financing Fund	158
Central Eastside Tax Increment Financing Fund	159
Lents Town Center Tax Increment Financing Fund	160
Interstate Corridor Tax Increment Financing Fund	161
Gateway Regional Center Tax Increment Financing Fund	162
Financial Assistance Activity for the Last Ten Fiscal Years	163
Total Personal Income, Per Capita Income, Population Trends, and Unemployment Rates	164
Organizational Chart with Detail	165
Miscellaneous Statistics - June 30, 2020	166

AUDIT COMMENTS & DISCLOSURES

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	169
Independent Auditors Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Oregon Minimum Audit Standards	171

Introductory Section





PROSPER
PORTLAND

Building an Equitable Economy



October 25, 2022

Gustavo J. Cruz, Jr.
Chair

William Myers
Commissioner

Peter Platt
Commissioner

Sam Rodriguez
Commissioner

Serena Stoudamire Wesley
Commissioner

Ted Wheeler
Mayor

Kimberly Branam
Executive Director

To the Commissioners of Prosper Portland,
Mayor and Members of the City Council, and the
Citizens of the City of Portland, Oregon:

The Finance & Business Operations Department and I are pleased to submit Prosper Portland's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2022. This report is published to provide the Prosper Portland Commissioners, the Mayor and City Council, the citizens of the City of Portland (City), city staff, and other readers with detailed information concerning Prosper Portland's financial position and activities.

Management assumes full responsibility for the completeness and reliability of all information presented in this report, including all disclosures, based upon a comprehensive internal control framework that it has established for this purpose. Prosper Portland management is responsible for establishing and maintaining an effective internal control structure to safeguard its assets, assure the reliability of its accounting records, and promote operational efficiency. Because the cost of such controls should not outweigh their benefits, Prosper Portland's internal controls have been designed to provide reasonable rather than absolute assurance that the financial statements will be free of any material misstatements.

Prosper Portland's charter requires Prosper Portland to undergo an annual independent audit by a licensed municipal auditor. The accounting firm of Moss Adams LLP conducted the audit of Prosper Portland's FY 2021-22 financial statements. Based on the audit and review of the financial statements, Moss Adams LLP issued an unmodified opinion that Prosper Portland's financial statements for the fiscal year ended June 30, 2022, are fairly presented in accordance with accounting principles generally accepted in the United States of America. The independent auditor's report is presented at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is designed to complement MD&A and should be read in conjunction with it.

Prosper Portland creates economic growth and opportunity for Portland. Its vision is to make Portland one of the most globally competitive, healthy, and equitable cities in the world by investing in job creation, encouraging broad economic prosperity, and fostering great places throughout the city. It aspires to continue being a workplace of choice with passionate staff excelling in an open and empowering environment and sharing a commitment to collective success.

Prosper Portland is committed to growing quality jobs, advancing opportunities for prosperity, creating vibrant neighborhoods and communities, and collaborating with partners to create an equitable city, with prosperity shared by Portlanders of all colors, incomes, and neighborhoods.

Prosper Portland was created as a city agency in 1958 under Article I, Section 15 of the Charter of the City of Portland, Oregon to serve as Portland's urban renewal and economic development agency. The governing body is a five-member Commission, appointed by the Mayor and approved by the City Council. Prosper Portland is a component unit of the City of Portland and is reported in its ACFR as a discretely presented component unit. Prosper Portland currently manages 17 tax increment districts (5 of which have not reached maximum indebtedness) throughout the City of Portland, several revolving loan funds, and annual funding from the City General Fund, and is a subrecipient of federal Community Development Block Grant (CDBG) and American Rescue Plan funds.

prosperportland.us

220 NW Second Ave.,
Suite 200, Portland, OR
97209-3943

503-823-3200 Main
503-823-3368 Fax
503-823-3366 TTY

Prosper Portland has one blended component unit, 9101 Foster LLC, created for construction and management of the 9101 SE Foster Road Project, now known as Lents Commons, in the Lents Town Center tax increment district. Construction was completed in FY 2017-18.

Prosper Portland adopted a five-year strategic plan in 2015 that established the goal to achieve widely shared prosperity among residents by harnessing the agency's tools for job creation, place-making, and economic opportunity. The Strategic Plan requires a deliberate and equal focus on building healthy communities, maintaining economic competitiveness, and creating equitable opportunities. It also lays out Prosper Portland's commitment to addressing issues of racial equity both within the organization and in its work. In 2021, Prosper Portland released the 2015-2020 Strategic Plan Final Report (<https://bit.ly/3oWAOOD>) that identifies achievements on the Plan's goals. Staff recently launched the Inclusive Economic Development Strategy for the City of Portland in 2022 that will conclude in late 2022 that will help guide Prosper Portland's work in future years.

Prosper Portland's business is conducted at monthly public meetings, and all activities are guided by the strategic plan and the annual budget. Developed in conjunction with public and private community partners, the budget is appropriated by fund and business line (service). Each fund and business line includes specific allocations of resources by funding source, business line, and project and programs. In accordance with Oregon Local Budget Law, the proposed annual budget is presented to the Portland City Council, acting as the Prosper Portland Budget Committee, for review and approval. Following budget committee approval, Prosper Portland submits the approved budget to the Tax Supervising and Conservation Commission for review and to the Prosper Portland Board of Commissioners for review, adoption, and subsequent amendment as necessary.

Relevant Financial Policies

Prosper Portland's charter prescribes that it maintains budgeting and accounting systems and prepares an annual budget in accordance with Oregon Local Budget Law. Funds are used to segregate activities in accordance with special restrictions on the use of revenue. Expenditures are recorded by fund and purpose on the modified accrual basis of accounting, and are further classified by service, project, and organizational unit for internal management information. Cash and other assets, related liabilities, and residual equity are segregated into independent self-balancing funds. All capital asset and long-term liabilities are reflected in the government-wide financial statements. Prosper Portland's charter requires its cash to be deposited in the City of Portland's investment pool and invested by the City Treasurer in accordance with Oregon Revised Statutes 294.035 and 294.046. In addition, special accounts may be maintained if required, for example, by debt covenants.

Local Economic Conditions

Portland is the financial, trade, transportation, manufacturing, and business service center for Oregon, southwest Washington, and the Columbia River Basin. The area's five largest private sector employers are Intel Corporation, Providence Health Systems, Nike, the Kaiser Foundation Health Plan of the Northwest, and Legacy Health System. Education and Health care, manufacturing, professional and business services, and retail trade compose the largest industry segments of the regional economy and accounted for approximately 58 percent of local, non-government jobs before the COVID-19 pandemic.

The COVID-19 pandemic has created significant challenges for the region, especially for small businesses and businesses owned by people of color. Women and people of color were also disproportionately impacted in the leisure and hospitality industries. The Portland-Vancouver-Hillsboro MSA was among the hardest-hit and one of the slowest-recovering large metropolitan areas in the country according to the Brookings Metro Recovery Index, which tracks how regions have fared since the beginning of the COVID-19 Pandemic recession as well as their current trajectory. As of June 2022, the Recovery Index shows that while recovery since the beginning of the pandemic has been weaker in some areas, the region's current recovery trajectory is generally better than similar sized regions, notably in jobs and small business openings. Through 2020 and 2021, Multnomah County experienced unemployment as high as 13.8%. By July 2022, The Multnomah County seasonally adjusted unemployment rate dropped to 3.8%, slightly higher than the pre-pandemic low of 2.5% in December 2019. The recovery in jobs has been led primarily by accommodation and food, but also retail trade, transportation and warehousing and construction. The recovery in jobs occurred primarily in the accommodation and food sector however, disparate in December 2019. Despite a significant rebound in employment, people of color and businesses owned by people of color continue to experience a slower recovery and highly disproportionate lower economic wealth. Last year, white households had a median income of \$82,940, while Black or African American households had a median income of \$46,779, and American Indian and Alaska Native households had a median income of \$57,912 (ACS 2021).

Long-term Financial Planning

The Prosper Portland Board adopted The Ten-Year Financial Sustainability Plan in July 2018 that created a comprehensive framework for funding agency programs, projects, and initiatives over the next ten years to address a long-term approach to support continued economic development as existing TIF resources decline.

Tax-increment resources currently provide most of the funding as detailed in the five-year forecast and early years of the Ten-Year Financial Sustainability Plan.

Annually, Prosper Portland forecasts projected revenues and expenditures for each of the urban renewal districts. This effort results in a five-year forecast of project and program budget requirements for the funds associated with them. To a large extent, non-TIF District revenues and expenditure requirements are dependent on the annual allocation of resources from external funding providers.

Oregon statute limits the amount of property that can be included in a municipality's tax increment financing (TIF) districts to a maximum of 15 percent of assessed value and 15 percent of acreage. The aggregate amount of certified assessed value in the 11 TIF districts that were still collecting tax increment revenues in FY 2021-22 equals approximately 7 percent of the city of Portland's total overall assessed value and 11 percent of overall acreage for the city.

The Financial Sustainability Plan emphasizes the need for new and different funding to enable Prosper Portland to continue to foster widespread economic prosperity, grow family wage jobs, create complete neighborhoods, and build partnerships with community organizations and the private sector. However, the impact of the pandemic alongside the changes in the level of investment or timing for major projects like Broadway Corridor requires the agency to rethink the model and approach. Staff are currently engaged on creating the Financial Sustainability Plan 2.0 that will include updated models for investment of remaining TIF district resources and revisit public funding approaches to support economic development in the longer term. Once adopted by the Board, updated strategies will be incorporated into the FY 2023-24 Budget.

Major Initiatives

Major initiatives cited in this section are highlights based on budgeted project dollars in the adopted budget for the fiscal year ending in June 2023.

Prosper Portland's current budget includes \$17.8 million in City General Fund and Cannabis Tax resources as well as \$2.4 million in federal Community Development Block Grant, and \$16 million in American Rescue Plan (ARP) grant resources allocated by City Council. This represents a substantial increase in funding from FY 2021-22 to support both ongoing and one-time support for ongoing economic development programs such as the Inclusive Business Resources Network and Workforce Development as well as enhanced business and neighborhood stabilization efforts. Enhanced business and neighborhood stabilization activities includes the newly created Business Events and Activation Team who will implement enhanced programming through community and business activations through events and supporting the film and music industry in Portland. Business and neighborhood stabilization activities also include small business stabilization grants and re-tenancing activities.

While most tax increment finance resources have been received from current, active districts, significant cash remains available for programming over the next several years to continue implementing several Action Plans. For FY 2022-23, Prosper Portland has budgeted approximately \$150 million across 17 TIF districts to support projects and programs. Included in the spending is \$4.4 million in Prosperity Investment and Community Livability Grants and \$9.1 million in commercial property and business lending programs. Major TIF district projects include: \$26 million in Old Town Action Plan, implementation of the remaining \$24 million allocated towards the N/NE Action Plan, predevelopment and support for the Workshop Blocks and OMSI Master Plan in Central Eastside, \$2.4 million to support tenancing of ground floor commercial space for the Nick Fish in Gateway, and \$19 million for demolition and other predevelopment activities related to the United States Post Office site and Broadway Corridor. TIF district also includes revenues and expenditures for the management of over 40 parcels that are held for sale (such as the United States Post Office Site), provide parking, or are used to support affordable commercial development efforts. TIF budgets also include \$47 million earmarked for the Housing Set Aside to support affordable housing projects and programs managed by the Portland Housing Bureau.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Prosper Portland for its ACFR for the fiscal year ended June 30, 2021. Prosper Portland has received a Certificate of Achievement for the last 34 consecutive fiscal years. GFOA's Certificate of Achievement is a prestigious national award, recognizing conformance with the highest standards for preparation of state and local government annual comprehensive financial reports. To be awarded a Certificate of Achievement, a government unit must publish an easily readable and well organized ACFR that satisfies both generally accepted accounting principles in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. Prosper Portland's management believes that its current report continues to meet the Certificate of Achievement Program requirements and Prosper Portland will be submitting it to GFOA to determine its eligibility for another certificate.

The preparation of Prosper Portland's Annual Comprehensive Financial Report for the fiscal year ended June 30, 2022 would not have been possible without the dedicated service of the entire staff of the Commission and the Finance & Business Operations Department. A special thanks to Michele Whaley, Keith Padilla, Courtney Cohn, Viyada Ruscigno, Gina Bixby, Chan SaeLee, and Tony Barnes for their efforts in producing this ACFR. We also wish to express our gratitude and appreciation

IV

INTRODUCTORY SECTION

to the Board of Commissioners for their unfailing support for maintaining the highest standards of professionalism in the management of Prosper Portland's finances.

Respectfully submitted,



Kimberly Branam, Executive Director

Adam Lane, Chief Financial Officer

FINANCIAL SECTION

STATISTICAL SECTION

AUDIT COMMENTS & DISCLOSURES

Governing Board (As of June 30, 2022)

Term Expires



Gustavo J. Cruz Jr., Chair
Senior Counsel
Farleigh Wada Witt
121 SW Morrison St., #600
Portland, OR 97204
gacruz@fwwlaw.com

June 30, 2024



William Myers, Vice Chair
Executive Secretary Treasurer
Columbia Pacific Building Trades
Council
3535 SE 86th Avenue
Portland, OR 97266
Willy@cpbctc.com

June 30, 2024



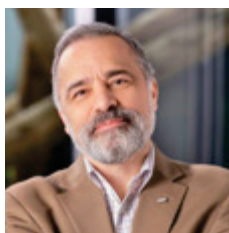
Serena Stoudamire Wesley
Youth Development Director
Oregon Department of Education
2010 NE Blue Heron Drive
Portland, OR 97211
serena.stoudamire@oregon.gov

July 8, 2025



Peter Platt
Owner
Andina
1314 NW Glisan Street
Portland, OR 97209
pdplatt@gmail.com

August 2, 2023



Sam Rodriguez
Senior Managing Director
Mill Creek Residential
720 SW Washington St Ste 720
Portland, OR 97205
Srodriguez@mcrtrust.com

August 2, 2023

Agency Executive



Kimberly Branam
Executive Director
Prosper Portland
220 NW 2nd Ave, Ste 200
Portland, OR 97209
BranamK@prosperportland.us

Registered Agent
None

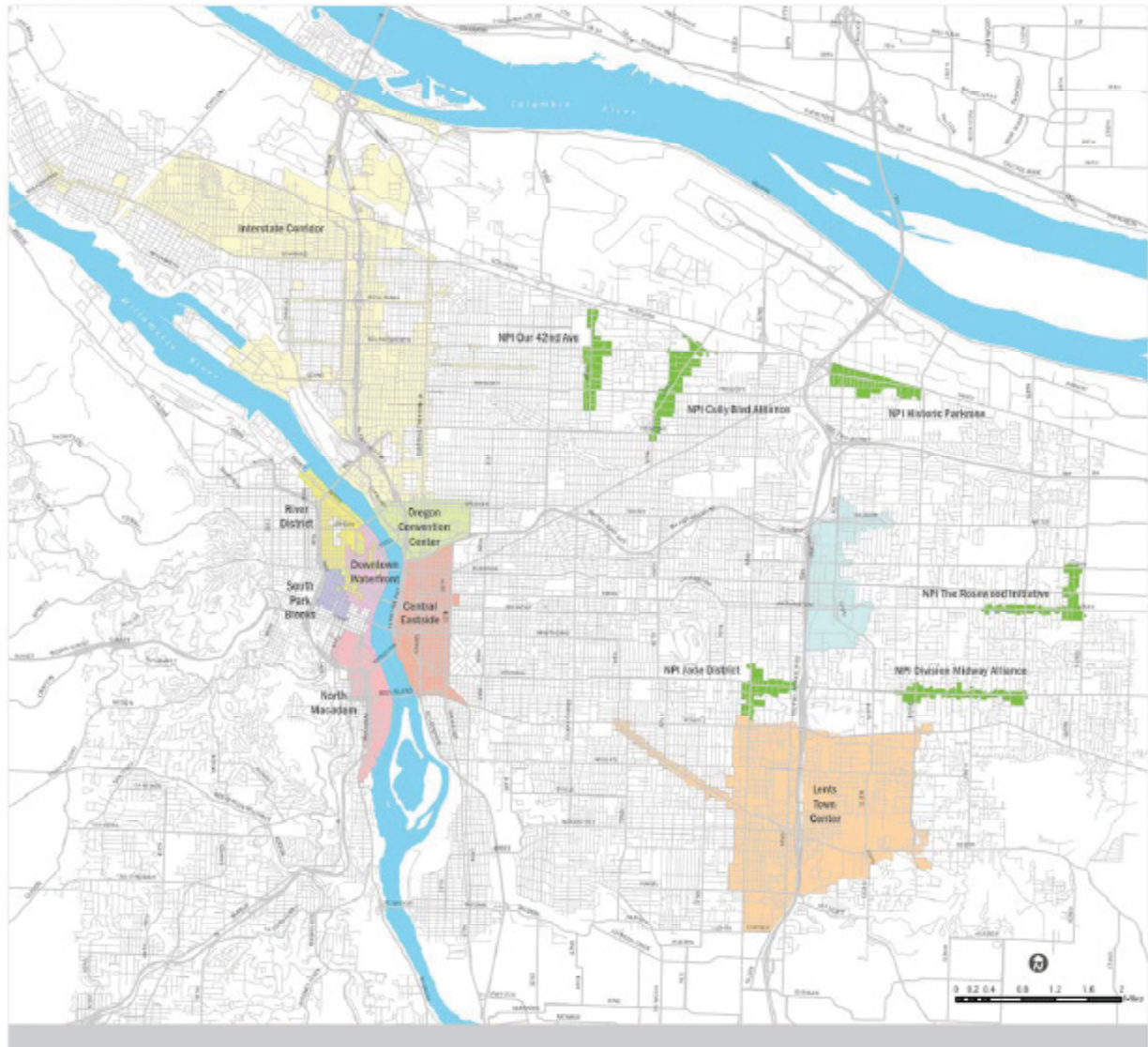
Organizational Chart





CITY OF PORTLAND

Tax Increment Finance Districts



Legend

 Central Eastside	 Lents Town Center	 Oregon Convention Center
 Downtown Waterfront	 Neighborhood Prosperity Initiative (NPI)	 River District
 Gateway Regional Center	 North Macadam	 South Park Blocks
 Interstate Corridor		

Footnote: Prosper Portland manages 17 total districts. Not shown on the map are the Willamette Industrial and Airport Way Tax Increment districts that still have active urban renewal plans, but stopped collecting tax increment revenues prior to June 30, 2020. Four of the six NPI districts shown (Our 42nd, Cully Blvd, Historic Parkrose, and Division Midway) stopped collecting tax increment revenues as of June 30, 2021. In total, 11 districts received tax increment revenues in FY 2021-22. It was the final year of tax increment collections for River District and Cully NPI.



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Prosper Portland
Oregon**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morill

Executive Director/CEO

Financial Section





PROSPER
PORTLAND

Building an Equitable Economy



Report of Independent Auditors

The Board of Commissioners
Prosper Portland
(A Component Unit of the City of Portland, Oregon)

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Prosper Portland (a Component Unit of the City of Portland, Oregon) ("Prosper Portland") as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise Prosper Portland's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Prosper Portland as of June 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (Government Auditing Standards)*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Prosper Portland and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Prosper Portland's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the post-employment benefit information, and the pension contribution information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Prosper Portland's basic financial statements. The supplementary data on pages as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary data is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 25, 2022 on our consideration of Prosper Portland's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Prosper Portland's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Prosper Portland's internal control over financial reporting and compliance.

Other Reporting Required by *Minimum Standards for Audits of Oregon Municipal Corporations*

In accordance with the *Minimum Standards for Audits of Oregon Municipal Corporations*, we have issued our report dated October 25, 2022, on our consideration of Prosper Portland's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.



Keith Simovic, Partner,
for Moss Adams LLP
Portland, Oregon
October 25, 2022

Management's Discussion and Analysis



PROSPER
PORTLAND

Building an Equitable Economy

Management's Discussion and Analysis

As management of Prosper Portland, we offer readers of Prosper Portland's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2022. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i-iv of this report.

Financial Highlights

- > The assets plus deferred outflows of resources of Prosper Portland exceeded the liabilities plus deferred inflows of resources for the current year ended June 30, 2022 by \$450,914,290 (net position).
- > Prosper Portland's total net position decreased by \$4,077,818 or (0.9%) (see page 23) when compared to the financial statements at June 30, 2021. In addition, Prosper Portland's governmental funds reported a combined ending fund balance of \$440,954,446 (see page 28) an increase of \$3,766,178 from the prior year. These increases in net position and ending fund balance are attributable to the ongoing receipt of tax increment debt proceeds and delayed and extended timelines on tax increment financing district projects.
- > At the end of the 2021-22 fiscal year, unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) for the general fund was \$1,604,288, or 16.5% of total general fund expenditures (see page 24).
- > Capital assets increased from \$70,706,755 to \$76,570,362 due primarily to the disposal of the remaining value of Prosper's prior enterprise reporting system intangible fixed assets and write down of Lents Commons of \$1.3 million, disposal of intangible software for \$1.4 million, \$1.3 million in depreciation and amortization.
- > Prosper Portland added \$10,048,762 in right-to-use lease assets in the application of Government Accounting Standards Board Statement No. 87. These leased assets realized \$2,376,439 in amortization for the fiscal year.
- > Gross loans receivable decreased from \$92,733,713 to \$85,491,566 agency-wide, or -7.8%. The loan loss allowance decreased from \$54,573,527 to \$52,485,717, a decrease of -3.8% from the prior year's allowance. The large change in the gross loans receivable was due to the payoff of the two Pacific Northwest College of Art loans for \$6.8 million.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to Prosper Portland's basic financial statements. They consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also includes supplementary information intended to support the basic financial statements.

Government-wide Financial Statements. The *government-wide financial statements* provide readers with an overview of Prosper Portland's finances.

The *Statement of Net Position* presents financial information on all Prosper Portland's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator as to whether the financial position of Prosper Portland is improving or deteriorating.

The *Statement of Activities* details how Prosper Portland's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., pension and earned-but-unused vacation leave).

Both government-wide financial statements distinguish functions of Prosper Portland that are principally supported by tax-increment debt proceeds (in lieu of tax-increment revenue) and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of Prosper Portland include general government, economic development and business growth, and development. The business-type activities of Prosper Portland include programs that support jobs, housing, commercial financial assistance and historic preservation. These activities are typically provided as some form of financial assistance.

The government-wide financial statements can be found on pages ## - 23 of this report.

Fund Financial Statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Prosper Portland, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Prosper Portland funds can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds. *Governmental funds* account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental

fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating Prosper Portland's near-term financing requirements and resources.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the agency's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

Prosper Portland maintains 19 individual governmental funds. Information is presented separately in the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances for each of the major funds. A major fund is defined as those funds whose revenues, expenditures/expenses, assets or liabilities are at least 10 percent of the total for their fund category (governmental or enterprise) and 5 percent of the aggregate of all governmental and enterprise funds in total. The major governmental funds are: General Fund, 9101 Foster LLC (a blended component unit), and tax increment financing funds including Downtown Waterfront, North Macadam, River District, Lents Town Center, and Interstate Corridor. Data from the other governmental funds is elsewhere in the combining and individual fund statements and schedules section of this report and are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in the combining and individual fund statements and schedules section of the report.

Prosper Portland adopts an annual appropriated budget for all funds except for 9101 Foster LLC. For those funds with an adopted budget a budgetary comparison statement has been provided to demonstrate compliance with budgetary requirements.

The basic governmental fund financial statements can be found on pages 24 -32 of this report.

Proprietary Funds. A proprietary fund is used in governmental accounting to account for activities that involve business-like interactions. Prosper Portland maintains two different types of proprietary funds. *Enterprise funds* report the same functions presented as business-type activities in the government-wide financial statements. Prosper Portland uses two enterprise funds. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among Prosper Portland's various functions. Prosper Portland uses an internal service fund to account for risk management. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental *activities* in the government-wide financial statements.

Proprietary fund statements provide the same type of information as the government-wide financial statements, only in more detail. The enterprise loans fund data are combined into a single, aggregated presentation, and include such programs as: The Business Development Loan Fund and the Small Business Loan Fund. Additionally, the internal service fund is presented in the proprietary fund financial statements. Individual fund data for the internal service fund is provided elsewhere in this report.

Enterprise Loans Fund. The Enterprise Loans Fund is used to account for revolving loan programs. Prosper Portland's goal is to prevent expenses from exceeding annual income to preserve the original principal of each program.

Business Management Fund. The Business Management Fund is used to account for the activity related to business and real estate that is not funded by tax increment or other public funding sources.

Internal Service Fund. A Risk Management Fund is used to set aside resources to meet insurance policy deductible amounts and other amounts not fully reimbursed from insurance proceeds, as necessary. In certain risk areas, the required contributions are held in this fund to meet contractual obligations. Additional contributions may be made in future years if needed.

The basic proprietary fund financial statements can be found on pages 34 - 36 of this report.

Notes to the Financial Statements. The notes provide additional information essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 39 - 76 of this report.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning Prosper Portland's progress in funding its obligation to provide post-employment benefits to its employees. Required supplementary information can be found on pages 81 -84 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds, proprietary funds, and the internal service fund are presented immediately following the required supplementary information on post-employment benefits. Combining statements and individual fund budgetary comparison schedules can be found on pages 89-133 of this report.

Government-wide Overall Financial Analysis

As noted earlier, net position may serve as a useful indicator of a government's financial position. In the case of Prosper Portland, total assets plus deferred outflow of resources of Prosper Portland exceeded liabilities and deferred inflows of resources by \$450,914,290 for all governmental and business-type funds at the close of the most recent fiscal year.

Prosper Portland's Net Position**At June 30,**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Assets						
Current and other assets	\$ 463,802,507	\$ 449,014,853	\$ 20,302,923	\$ 16,799,028	\$ 484,105,430	\$ 465,813,881
Capital assets	73,979,084	70,706,755	2,591,278	-	76,570,362	70,706,755
Total assets	537,781,591	519,721,608	22,894,201	16,799,028	560,675,792	536,520,636
Deferred outflow of resources	6,559,356	6,172,418	-	-	6,559,356	6,172,418
Liabilities						
Current and other liabilities	32,355,568	19,575,631	-	30,000	32,355,568	19,605,631
Long-term liabilities	65,373,691	67,556,140	-	-	65,373,691	67,556,140
Total liabilities	97,729,259	87,131,771	-	30,000	97,729,259	87,161,771
Deferred inflow of resources	15,190,677	539,175	809,644	-	16,000,321	539,175
Net position						
Net investment in capital assets	73,979,084	70,706,755	2,591,278	-	76,570,362	70,706,755
Restricted	392,680,006	393,433,243	3,000,000	3,000,000	395,680,006	396,433,243
Unrestricted	(35,238,079)	(25,916,918)	13,902,001	13,769,028	(21,336,078)	(12,147,890)
Total net position	\$ 431,421,011	\$ 438,223,080	\$ 19,493,279	\$ 16,769,028	\$ 450,914,290	\$ 454,992,108

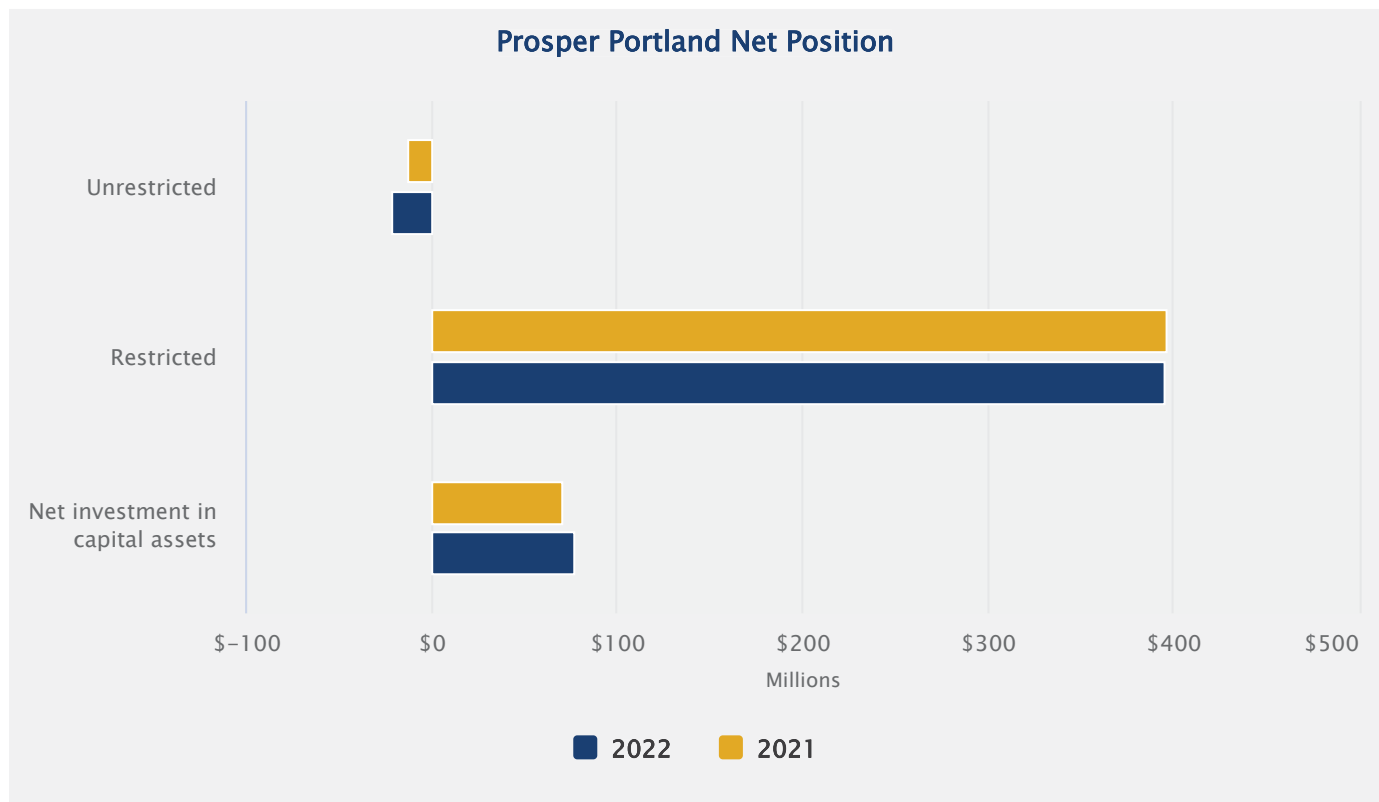
The largest portion of Prosper Portland's combined governmental and business-type total net position is \$395,680,006 of restricted net position. This accounts for 87.8% of the total and represents resources that are subject to external restrictions on how they may be used. Restricted net position is mainly composed of tax increment district funds that are limited to use in the specific districts where the funds originated. Restricted net position decreased 0.2% from fiscal year ended June 30, 2021.

The next largest portion of Prosper Portland's combined governmental and business-type total net position is \$76,570,362 or 17.0% of the total and reflects its investment in capital assets (e.g., land, buildings, vehicles, equipment, and software). These capital assets are used to provide services to citizens; consequently, these assets are *not* available for future spending. The investment in capital assets increased 8.29% from the previous year, mainly from inclusion of right-to-use assets based on implementation of GASB 87.

Deferred outflow of resources increased \$386,938 or increased 6.3% due to increases in the actuarially determined components of Prosper Portland's participation in the Oregon Public Employees Retirement system.

Net position components are restricted as to use, invested in capital assets (property, buildings, equipment, and software), or unrestricted. Prosper's unrestricted net position is (\$21,336,078). The unrestricted net position is negative largely due to non-current liabilities which are not expected to be funded by current assets. Government-wide liabilities including but not limited to pollution remediation and pension liabilities are expected to be funded from future resources or by resources restricted for urban renewal.

At the end of the current fiscal year, Prosper Portland reported positive balances in all restricted categories of net position, with governmental activities showing a deficit in unrestricted net position and business-type activities showing a positive balance for both restricted and unrestricted net position.

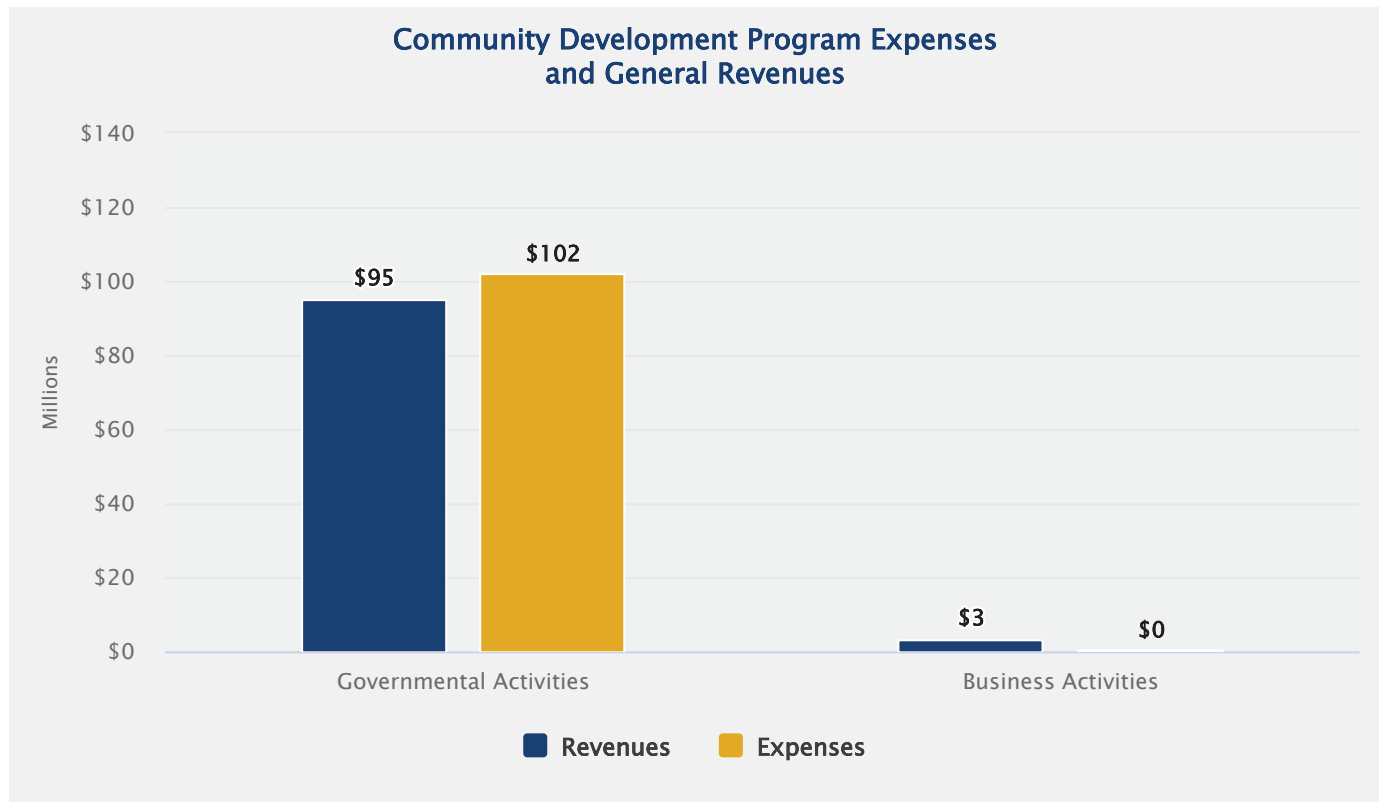


Prosper Portland's overall net position decreased \$4,077,818 from the prior fiscal year. The changes are discussed in the following sections for governmental activities and business-type activities.

Governmental Activities. During the current fiscal year, net position for governmental activities decreased \$6,802,069 from the prior fiscal year for an ending balance of \$431,421,011. The change in governmental activities is due primarily to continued, steady receipt of tax increment debt proceeds while many projects in tax increment districts were delayed or extended as demonstrated Community Development expenditures, which decreased 10.8% from the prior year.

Prosper Portland's Changes in Net Position
For the Fiscal Years Ended June 30,

	Governmental Activities		Business Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues						
Program revenues						
Charges for services	\$ 9,137,560	\$ 6,836,028	\$ 123,688	\$ 1,531,650	\$ 9,261,248	\$ 8,367,678
Operating grants and contributions	16,459,377	26,207,856	-	-	16,459,377	26,207,856
General revenues	-	-	-	-	-	-
Tax-increment debt proceeds (in lieu of tax-increment revenue)	65,130,282	83,768,443	-	-	65,130,282	83,768,443
City of Portland debt proceeds for operations	-	-	-	-	-	-
Unrestricted investment income	1,756,719	2,785,059	74,799	109,009	1,831,518	2,894,068
Miscellaneous	2,709,253	5,458,573	2,835,598	278,691	5,544,851	5,737,264
Total revenues	95,193,191	125,055,959	3,034,085	1,919,350	98,227,276	126,975,309
Expenses						
Community development	101,996,057	114,408,750	-	-	101,996,057	114,408,750
Enterprise loans	-	-	104,252	277,245	104,252	277,245
Enterprise management	-	-	204,785	285,252	204,785	285,252
Total expenses	101,996,057	114,408,750	309,037	562,497	102,305,094	114,971,247
Increase (Decrease) in net position before transfers	(6,802,866)	10,647,209	2,725,048	1,356,853	(4,077,818)	12,004,062
Transfers	797	-	(797)	-	-	-
Increase (Decrease) in net position	(6,802,069)	10,647,209	2,724,251	1,356,853	(4,077,818)	12,004,062
Beginning net position	438,223,080	427,575,871	16,769,028	15,412,175	454,992,108	467,774,539
Ending net position	\$ 431,421,011	\$ 438,223,080	\$ 19,493,279	\$ 16,769,028	\$ 450,914,290	\$ 479,778,601



Business-type Activities. For Prosper Portland’s business-type activities, overall net position increased \$2,724,251 or 16.25% for an ending balance of \$19,493,279. The increase in net position for business-type was driving by the transfer of the 10th and Yamhill of the ground floor commercial floor space to the Business Management Fund.

Changes in Business-type Activities Expenses For the Fiscal Years Ended June 30,

Expenses	2022	2021	Change
Personal services	\$ 65,115	\$ 26,231	\$ (38,884)
Professional servicers	168,438	327,023	158,585
Financial assistance	74,794	185,250	110,456
Miscellaneous expenses	690	23,993	23,303
Totals	\$ 309,037	\$ 562,497	\$ 253,460

One major component of Prosper Portland’s net position, in both governmental and business-type funds, is loans receivable from its customers. During the current fiscal year, Prosper Portland’s gross portfolio decreased \$7,242,147 or -7.8%. The loan loss allowance decreased by -3.8% or -\$2,087,810. The percentage change in the gross loans receivable was due to a \$6.8 million payoff by the Pacific Northwest College of Art for their two loans.

Loans Receivable

At June 30,

	2022	2021	Change	% Change
Gross loans receivable	\$ 85,491,566	\$ 92,733,713	\$ (7,242,147)	-7.8%
Allowance	(52,485,717)	(54,573,527)	2,087,810	-3.8%
Total, net	\$ 33,005,849	\$ 38,160,186	\$ (5,154,337)	-13.5%
Current portion	\$ 2,152,051	\$ 959,100	\$ 1,192,951	124.4%
Non-current portion	15,864,831	22,841,289	(6,976,458)	-30.5%
Total, net	\$ 18,016,882	\$ 23,800,389	\$ (5,783,507)	-24.3%

Net loans receivable reflects the elimination of interfund activity between Prosper Portland and its component unit, 9101 Foster, LLC for a loan in the amount of \$14,988,971 in fiscal year 2022 and a balance of \$14,379,667 in fiscal year 2021.

Financial Analysis of Governmental Funds

As noted earlier, Prosper Portland uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of Prosper Portland's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing Prosper Portland's financing requirements.

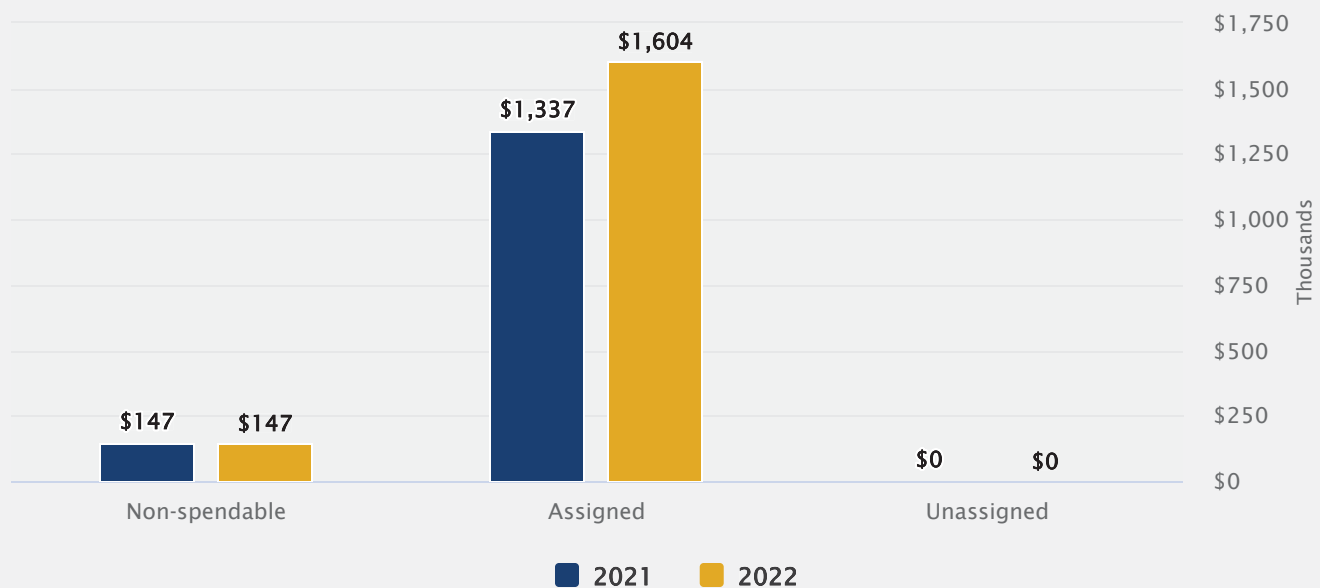
At June 30, 2022, Prosper Portland's governmental funds reported combined fund balances of \$440,954,446, an increase of \$3,766,975 in comparison with the prior year. Prosper Portland had unassigned fund balance of (15,334,152) the result of 9101 Foster LLC having a negative ending fund balance. The remainder of the fund balance is either *nonspendable, restricted, or assigned* to indicate that it is: 1) not in spendable form: \$146,754; 2) restricted for particular purposes: \$454,537,556; or assigned for particular purposes: \$1,604,288.

The general fund is the chief operating fund of Prosper Portland. At the end of the current fiscal year, Prosper Portland's general fund had no unassigned fund balance, and the total fund balance decreased to \$1,751,042. As a measure of the general fund's liquidity, the total fund balance represents approximately 16.5% of total 2022 fiscal year general fund expenditures.

The fund balance of Prosper Portland's general fund increased by \$267,775 during the current fiscal year ended June 30, 2022. Key factors include:

- Revenues increased by \$2,523,745 overall, primarily in intergovernmental revenues, due to increases in funding from the City of Portland General Fund for economic development funding. Most of the increase is related to higher one-time funding that was received in FY 2021-22 to support small businesses.
- Community development expenditures, up by \$824,749 and financial assistance with an increase of \$1,841,091 accounts for most of the increase in expenditures driven by higher funding from the City of Portland for small business support including technical assistance, repair grants and workforce development programs. Capital outlay decreased \$270,276 in relation to the prior year which had an unusually high amount spent in the office relocation.

General Fund Components of Fund Balance



Tax-increment financing (TIF) proceeds are typically Prosper Portland's largest annual income source, and that is again the case this fiscal year. The following schedule illustrates the TIF proceeds received by Prosper Portland from the City of Portland over the last five years. Note that the annual allotment of TIF proceeds received in fiscal year 2022 decreased from the prior fiscal year due to several districts reaching their maximum assessed indebtedness. Tax-increment financing will continue to decrease over the next several years as existing districts reach maximum indebtedness.

Summary History of TIF Proceeds

Received by Prosper Portland

For the Fiscal Years Ended June 30,

Year	Amount	Change	%	
2018	116,187,078	-	-%	5-Year Average \$ 87,962,094
2019	93,748,968	(22,438,110)	-19.3%	
2020	80,975,700	(12,773,268)	-13.6%	
2021	83,768,443	2,792,743	3.4%	
2022	65,130,282	(18,638,161)	-22.2%	
\$ 439,810,471				

The City of Portland receives property taxes in each of the designated tax increment financing areas and forwards a portion to be allocated as TIF to Prosper Portland for projects. The amount of TIF allocated to Prosper Portland varies annually depending on each of the TIF districts' projected tax revenues, debt capacity, and existing levels of outstanding debt held by the City. Some TIF districts have a planned expiration date after which it cannot issue additional tax-increment debt. However, the expiration date may be removed or extended by the Prosper Portland Board of Commissioners. A TIF district that has reached its maximum indebtedness or expiration date will no longer issue new tax-increment debt but may continue spending until its resources are exhausted and will receive tax-increment revenues until all outstanding debt is retired. The Downtown Waterfront, South Park Blocks, Oregon Convention Center, River District, Central Eastside Tax, Willamette Industrial, and Airport Way, and five Neighborhood Prosperity Network Tax Increment Financing Funds have all issued final last tax-increment debt due to reaching maximum indebtedness or their final date to issue debt. Further information on urban renewal indebtedness and the current life cycle status can be found on page 152 of the Statistical Section.

The following table shows the change in the fund balance for the six other major governmental funds.

Prosper Portland's
Schedule of Other Major Governmental Fund Balances
At June 30,

Fund	2022	2021	Change	% Change
9101 Foster LLC	(15,334,152)	(14,807,811)	(526,341)	3.6%
Downtown Waterfront Tax Increment Financing Fund	42,937,793	44,870,660	(1,932,867)	-4.3%
North Macadam Tax Increment Financing Fund	39,846,516	40,200,402	(353,886)	-0.9%
River District Tax Increment Financing Fund	140,086,846	160,288,318	(20,201,472)	-12.6%
Lents Town Center Tax Increment Financing Fund	48,720,481	37,482,959	11,237,522	30.0%
Interstate Corridor Tax Increment Financing Fund	71,000,468	56,366,491	14,633,977	26.0%
Total	\$ 327,257,952	\$ 324,401,019	\$ 2,856,933	

The 9101 Foster LLC Fund was created for the sole purpose of completing and managing the planned development of a mixed use, mixed income apartment project, Lents Commons. In fiscal year 2022 tenant improvements are underway on the first-floor commercial spaces but the economic shutdown due to COVID-19 has delayed tenanting. The \$14,397,208 capital asset for 9101 Foster LLC is not a current resource and therefore contributes to the large negative balance in that fund.

The fund balance in the Downtown Waterfront Tax Increment Financing Fund decreased by \$1,932,867. A substantial part of this decrease is due to the \$1,679,391 increase in community development expenses due to an increased focus on Old Town Action Plan, the issuance of a Community Livability grant, and work on the Block 24 property.

The fund balance in the North Macadam Tax Increment Financing Fund decreased by \$353,886 or -0.9%. Community development expenses increased by \$1,737,617 over the prior year. This increase was primarily due to affordable housing development for The Vera Phase II development. This decrease in fund balance is due to ongoing receipt of tax increment debt proceeds that was exceeded by the level of housing expenditures in FY 2021-22.

In the River District Tax Increment Financing area, there was a (\$20,201,472) or an 12.6% net decrease in fund balance in fiscal year 2022. The majority of the change is due to large capital outlays, including pre-development related to the United States Postal Service site, that exceed annual tax increment debt proceeds for the year.

In the Lents Town Center Tax Increment Financing Fund, the fund balance increased by \$11,237,522 or 30.0%, due to ongoing receipt of tax increment debt proceeds that exceeded expenditures for the year. Expenditures included to a rise in financial assistance disbursements of \$347,311 and a decrease in community development expenses of \$2,963,670 from the previous year as no new, major project spending.

The Interstate Corridor Tax Increment Financing Fund ended the year with an increase in fund balance of \$14,633,977 or 26.0%. The increase is substantially due to ongoing receipt of tax increment debt proceeds and lower community development expenditures. Community development expenditures decreasing by \$2,694,604 or -20.1%. The decrease in community development expenditures was related to timing of housing project expenditures as the housing bureau completed major projects in the previous fiscal year. Expenditures for financial assistance also decreased \$1,507,800. The decrease in financial assistance was related to lower commercial property and prosperity investment program grant activity when compared to the previous fiscal year.

Proprietary funds. Prosper Portland's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

The Business Management Fund was established to account for activity related to business and real estate that is not funded by tax increment or other public funding sources. Net position in the Business Management Fund decreased by \$275,745 or 1.7%. While revenue increased slightly from the prior year, the level of expenditures and transfers continued in the fund. Expenditures were a modest \$309,037, and transfers out supported cash flow needs in select governmental funds used for economic development.

General Fund Budgetary Highlights

The difference between the original and final amended budget was a \$3,238,262 increase in expenditure appropriations. The major differences for the increased budget includes carryover of unspent City of Portland General Fund and Cannabis Fund

resources from FY 2020-21 and the addition of new programming that was added by City Council in the Fall and Spring FY 2021-22 budget amendments including funding for small business repair grants and funding for several planning strategies to support equitable economic development and development activity in Portland. The primary effort is the creation of the Inclusive Economic Development Strategy that will guide economic development activities for the City of Portland for the next five years.

	Change in Original Budget to Final Budget	Comments
Revenue increase	\$2,314,496	Largest components of variance are: <ul style="list-style-type: none"> ▪ \$2,144,491 increase in intergovernmental revenue for City General Fund One-Time Funds to assist small businesses struggling during the coronavirus pandemic and create new economic development strategies”
Expenditure increase	\$3,238,262	Components of variance are: <ul style="list-style-type: none"> ▪ \$1,323,302 increase in economic development related to the increase in City General Fund One-Time Funds for supporting small business technical assistance and the creating of new economic development strategies including the Inclusive Economic Development Strategy for the City of Portland ▪ \$960,791 increase in property redevelopment due to small business repair grant activity ▪ \$954,169 increase in administration costs due to increased personnel costs being allocated to the General Fund

Differences between the final amended budget and actual revenues and expenditures amounted to a \$267,776 increase in fund balance. The major differences are summarized as follows:

	Final Budget to Actual	Comments
Revenue variance	\$(987,912)	Largest component of variance: <ul style="list-style-type: none"> ▪ \$225,308 variance in contractual service revenue, as the film office did not spend as planned in FY21-22 ▪ (\$149,990) variance of other miscellaneous revenue ▪ (\$932,238) actuals were below final budget due to timing of completion of repair grant and economic development strategies that will be completed in FY 2022-23
Expenditure variance	\$2,184,474	Largest component of variance: <ul style="list-style-type: none"> ▪ \$56,226 variance in infrastructure due to decreased spending in general city-wide redevelopment efforts ▪ \$907,417 variance in property redevelopment actuals were below final budget due to timing of repair grant disbursements ▪ \$527,294 variance in actuals were below final budget due to timing of small business technical assistance and economic development strategy work ▪ \$693,537 variance in administration expenditures due to savings associated with Prosper Portland’s overhead and vacancies

- > Budgeted contingency funds of \$1,167,834 represent resources expected to be carried over to the following fiscal year's beginning balance.

Capital Assets, Property Held for Sale, and Long-Term Debt

Prosper Portland records all its capital outlay expenditures as either capital assets to be used in the course of business or project-related property held for sale.

Capital assets. As of June 30, 2022, capital assets amounted to 76,570,362 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, equipment, and software. The total decrease in Prosper Portland's investment in capital assets for the fiscal year ended June 30, 2022 was \$5,501,054 or (7.78%). This was due primarily to the net changes from the inclusion of right-to-use lease assets of \$8.3 million, disposal of intangible software for \$1.4 million, \$1.3 million in depreciation and amortization and the increase due to the addition of the right-to-use lease assets for \$8.3 million and just over \$300K in intangible software acquisitions.

Prosper Portland's Capital Assets (net of accumulated depreciation) At June 30,

Asset type	Governmental activities		
	2022	2021	Change
Land	\$ 14,126,571	\$ 14,126,571	\$ -
Work in progress	3,676,734	3,676,734	-
Buildings	46,802,818	49,194,405	(2,391,587)
Leasehold improvements	-	2,715,118	(2,715,118)
Equipment	32,426	54,922	(22,496)
Intangible software	567,152	939,005	(371,853)
Total asset	\$ 65,205,701	\$ 70,706,755	\$ (5,501,054)

Additional information on Prosper Portland's capital assets can be found in note F. on page 56 of this report, and in the Supplementary Data on pages 131-133.

Property Held for Sale. Expenditures for acquisition and improvements of real properties intended for sale to developers, as well as intangible assets such as lease rights, are referred to as property held for sale. This recording approach is also used for real property slated to be transferred to the City of Portland. Following are the changes in property held for sale for the fiscal year ended June 30, 2022.

Prosper Portland's Real Property Held for Sale For the Fiscal Year Ended June 30, 2022

Funding Source	Balance July 1, 2021	Additions	Disposals/ Adjustments	Balance June 30, 2022
General Fund	\$ 146,754	\$ -	\$ -	\$ 146,754
Downtown Waterfront Tax Increment Financing Fund	9,033,499			9,033,499
North Macadam Tax Increment Financing Fund	1,967,849		75,144	1,892,705
River District Tax Increment Financing Fund	79,146,592		9,103,926	70,042,666
Lents Town Center Tax Increment Financing Fund	2,768,427	1		2,768,428
Other Governmental Funds*	20,110,273	56,991	176,307	19,990,957
Subtotal Governmental Funds	113,173,394	56,992	9,355,377	103,875,009
Business-type funds	965,788	-		965,788
Total Property Held for Sale	\$ 114,139,182	\$ 56,992	\$ 9,355,377	\$ 104,840,797

The primary change in Property Held for Sale was the downward adjustment of the United States Post Office Site in the River District Tax Increment Fund.

Additional information on Prosper Portland's real property held for sale can be found in note E. on pages 55-56 of this report, and in the Supplementary Data on pages 131-133.

Long-term debt. Prosper Portland does not issue bonds but receives proceeds from bonds issued and carried by the City of Portland. Additionally, the City of Portland maintains lines of credit to provide short-term funding for Prosper Portland projects. The City's lines of credit are ultimately repaid with the long-term financing provided by bond sales. See the statistical section on bonds in this report and the City of Portland's financial statements for further information.

Economic Factors and Next Year's Budgets and Rates

- > The Multnomah county seasonally adjusted unemployment rate for July 2022 was 3.5% compared to 6.3% in 2021 and 12.9% in 2020. The unemployment rate for the United States as a whole for July 2021 was 5.4%. Meanwhile, job growth in the Portland metro area was 5.4% year over year, with the Portland metro area adding jobs in the information, leisure and hospitality and professional and business services sectors.
- > The Portland area office vacancy was 11.9% during by the end of fiscal year 2022 with net absorption of negative 243 thousand square feet (sf). The vacancy rate was 10.6% the prior year. Currently there is a total of 386,226 sf of office space under construction in the Portland area.
- > In the industrial market the average vacancy rate was 3.2% at the end of the second quarter of 2022 with around 2,216,737 sf absorbed. The vacancy rate was 4.65% the prior year. Projects totaling 3,300,000 sf in the metro region are currently under construction.
- > Inflation, as calculated by the Bureau of Labor Statistics rose to 8.3% in July 2022 from July 2021 for western cities under 2.5 million in population.
- > Prosper Portland recognized a significant impact to program revenues as a result of the pandemic, mainly around loans, leases, and parking revenue beginning with the final quarter of FY 2019-20. As the pandemic continued into FY 2020-21, lease and parking revenue continued to be substantially impacted. Overall, actual property income was recorded at 50% of the amount recorded in FY 2018-19 (the last full year prior to the pandemic) in FY 2020-21 with slight improvements in FY 2021-22. Staff project modest recovery in property related operating income through FY 2022-23 and FY 2023-24.
- > There were no major, immediate impacts in the FY 2021-22 project and program budgets due to sufficient TIF resources in most TIF districts. However, the decline in program revenue over the last several fiscal years required expenditure reductions recent operating and capital budgets and forecasts. Timing of the recovery and future, actual program revenues will determine whether changes are needed in the forecast for modest recovery in the FY 2022-23 Budget and Five-Year Forecast. Planning, pre-development and development continue on a number of projects including Broadway Corridor/USPS site, multiple projects associated with the Old Town Action Plan, Centennial Mills, as well as the North/Northeast Action Plan in the Interstate Corridor TIF District. Staff are currently updating the Gateway and Lents Action Plans that will focus investment of remaining tax increment resources over the next Five-Year Forecast.
- > Prosper Portland adopted the Financial Sustainability Plan in 2018 that included a new business model to support the long-term effort of building an equitable economy in Portland in the face of declining tax increment resources. Some elements of the plan, such as return on certain loans have been successful, however, the impact of the pandemic alongside the changes in the level of investment or timing for major projects like Broadway Corridor requires the agency to rethink the model and approach. Staff are currently engaged on creating the Financial Sustainability Plan 2.0 that will include updated models for investment of final TIF district resources and revisit public funding approaches for economic development in the longer term.

All of the above economic indicators are occurring in the context of similar economic improvements for the State of Oregon. All these factors were considered in preparing Prosper Portland's budget for the next fiscal year ending June 30, 2023.

Requests for Information

This financial report is designed to provide a general financial overview for those with an interest in Prosper Portland's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Chief Financial Officer, Prosper Portland, 220 NW 2nd, Suite 200, Portland, Oregon 97209.

Basic Financial Statements

Prosper Portland
A Component Unit Of The City Of Portland, Oregon
Statement Of Net Position
June 30, 2022

	Governmental Activities	Business-type Activities	Total
Assets			
Current assets:			
Cash and cash equivalents	\$ 326,653,602	\$ 11,726,862	\$ 338,380,464
Receivables:			
Due from City of Portland	5,664,085	-	5,664,085
Accounts	637,582	722	638,304
Internal balances	(490,000)	490,000	-
Loans, net	1,622,580	169,320	1,791,900
Interest	733,749	28,895	762,644
Loan interest	238,530	1,888	240,418
Lease	1,035,012	23,157	1,058,169
Contract	40,658	-	40,658
Prepays and other	1,243,932	158,377	1,402,309
Property held for sale	103,875,009	965,788	104,840,797
Total current assets	441,254,739	13,565,009	454,819,748
Non-current assets:			
Receivables:			
Loans, net	15,864,831	360,149	16,224,980
Lease	5,712,983	786,487	6,499,470
Contract	856,785	-	856,785
Other post-employment benefits assets, net	113,169	-	113,169
Escrow deposit	-	3,000,000	3,000,000
Capital assets not being depreciated:			
Land	14,126,571	-	14,126,571
Work in progress	3,676,734	-	3,676,734
Capital assets net of accumulated depreciation/amortization:			
Buildings and improvements	46,802,818	-	46,802,818
Equipment	32,426	-	32,426
Leasehold	-	2,591,278	2,591,278
Intangible software	567,152	-	567,152
Lease asset, net	8,773,383	-	8,773,383
Total non-current assets	96,526,852	6,737,914	103,264,766
Deferred Outflow Of Resources			
Deferred outflow related to other post-employment benefits	30,938	-	30,938
Deferred outflow related to pensions	6,528,418	-	6,528,418
Total deferred outflow of resources	6,559,356	-	6,559,356

Total assets and deferred outflow of resources	\$ 544,340,947	\$ 20,302,923	\$ 564,643,870
Liabilities			
Current liabilities:			
Accounts payable	\$ 4,731,522	\$ -	\$ 4,731,522
Accrued liabilities	595,317	-	595,317
Due to City of Portland	4,173,896	-	4,173,896
Due to other entities	260,501	-	260,501
Unearned revenue	152,693	-	152,693
Long-term liabilities due within one year:			
Pollution remediation	17,772,582	-	17,772,582
Note payable	4,032,452	-	4,032,452
Lease payable	395,619	-	395,619
Lease due to City of Portland	-	-	-
Vacation accrual	240,986	-	240,986
Total long-term liabilities due within one year	22,441,639	-	22,441,639
Total current and long-term liabilities due within one year	32,355,568	-	32,355,568
Non-current liabilities:			
Long-term liabilities:			
Pollution remediation	44,344,891	-	44,344,891
Note payable	1,002,133	-	1,002,133
Lease payable	8,598,416	-	8,598,416
Lease due to City of Portland	155,160	-	155,160
Vacation accrual	589,149	-	589,149
Other post-employment benefits liability	271,308	-	271,308
Net pension liability	10,412,634	-	10,412,634
Total non-current liabilities	65,373,691	-	65,373,691
Total liabilities	97,729,259	-	97,729,259
Deferred Inflow Of Resources			
Deferred inflow related to other post-employment benefits	77,965	-	77,965
Deferred inflow related to other post-employment benefits differences projected and actual plan investment earnings	26,697	-	26,697
Deferred inflow related to pensions	498,533	-	498,533
Deferred inflow related to pension plan benefits differences projected and actual plan investment earnings	6,935,153	-	6,935,153
Deferred inflow related to leases	7,652,329	809,644	8,461,973
Total deferred inflow of resources	15,190,677	809,644	16,000,321
Net Position			
Net investment in capital assets	73,979,084	2,591,278	76,570,362
Restricted for:			
Urban renewal	382,820,089	-	382,820,089
Property clean up	-	3,000,000	3,000,000

Other	9,859,917	-	9,859,917
Unrestricted	(35,238,079)	13,902,001	(21,336,078)
Total net position	431,421,011	19,493,279	450,914,290
Total liabilities and net position	\$ 544,340,947	\$ 20,302,923	\$ 564,643,870

Statement Of Activities
For the Fiscal Year Ended June 30, 2022

	Program Revenues			Net Expense and Changes in Net Position		Total
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	Business-type Activities	
Functions/Programs						
Governmental activities:						
Community development	\$ 101,996,057	\$ 9,137,560	\$ 16,459,377	\$ (76,399,120)	\$ -	\$ (76,399,120)
Business-type activities:						
Enterprise loans	104,252	54,278	-	-	(49,974)	(49,974)
Business management	204,785	69,410	-	-	(135,375)	(135,375)
Total	\$ 102,305,094	\$ 9,261,248	\$ 16,459,377	(76,399,120)	(185,349)	(76,584,469)

General Revenues:

Tax-increment debt proceeds (in lieu

of tax-increment revenue) -

intergovernmental revenues, unrestricted

Unrestricted investment income

Miscellaneous revenues

Transfers

Total general revenues and transfers

Change in net position

Net position - July 1, 2021

Net position - June 30, 2022

intergovernmental revenues, unrestricted	65,130,282	-	65,130,282
Unrestricted investment income	1,756,719	74,799	1,831,518
Miscellaneous revenues	2,709,253	2,835,598	5,544,851
Transfers	797	(797)	-
Total general revenues and transfers	69,597,051	2,909,600	72,506,651
Change in net position	(6,802,069)	2,724,251	(4,077,818)
Net position - July 1, 2021	438,223,080	16,769,028	454,992,108
Net position - June 30, 2022	\$ 431,421,011	\$ 19,493,279	\$ 450,914,290

The accompanying notes are an integral part of the basic financial statements.

Balance Sheet

Governmental Funds

June 30, 2022

	Special Revenue Funds		Capital Projects Funds		
	General Fund	Component Unit 9101 Foster LLC	Downtown Waterfront Tax Increment Financing Fund	North Macadam Tax Increment Financing Fund	River District Tax Increment Financing Fund
Assets					
Cash with City of Portland					
investment pool	\$ 2,173,947	\$ -	\$ 36,680,802	\$ 38,745,448	\$ 61,532,787
Cash and cash equivalents	400	653,095	-	-	-
Receivables:					
Due from City of Portland	2,118,180	-	-	-	653,010
Accounts	30,200	3,341	13,851	15,871	2,118
Internal balances	-	-	937,000	-	-
Loans, net	-	-	199,863	-	8,530,995
Interest	2,636	-	86,623	82,282	146,835
Loan interest	-	-	-	-	1,455
Lease, net	-	-	141,030	-	4,958,852
Note	-	-	897,443	-	-
Property held for sale	146,754	-	9,033,499	1,892,705	70,042,666
Other	10,420	65,581	-	6,500	334,803
Total Assets	\$ 4,482,537	\$ 722,017	\$ 47,990,111	\$ 40,742,806	\$ 146,203,521
Liabilities, Deferred Inflow and Fund Balances					
Liabilities:					
Accounts payable	\$ 1,962,312	\$ 28,587	\$ 10,091	\$ -	\$ 219,859
Accrued liabilities	595,317	-	-	-	-
Due to City of Portland	172,545	-	527	882,832	879,837
Due to other entities	1,321	4,028	3,225	13,458	58,126
Unearned revenues	-	-	-	-	-
Notes Payable other	-	16,023,554	4,000,000	-	-
Due to other funds	-	-	-	-	-
Total Liabilities	2,731,495	16,056,169	4,013,843	896,290	1,157,822
Deferred Inflows					
Deferred Inflows related to leases and contracts	-	-	1,038,475	-	4,958,853
Total deferred inflows	-	-	1,038,475	-	4,958,853
Fund Balances					
Non-spendable					
Property held for sale	146,754	-	-	-	-
Restricted					
Loans receivable	-	-	199,862	-	8,530,995
Property held for sale	-	-	9,033,499	1,892,705	70,042,666
Urban renewal	-	-	33,704,432	37,953,811	61,513,185
Contractual obligations	-	-	-	-	-
Assigned					
Subsequent year's expenditures	1,604,288	-	-	-	-
Unassigned					
Ending fund balance	-	(15,334,152)	-	-	-
Total Fund Balances	1,751,042	(15,334,152)	42,937,793	39,846,516	140,086,846
Total Liabilities, Deferred Inflows, and Fund Balances	\$ 4,482,537	\$ 722,017	\$ 47,990,111	\$ 40,742,806	\$ 146,203,521

The accompanying notes are an integral part of the basic financial statements.

Capital Projects Funds (continued)				
	Lents Town Center Tax Increment Financing Fund	Interstate Corridor Tax Increment Financing Fund	Other Governmental Funds	Total Governmental Funds
\$	32,313,347 \$	70,974,688 \$	82,236,464 \$	324,657,483
	-	-	1,202,011	1,855,506
	-	-	2,892,895	5,664,085
	43,713	21,353	507,135	637,582
	-	-	-	937,000
	13,861,736	430,741	9,453,045	32,476,380
	68,439	155,463	191,144	733,422
	16,781	5,846	214,449	238,531
	-	964,545	683,568	6,747,995
	-	-	-	897,443
	2,768,428	-	19,990,957	103,875,009
	31,459	641,046	154,123	1,243,932
\$	49,103,903 \$	73,193,682 \$	117,525,791 \$	479,964,368
\$	- \$	28,180 \$	2,482,491 \$	4,731,520
	-	-	-	595,317
	378,981	1,046,796	812,378	4,173,896
	4,441	1,000	174,902	260,501
	-	152,693	-	152,693
	-	-	-	20,023,554
	-	-	1,427,000	1,427,000
	383,422	1,228,669	4,896,771	31,364,481
	-	964,545	683,568	7,645,441
	-	964,545	683,568	7,645,441
	-	-	-	146,754
	13,861,736	430,741	8,121,181	31,144,515
	2,768,428	-	20,230,172	103,967,470
	32,090,317	70,569,727	74,485,408	310,316,880
	-	-	9,108,691	9,108,691
	-	-	-	1,604,288
	-	-	-	(15,334,152)
	48,720,481	71,000,468	111,945,452	440,954,446
\$	49,103,903 \$	73,193,682 \$	117,525,791 \$	479,964,368



PROSPER
PORTLAND

Building an Equitable Economy

**Reconciliation Of The Governmental Funds Balance Sheet
To The Statement Of Net Position
June 30, 2022**

Fund balances - total governmental funds	\$ 440,954,446
Amounts reported for governmental activities in the Statement of Net Position are different because:	
The following assets are used in governmental activities are not financial resources and, therefore, are not reported in the funds:	
Capital assets and lease assets	73,979,084
The following liabilities are not due and payable in the current period and, therefore are not reported in the funds:	
Other post-employment benefits	
Post-employment benefit PERS Retirement Health Insurance Account asset	\$ 113,169
Deferred outflow of resources	30,938
Post-employment benefit health insurance continuation liability	(271,308)
Deferred inflow of resources	(104,662)
Total other post-employment benefits	(231,863)
Net vacation accrual obligation reported on the Statement of Net Position	(830,135)
Pollution remediation liability	(62,117,473)
Leases payable liability	(9,156,084)
Pension	
Deferred outflow of resources	6,528,418
Net pension liability	(10,412,634)
Deferred inflow of resources	(7,433,690)
Total pension	(11,317,906)
The internal service fund is used by management to charge insurance costs to individual funds. The assets and liabilities of the internal service fund are included in the governmental activities in the Statement of Net Position	140,942
Net position of governmental activities	\$ 431,421,011

The accompanying notes are an integral part of the basic financial statements.

Statement Of Revenues, Expenditures, And Changes In Fund Balances
Governmental Funds

For the Fiscal Year Ended June 30, 2022

	Special Revenue Funds		Capital Projects Fund	
	General Fund	Component Unit 9101 Foster LLC	Downtown Waterfront Tax Increment Financing Fund	North Macadam Tax Increment Financing Fund
Revenues				
Intergovernmental revenues	\$ 9,582,504	\$ -	\$ 3,255	\$ -
Charges for services	278,598	735,230	68,265	100,785
Loan collections	-	-	4,396	-
Interest on investments	2,043	-	223,035	192,770
Miscellaneous	128,450	-	-	-
Tax-increment debt proceeds (in lieu of tax-increment revenue)	-	-	-	16,995,524
Total revenues	9,991,595	735,230	298,951	17,289,079
Expenditures				
Current:				
Community development	2,612,502	554,605	1,988,667	16,336,040
Capital expenditures for urban renewal	-	-	-	1,306,925
Financial assistance	6,600,781	-	243,151	-
Debt service	-	14,336	-	-
Capital Outlay	537,638	692,630	-	-
Total expenditures	9,750,921	1,261,571	2,231,818	17,642,965
Excess (deficiency) of revenues over (under) expenditures	240,674	(526,341)	(1,932,867)	(353,886)
Other Financing Sources (Uses)				
Transfers in	27,101	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	27,101	-	-	-
	267,775	(526,341)	(1,932,867)	(353,886)
Fund Balances - July 1, 2021	1,483,267	(14,807,811)	44,870,660	40,200,402
Fund Balances (Deficit) - June 30, 2022	\$ 1,751,042	\$ (15,334,152)	\$ 42,937,793	\$ 39,846,516

The accompanying notes are an integral part of the basic financial statements.

Capital Projects Fund (continued)				
River District Tax Increment Financing District	Lents Town Center Tax Increment Financing Fund	Interstate Corridor Tax Increment Financing Fund	Other Governmental Funds	Total Governmental Funds
\$ 6,036	\$ -	\$ -	6,867,581	\$ 16,459,376
2,203,254	78,980	569,458	4,337,215	8,371,785
275,924	182,535	30,834	385,482	879,171
381,394	138,566	339,682	478,407	1,755,897
318,521	-	6,722	2,255,559	2,709,252
-	14,996,062	26,992,964	6,145,734	65,130,284
3,185,129	15,396,143	27,939,660	20,469,978	95,305,765
11,961,682	3,348,472	10,714,316	10,848,853	58,365,137
11,165,737	356	43,847	310,462	12,827,327
259,182	809,793	2,547,520	8,642,092	19,102,519
-	-	-	-	14,336
-	-	-	-	1,230,268
23,386,601	4,158,621	13,305,683	19,801,407	91,539,587
(20,201,472)	11,237,522	14,633,977	668,571	3,766,178
-	-	-	-	27,101
-	-	-	(26,304)	(26,304)
-	-	-	(26,304)	797
(20,201,472)	11,237,522	14,633,977	642,267	3,766,975
160,288,318	37,482,959	56,366,491	111,303,185	437,187,471
\$ 140,086,846	\$ 48,720,481	\$ 71,000,468	\$ 111,945,452	\$ 440,954,446



PROSPER
PORTLAND

Building an Equitable Economy

**Reconciliation Of The Statement Of Revenues, Expenditures,
And Changes In Fund Balances Of Governmental Funds
To The Statement Of Activities
For the Fiscal Year Ended June 30, 2022**

Net change in fund balances - total governmental funds	\$ 3,766,975
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital asset acquisitions as expenditures. However, in the Statement of Activities the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense exceeded capital assets acquisitions.	
Expenditures for capital assets	348,379
Less current year depreciation	(1,367,696)
Capital asset dispositions (sales and disposals)	(2,713,737)
Accumulated depreciation related capital asset dispositions	959,498
Reording of right to use assets	8,773,385
Transfer to business-type fund	(2,727,498)
	3,272,331
Leases	(9,156,084)
Pension related expenses that are reported in the statement of activities do not require the use of current financial resources and are not reported as expenditures in governmental funds	88,697
Current year change in net pension liability	6,637,646
Current year deferred outflows for pension	416,356
Current year deferred inflows for pension	(6,965,305)
Prior year deferred outflow reversed for amount paid to OPERS	
Current year deferred outflow for amount paid to OPERS	
Current year adjustment for change in net other post-employment benefits payable in the Statement of Net Position	3,038
Current year adjustment for change in vacation accrual	114,093
Current year adjustment for change in pollution remediation	(4,891,947)
The internal service fund is used by management to charge insurance costs to individual funds. The change in net position is reported with governmental activities.	
Interest on investment	828
Change in net position of governmental activities	\$ (6,802,069)

The accompanying notes are an integral part of the basic financial statements.

General Fund
Statement Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For the Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental revenues-				
Federal grants	\$ 26,162	\$ 6,325	\$ -	\$ (6,325)
State and local	20,000	55,000	37,131	(17,869)
City of Portland, General Fund	8,333,120	10,477,611	9,545,373	(932,238)
Charges for services-				
Contractual service charges	-	-	225,308	225,308
Interest on investments	-	3,792	2,044	(1,748)
Miscellaneous:				
Reimbursements	104,000	105,050	-	(105,050)
Other	128,440	278,440	128,450	(149,990)
Total revenues	8,611,722	10,926,218	9,938,306	(987,912)
Expenditures				
Current:				
Community development:				
Infrastructure	56,366	56,366	140	56,226
Property redevelopment	1,782,811	2,743,602	1,836,185	907,417
Economic development	7,826,539	9,149,841	8,622,547	527,294
Administration	13,658,317	14,612,486	13,918,949	693,537
Total community development	23,324,033	26,562,295	24,377,821	2,184,474
Contingency	774,592	1,167,834	-	1,167,834
Total expenditures	24,098,625	27,730,129	24,377,821	3,352,308
Excess (deficiency) of revenues over expenditures	(15,486,903)	(16,803,911)	(14,439,515)	2,364,396
Other Financing Sources (Uses)				
Internal service reimbursements in	14,499,484	15,814,571	15,029,300	(785,271)
Transfers in-				
General Fund	-	2,300	-	(2,300)
CARES Fund	1,500	1,304	1,304	-
COEP Fund	-	25,000	25,000	-
Business Managment Fund	-	797	797	-
Total transfers in	1,500	29,401	27,101	(2,300)
Internal service reimbursements out	(296,687)	(371,179)	(349,110)	22,069
Transfers out:				
General Fund	-	(5,396)	-	5,396
Total transfers out	-	(5,396)	-	5,396
Total other financing sources (uses)	14,204,297	15,467,397	14,707,291	(760,106)

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Net change in fund balance	(1,282,606)	(1,336,514)	267,776	1,604,290
Fund Balance - July 1, 2021	1,282,606	1,336,514	1,336,513	(1)
Fund Balance - June 30, 2022	\$ -	\$ -	1,604,289	\$ 1,604,289
Adjustments to generally accepted accounting principles basis-				
Property held for sale			146,754	
Fund Balance - June 30, 2022 (GAAP Basis)			\$ 1,751,043	

The accompanying notes are an integral part of the basic financial statements.

Statement Of Net Position
Proprietary Funds
June 30, 2022

	Total Non-Major Enterprise Funds	Governmental Activities - Internal Service Fund
Assets		
Current assets:		
Cash with City of Portland		
investment pool	\$ 11,726,864	\$ 140,614
Receivables:		
Accounts	722	-
Internal balances	1,427,000	-
Loans, net	169,319	-
Interest	28,895	328
Loans interest	1,888	-
Leases, net	23,157	-
Property held for sale	965,788	-
Other	158,377	-
Total current assets	14,502,010	140,942
Noncurrent assets:		
Loans receivable, net	360,149	-
Leases, net	786,487	-
Capital asset	2,591,278	-
Total noncurrent assets	3,737,914	-
Total assets	\$ 18,239,924	\$ 140,942
Liabilities, Deferred Inflow and Net Position		
Liabilities:		
Current liabilities:		
Internal balances	\$ 937,000	-
Total current liabilities	937,000	-
Deferred Inflow		
Deferred Inflow related to leases	809,644	-
Total deferred inflows	809,644	-
Total liabilities and deferred inflows	1,746,644	-
Net Position		
Restricted for pollution remediation	3,000,000	
Unrestricted	13,493,280	140,942
Total net position	16,493,280	140,942
Total liabilities and net position	\$ 18,239,924	\$ 140,942

Statement Of Revenues, Expenses, And Changes In Net Position
Proprietary Funds
For the Fiscal Year Ended June 30, 2022

	Total Non-Major Enterprise Funds	Governmental Activities - Internal Service Fund
Operating Revenues:		
Charges for services	\$ 83,491	\$ -
Interest on loans	40,198	-
Miscellaneous revenues	2,835,599	-
Total operating revenues	2,959,288	-
Operating Expenses:		
Personal services	65,115	-
Professional servicers	168,438	-
Financial assistance	74,794	-
Miscellaneous expenses	690	-
Total operating expenses	309,037	-
Operating income (loss)	2,650,251	-
Non-Operating Revenues (Expense):		
Interest on investments	74,800	828
Total non-operating revenues (expense)	74,800	828
Income before transfers	2,725,051	828
Transfers out	(797)	-
Change in net position	2,724,254	828
Net position - July 1, 2021	16,769,026	140,114
Net position - June 30, 2022	\$ 19,493,280	\$ 140,942

The accompanying notes are an integral part of the basic financial statements.

Statement Of Cash Flows
Proprietary Funds
For the Fiscal Year Ended June 30, 2022

	Total Enterprise Funds	Governmental Activities - Internal Service Fund
Cash flows from operating activities:		
Loan collections from borrowers	\$ 169,319	\$ -
Interest on loans from borrowers	38,905	-
Loan fees from customers	2,049	-
Other fees from customers	12,031	-
Rent income	69,410	-
Increase in accounts receivable	(96,718)	-
Payments to employees	(11,826)	-
Payments to vendors	(199,125)	-
Payments for interfund services used	(53,290)	-
Loans to borrowers	(77,749)	-
Net cash provided/(used) by operating activities	(146,994)	-
Cash flows from noncapital financing activities:		
Repayment of interfund borrowing	529,000	-
Interfund borrowing	(1,427,797)	-
Net cash provided by noncapital financing activities	(898,797)	-
Cash flows from investing activities:		
Interest received from investing	76,881	852
Net cash increase (decrease) in cash and cash equivalents	(968,910)	852
Cash and cash equivalents-July 1, 2021	12,695,774	139,762
Cash and cash equivalents-June 30, 2022	\$ 11,726,864	\$ 140,614
Cash with City of Portland investment pool from the Statement of Net Position	\$ 11,726,864	\$ 140,614
Reconciliation of operating income to net cash provided/(used) by operating activities:		
Net operating income(loss)	\$ 2,650,251	\$ -
Adjustments to reconcile net operating income to net cash provided/(used) by operating activities:		
Increase in due from City of Portland (due to)	56,475	-
Decrease in loans receivable	(82,120)	-
Increase in non-cash capital asset transfer	(2,591,278)	-
Increase in due from other entities (due to)	(153,192)	-
Decrease in loan interest receivable	2,870	-
Decrease in accounts payable	(30,000)	-
Total adjustments	(2,797,245)	-
Net cash provided/(used) by operating activities	\$ (146,994)	\$ -

The accompanying notes are an integral part of the basic financial statements.

Notes to the Financial Statements



PROSPER
PORTLAND

Building an Equitable Economy

I. Summary of Significant Accounting Policies

A. Description of Government-Wide Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on activities of the primary government and its component units. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

B. Reporting Entity

Prosper Portland (the Commission) is the City of Portland's (the City) urban renewal and economic development agency and adopted the new name on May 11, 2017. Prosper Portland was created in 1958 under Article I, Section 15 of the Charter of the City of Portland, Oregon to deliver projects and programs to achieve the City's business recruitment and retention, job creation, financial assistance for rehabilitation and restoration of property and business development, and for the acquisition of real property for the purpose of removing or preventing blight. Prosper Portland is governed by a five-member Commission, appointed by the Mayor and approved by the City Council to serve three-year terms.

Prosper Portland is a component unit of the City and its financial activities are discretely presented in a separate column in the City's basic financial statements. Prosper Portland's Commission established a limited liability corporation for construction and management of the 9101 Foster project. The 9101 Foster LLC is included in this report as a blended component unit of Prosper Portland. 9101 Foster LLC is not required to adopt an annual budget, so no budgetary statement is presented for this fund.

C. Basis of Presentation—Government-Wide Statements

The government-wide financial statements report information on all the activities of Prosper Portland. Governmental activities, which normally are supported by tax-increment debt proceeds (in lieu of tax-increment revenue) hereafter referred to as tax-increment revenue and intergovernmental revenues. Governmental revenues are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers or applicants who use or directly benefit from services or privileges provided by the given function, and 2) grants and contributions that are restricted to meeting the operational requirements of a particular function. Tax-increment debt proceeds (in lieu of tax-increment revenue) and other items not properly included among program revenues are reported as general revenues.

D. Basis of Presentation—Fund Financial Statements

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and the proprietary funds are reported as separate columns in the fund financial statements. Non-major governmental funds are consolidated into a single column in the basic financial statements. Combining schedules of the components of the non-major proprietary funds and the non-major governmental funds are presented in the supplementary data section of the report.

Prosper Portland reports the following major governmental funds:

General Fund (adopted as Urban Redevelopment Fund) – this is Prosper Portland's primary operating fund. It accounts for the financial operations not accounted for in any other fund and for indirect administrative costs. Principal resources are reimbursement for services to other funds, contract fees for services provided to other agencies, miscellaneous grants, donations and interest earnings. Primary expenditures are for personnel services, operational supplies, and capital outlay.

There is one major special revenue fund:

9101 Foster LLC was established to account for the operation and management of the Lents Commons Property – a blended commercial/residential building. The revenue source for this fund is rental revenue.

The following capital project major funds are primarily funded by tax-increment debt proceeds (in lieu of tax-increment revenue):

Downtown Waterfront Tax Increment Financing Fund – accounts for resources used in the redevelopment of the Old Town/Chinatown neighborhood.

North Macadam Tax Increment Financing Fund – accounts for resources used in the redevelopment of the district into a major mixed-use Central City neighborhood, with a spectacular greenway and parks system, improved transportation infrastructure and accessibility, and enhanced public amenities.

River District Tax Increment Financing Fund – accounts for resources used in the development and construction of a wide range of housing units, new commercial opportunities and open space, all oriented to the Willamette River.

Lents Town Center Tax Increment Financing Fund – accounts for resources used in the revitalization of commercial and residential areas in and near the existing Lents neighborhood.

Interstate Corridor Tax Increment Financing Fund – accounts for resources used in the construction and preservation of a wide array of housing options, create new family-wage jobs, and fund the infrastructure investment to support these efforts.

Prosper Portland reports the following non-major proprietary funds:

Business Management Fund – provides for the activity related to business and real estate that are not funded by tax increment or other public funding sources.

Enterprise Loans Fund - this enterprise fund accounts for the activities of Prosper Portland's loan programs.

Risk Management Fund – this Internal Service Fund sets aside resources to meet insurance policy deductibles, if necessary.

As a rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this rule are overhead charges allocated by the General Fund to the Enterprise Loans Fund in the amount of \$53,290. Elimination of these charges would distort the direct costs reported for the various programs concerned.

E. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, Prosper Portland considers receivables collected within 60 days after year-end to be available and recognizes them as revenues of the fiscal year just ended. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

Significant revenues that were measurable and available under the modified accrual basis are composed of certain intergovernmental revenues consisting primarily of grant proceeds and tax-increment revenue.

Amounts reported as program revenues include: 1) charges to customers or applicants for services or privileges provided and 2) operating grants and contributions. All other revenues are considered general revenues.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with ongoing operations. The principal operating revenues of the Enterprise Loans Fund are interest on loans and charges for loan fees. All revenues and expenses not meeting this definition are reported as non-operating revenues.

When both restricted and unrestricted resources are available to use for the same purpose, it is Prosper Portland's policy to use restricted resources first, then unrestricted resources as they are needed.

F. Budgetary Basis of Accounting

The appropriated budget is prepared by fund and service. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the service level. A service describes program objectives such as economic development, property development and housing.

Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (e.g., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to ensure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executory

contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget pursuant to State of Oregon regulations.

G. Assets, Liabilities, and Net Position

1. Cash and Investments

Prosper Portland's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

The City Charter requires Prosper Portland to participate in the City's cash and investment pool. Each fund's portion of this pool is displayed on the Balance Sheet and the Statement of Net Position as "Cash with City of Portland Investment Pool".

Investment pool cash balances are part of the City's cash management activity and are considered cash and cash equivalents. Activities undertaken by the investment pool on behalf of the proprietary funds are not considered part of the investing and financing activities of the funds, and details of these investments are not reported in the Statement of Cash Flows. In general, interest earned from pooled investments is allocated to each City fund, including Prosper Portland, which appears as a single cash account, based on average earnings rate and daily cash balance of each fund. Prosper Portland allocates and credits interest received from the City to each individual fund based on the monthly ending cash balance.

The types of investments in which the City may invest are restricted by State of Oregon statutes and a Council-adopted investment policy. Authorized investments include general obligations of the United States government and its agencies, obligations of the States of Oregon, California, Idaho and Washington that have a rating of AA or better, A-1 rated commercial paper and bankers' acceptances, Aa rated corporate bonds, time deposits, repurchase agreements and the State of Oregon Local Government Investment Pool (LGIP).

Prosper Portland recorded its investment in the City of Portland Investment Pool at fair value.

2. Receivables and Payables

Activities between funds that represent lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as internal balances. Reimbursements due from other governmental entities for the Community Development Block Grant Economic Opportunity Initiative (CDBG-EOI) programs, General Fund and Cannabis programs, and Community Opportunity and Enhancements Program (COEP) are reported as accounts receivable.

Loans receivable are recorded when the borrower has signed a promissory note and disbursements are made in accordance with the loan agreement. Prosper Portland maintains an interest accrual balance for outstanding interest earned but not paid at the end of the year.

Prosper Portland maintains an allowance for loans receivable as a valuation adjustment for risk. The allowance for risk is determined based on the historical performance of each loan type and upon continuing consideration of changes in the character of the portfolio.

3. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

4. Capital Assets

Capital assets include property, buildings, equipment, and software. Capital assets are defined as assets with an initial, individual cost of more than \$5,000 and an estimated useful life of greater than one year. Additions or improvements that significantly extend the useful life of an asset, or that significantly increase the capacity of an asset are capitalized. Expenditures for equipment, real property acquisitions, and improvements are stated as capital outlay expenditures in the governmental funds. Capital assets that are acquired and held for internal use are stated at historical cost and include the costs of appraisals and demolition. Donated capital assets are recorded at their acquisition value as of the date of donation.

Expenditures incurred for the acquisition and improvement of properties, as an agent for the owner, are not capitalized. Maintenance and repairs of a routine nature are charged to expenditures/expenses as incurred and are not capitalized.

Depreciation and amortization on capital assets is recorded in the Statement of Activities and is calculated using a modified half-year convention method on a straight-line basis over the following estimated useful lives.

Asset	Years
Buildings and improvements	50
Leasehold improvements	6
Equipment	5-15
Computer software	10
Computer equipment	5

5. Lease Assets

Lease assets are assets which the City leases for a term of more than one year. The value of leases is determined by the net present value of the leases at the City's incremental borrowing rate at the time of the lease agreement, amortized over the term of the agreement.

Generally, when construction projects are completed on behalf of the City of Portland, the project's capital assets are transferred to the City at cost. All other proceeds from the sale of capital assets are recognized as revenue.

6. Leases

Receivables

Lease receivables are recognized at the net present value of the leased assets at a borrowing rate either explicitly described in the agreement or implicitly determined by the City, reduced by principal payments received.

Payables

In the government wide financial statements, leases payable are reported as liabilities in the Statement of Net Position. In the governmental fund financial statements, the present value of lease payments is reported as other financing sources.

7. Property Held for Sale

Land, related buildings and improvements, as well as intangible assets acquired for the purpose of redevelopment and sale are recognized as assets and stated at the lower of cost (including costs of appraisal, demolition, improvements, and relocation) or net realizable value and are offset by non-spendable or restricted fund balance depending on the fund classification. Upon final disposition or a decline in the value of the property, gain or loss is charged or credited to operations.

8. Compensated Absences

It is Prosper Portland's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since Prosper Portland does not have a policy to pay any amounts when employees separate from service. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. The current portion for the year ending June 30, 2022 was \$240,986.

9. Long-term Obligations

Other post-employment benefits (OPEB)

Prosper Portland's net OPEB is recognized as a long-term liability in the government-wide financial statements, the amount of which is actuarially determined.

Pension Liability

Prosper Portland reports its proportional share of the Pension Liability of the Oregon Public Employees Retirement System (OPERS). For purposes of measuring the pension liability or asset, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of OPERS and additions to/deductions from OPERS's fiduciary net position have been determined on the same basis as they are reported by OPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

Other

Prosper Portland also reports a long-term obligation for pollution remediation and vacation obligation due employees. Long-term bonded debt issued to finance urban development activities is not reported in the financial

statements but is reported in the City of Portland's financial statements since the debt is the obligation of the City.

10. Deferred Inflows and Outflows of Resources

Deferred outflows - In addition to assets, the statement of net position will sometimes report a separate section for the deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods, and will not be recognized as an outflow of resources (expenditure/expense) until then.

Deferred inflows - In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods, and will not be recognized as an inflow of resources (revenue) until then.

Pensions – For purposes of measuring the pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Oregon Public Employees Retirement System (OPERS) and additions to/deductions from OPERS's fiduciary net position have been determined on the same basis as they are reported by OPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other post-employment benefits (OPEB)– For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB and OPEB expense, information about the fiduciary net position of the Oregon Public Employees Retirement System Retiree Health Insurance Account (OPERS RHIA) and additions to/deductions from OPERS RHIA's fiduciary net position have been determined on the same basis as they are reported by OPERS RHIA. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

11. Fund Balance and Net Position

Prosper Portland's net position is classified as follows in the government-wide and proprietary fund financial statements:

Net Investment in capital assets. This represents Prosper Portland's total investment in capital assets.

Restricted. This represents a net position limited in use by external third parties, laws or regulations of other governments, or imposed by legislation.

Unrestricted. This represents net position not included in other categories.

Prosper Portland's fund balance is classified as follows in the governmental fund financial statements:

Non-spendable. This includes the portion of fund balance that is not in a spendable form such as long-term loans receivable, properties held for sale, and prepaid expenses.

Restricted. The restriction is imposed by a third party such as creditors or regulators or enabling legislation.

Committed. This represents resources committed by Prosper Portland's board. Resolutions passed by the Prosper Portland Board of Commissioners are required to commit or release funds at this level.

Assigned. This represents resources intended for a specific purpose but not meeting the criteria to be classified as committed. The Board of Commissioners established a fund balance policy in adopting the implementation of GASB 54 in Resolution No. 6894 and designated the Chief Financial Officer the authority to assign resources and end fund balances as necessary. This delegation pertains to the assigned/unassigned categories of the General Fund to demonstrate intended use of unassigned funds.

Unassigned. Residual amounts that are not restricted, committed, or assigned in the General Fund and any negative amounts in other funds created by expenditures exceeding restricted, committed, or assigned resources.

Prosper Portland will spend resources in the following order as appropriate for the specific expenditures when more than one category of fund balance exists: Restricted, Committed, Assigned, and Unassigned. Any exceptions to this spending order must be approved by the Board of Commissioners.

12. Management Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities as of June 30, 2022, and the reported amounts of revenues, expenditures, and expenses for the year then ended. Actual results could differ from those estimates.

13. New Accounting Pronouncements

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, addresses issues related to public-private and public-public partnership arrangements and availability of payment arrangements. Prosper Portland will implement this, if applicable, in fiscal year 2023.

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* - provides guidance on SBITAs (subscription-based information technology arrangements) and the recognition of a right-to-use subscription asset and a corresponding subscription liability. If applicable, Prosper Portland will implement this in fiscal year 2023.

GASB Statement No. 99, *Omnibus 2022*, was issued in April of 2022 and is effective in part for fiscal years beginning after June 15, 2022 (the portion related to leases, PPPs and SBITAs), and another requirement effective for fiscal years beginning after June 15, 2023 (requirements related to financial guarantees and reporting of derivative instruments related to Statement 53). Requirements related to the use of LIBOR, SNAP distributions, future revenues, provisions in statements 34, 53 and 63 were effective upon issuance. This pronouncement addresses practice issues that arose during implementation and application of existing GASB statements and accounting and financial reporting for financial guarantees.

GASB Statement No. 100, *Accounting Changes and Error corrections* - amendment of GASB Statement No. 62 was issued in June of 2022 and is effective for fiscal years beginning after June 15, 2023. This Statement enhances accounting and financial reporting requirements for accounting changes and error corrections. Prosper Portland will implement this in Fiscal Year 2023.

GASB Statement No. 101, *Compensated Absences*, was issued in June 2022 and is effective for fiscal years beginning after December 15, 2023. This Statement updates the recognition and measurement guidance for compensated absences. Prosper Portland will implement this in Fiscal Year 2023.

II. Stewardship, Compliance, and Accountability**A. Budgetary Information**

Prosper Portland is required by Oregon Local Budget Law to budget all funds, except for the 9101 Foster LLC fund, which is not required to have a budget. Funds requiring a budget are budgeted on the modified accrual basis of accounting. The resolution authorizing appropriations sets the maximum level of expenditures for each fund. The original budget is adopted by the Prosper Portland Board by resolution prior to the beginning of the fiscal year (July 1 through June 30). The amount reported as "fund balance" on the General Fund budgetary basis of accounting derives from the basis of accounting used in preparing Prosper Portland's budget.

In the General Fund this amount differs from the fund balance reported in the statement of revenues, expenditures, and changes in fund balances due to required entries to adjust from a budgetary basis of reporting to a generally accepted accounting principle (GAAP) basis of accounting. The largest of these adjustments relate to loans receivable payments and disbursements reported as revenues and expenses on a budgetary basis but not on a GAAP basis. Those adjustments and others for the General Fund are detailed below:

Revenues—budgetary basis	\$	9,938,306
Internal services revenues from business-type funds		53,289
Revenues—GAAP basis	\$	9,991,595
Expenditures—budgetary basis	\$	24,377,821
Internal service reimbursements between governmental funds for funds other than the General Fund		(14,626,900)
Expenditures—GAAP basis	\$	9,750,921

Appropriations are made by organizational unit or programs, appropriating the expenditure budget by business line. Expenditure detail is also provided by the following categories: Personal Services, Materials and Services, Capital Outlay, Financial Assistance, Debt Service, and other levels of control established by the resolution. Unexpected additional resources may be added to the budget using a supplemental budget. A supplemental budget may require hearings before the public and publication in newspapers, but always requires approval by the Commission. Original and supplemental budgets may be modified using appropriation transfers between the levels of control. Such

transfers require approval by the Prosper Portland board. The Board approved three supplemental budgets during the fiscal year. Appropriations lapse at each fiscal year-end.

B. Deficit Fund Equity

Oregon state law requires disclosure of deficit fund balance. On June 30, 2022 the 9101 Foster LLC Fund, a component unit of Prosper Portland had a deficit balance of (\$15,334,152). This is due to the loans used to acquire and construct the Lents Commons facility, a residential multifamily unit with retail on the ground floor with no offsetting assets reported at the fund level. However, there are assets that were acquired with the loans, land and a building that are not included in the fund, therefore causing the fund to show a deficit. The value of the land and building included in the government-wide land and building totals at June 30, 2022 is \$12,379,440, which is directly attributable to the 9101 Foster LLC operation.

Housing and Community Development has a deficit fund balance of \$2,645. This is due to final, accrued expenditures of \$2,645 to sub-recipients for FY 2021-22 not being included on the final request for reimbursement in FY 2021-22 due to timing of invoices and billing.

American Rescue Plan Act fund has a deficit fund balance of \$43,963. This is due to final, accrued expenditures of \$37,853 for sub-recipients and payroll of \$6,110 for FY 2021-22 not being included on the final request for reimbursement in FY 2021-22 due to timing of invoices and billing.

III. Detailed Notes on All Funds

A. Cash and Cash Equivalents and Cash with City of Portland Investment Pool

The City maintains a cash and investment pool that is available for use by all funds including its component units. Cash and investments are presented on the balance sheet in the basic financial statements at fair value in accordance with GASB Statement No. 31.

All investment pool cash purchases and sales are part of the City's cash management activity and are considered cash and cash equivalents. Activities undertaken by the pool on behalf of the proprietary funds are not part of operating, capital, investing, or financing activities of the proprietary funds, and details of these transactions are not reported in the Statement of Cash Flows. In general, interest earned from pooled investments is allocated to each fund based on the average earnings rate and daily cash balance of each fund.

Oregon Revised Statute (ORS) 294 authorizes the City and component units to invest primarily in general obligations of the U.S. government and its agencies, certain bonded obligations of Oregon municipalities, bank repurchase agreements, bankers' acceptances, high-grade commercial paper, high-grade corporate bonds and the State Treasurer's Local Government Investment Pool (LGIP).

The City's investment policy is reviewed annually by the Office of Management and Finance, after consulting with the City's Investment Advisory Committee (IAC). Material changes to the policy require submission to the Oregon Short-Term Fund Board for review. Once completed, it is submitted annually for adoption by the City Council.

The City does not invest in any form of derivatives or reverse repurchase agreements and does not leverage its investment portfolio in any manner. The City purchases investments only through designated Primary Government Securities Dealers approved by the Federal Reserve Bank of New York, or broker/dealers approved by the city's Chief Financial Officer or designee in consultation with the City Treasurer and the IAC.

Fair Value Inputs and Methodologies

The following methods (or "techniques") and inputs are used to establish the fair value of each asset.

Bond investments are valued on the basis of last available bid prices or current market quotations provided by dealers or pricing services. Floating rate loan interests are valued at the mean of the bid prices from one or more brokers or dealers as obtained from a pricing service. In determining the value of an investment, pricing services may use certain information with respect to transactions in such investments, quotations from dealers, pricing matrices, market transactions in comparable investments, various relationships observed in the market between investments and calculated yield measures.

Fair Value Hierarchy

Various inputs are used in determining the fair value of investments. These inputs to valuation techniques are categorized into a fair value hierarchy consisting of three broad levels for financial statement purposes as follows:

Level 1 – unadjusted price quotations in active markets/exchanges for identical assets or liabilities that each fund has the ability to access.

Level 2 – other observable inputs [including, but not limited to, quoted prices for similar assets or liabilities in markets that are active, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market– corroborated inputs].

Level 3 – unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available (including each fund's own assumptions used in determining the fair value of investments).

The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). Accordingly, the degree of judgment exercised in determining fair value is greatest for instruments categorized in Level 3. The inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, for disclosure purposes, the fair value hierarchy classification is determined based on the lowest level input that is significant to the fair value measurement in its entirety.

The categorization of a value determined for investments is based on the pricing transparency of the investments and is not necessarily an indication of the risks associated with investing in those securities.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The City has recorded its investments at fair value, and primarily uses the Market Approach to attribute a value to each security. The City applies fair value updates to the securities on a daily basis. Security pricing is provided by the City's trust custodian and is reported daily to the City by its custodian bank. Assets are categorized by asset type, which is a key component of determining hierarchy levels. Asset types allowable per the City's investment policy generally fall within hierarchy levels 1 and 2.

Prosper Portland's cash balance as of June 30, 2022 is composed of the following:

Cash type	Total
Cash and cash equivalents	
Cash on Hand	800
Deposits with Financial Institutions	1,854,706
Cash with City of Portland investment pool	336,524,958
Total	\$ 338,380,464

The details of the balance shown on the Statement of Net Position are as follows:

	Governmental Activities	Business-type Activities	Total
Cash and cash equivalents	\$ 1,855,506	\$ -	1,855,506
Cash with City of Portland investment pool	324,798,096	11,726,862	336,524,958
Total	\$ 326,653,602	\$ 11,726,862	\$ 338,380,464

Custodial Credit Risk—Deposits

In the case of deposits, in the event of a bank failure, the City's deposits may not be returned. The City's deposit policy is in accordance with ORS 295. All deposits are collateralized with eligible securities in amounts determined by the Oregon State Treasury (OST). The OST's custodian, Federal Home Loan Bank of Des Moines, is the agent of the depository bank. The securities pledged are designated as subject to the Pledge Agreement between the Depository Bank, Custodian Bank and OST and are held for the benefit of the OST on behalf of the public depositors. The City's deposit policy requires that all deposits are covered by the Federal Deposit Insurance Corporation (FDIC), and/or are collateralized as required by and in compliance with ORS 295. The FDIC's standard insurance amount is \$250,000 per depositor, per insured bank, for each account ownership category.

In the case of security purchases, there is a risk that, in the event of failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. All trades are executed by delivery vs. payment (DVP) to ensure that securities are deposited in an eligible financial institution prior to the release of funds. As of June 30, 2022, the City had no investments that were held by either the counterparty or the counterparty's trust department agent. Therefore, the City has no outstanding investments that were exposed to custodial credit risk.

Prosper Portland bank deposits of \$1,855,506 are insured by the FDIC up to \$250,000 with the additional assets being secured by collateralized eligible securities at the FHLB of Des Moines, in agreement with the OST Public Funds Collateralization Program.

Interest Rate Risk

Interest rate risk is the risk that the value of a debt security may fall when interest rates rise. In general, the market price of debt securities with longer maturities will fluctuate in response to changes in interest rates rather than the market price of shorter-term securities. Additionally, securities issued or guaranteed by the U.S. Government, its agencies, instrumentalities and sponsored enterprises have historically involved little risk of loss of principal if held to maturity. However, due to fluctuations in interest rates, the market value of such securities may vary prior to maturity.

As of June 30, 2022, the weighted average maturity of the City's investment portfolio was 1.8 years. To minimize interest rate risk, the City's investment policy limits the portfolio to a maximum weighted average maturity of three years.

Credit Risk

Credit risk is the financial risk of not receiving principal and interest when due from an issuer. The types of investments permitted by the Investment Policy seek to minimize this risk by the conservative nature of the permissible investments, and by establishing safe limits on the level of investments with financial institutions, other municipalities, issuers of commercial paper, corporate debt, and by monitoring their credit quality on an ongoing basis. An investment policy stressing a relatively short maturity and highly rated investment grade debt serves to additionally minimize credit risk. Maximum combined corporate indebtedness (Commercial Paper and Corporate Bonds) is limited to 35 percent of the total portfolio and a five percent limit of the total portfolio per issuer.

The City's investments in United States Treasury and Agency Obligations have short-term credit ratings of P-1 / A-1 / F-1, by Moody's Investor Services, Standard & Poor's, and Fitch Ratings respectively. The City's investments in United States Treasury and Agency Obligations have long-term credit ratings of Aaa / AA+ / AAA, by Moody's Investor Services, Standard & Poor's, and Fitch Ratings respectively. The City's investments in Corporate Debt Obligations have short-term or long-term credit ratings of Aa3 / AA / AA- or better, by Moody's Investor Services, Standard & Poor's, and Fitch Ratings respectively. The City's investments in Municipal Debt Obligations have long-term credit ratings of Aa2 / AA+ or better, by Moody's Investor Services and Standard & Poor's Ratings respectively.

As of June 30, 2022, the LGIP was not rated. Investments in the LGIP are included in the Oregon Short-Term Fund, which is an external investment pool that is not a 2a-7-like external investment pool as laid out in the Investment Company Act of 1940. Rule 2a-7 contains the U.S. Security and Exchange Commission's (SEC) regulations that apply to money market funds. The LGIP is not registered with the SEC as an investment company. Fair value of the LGIP is calculated at the same value as the number of pool shares owned. The unit of account is each share held, and the value of the position would be the fair value of the pool's share price multiplied by the number of shares held. Investments in the Short-Term Fund are governed by ORS 294.135, Oregon Investment Council, and portfolio guidelines issued by the Oregon Short-Term Fund Board. The LGIP seeks to exchange shares at \$1.00 per share; an investment in the LGIP is neither insured nor guaranteed by the FDIC or any other government agency. Although the LGIP seeks to maintain the value of share investments at \$1.00 per share, it is possible to lose money by investing in the pool. The City intends to measure these investments at book value as the LGIP fair value approximates it on an amortized cost basis.

Concentration of Credit Risk

Of the City's total investments as of June 30, 2022, 84.2 percent were United States Treasury and Agency Debt Obligations or short-term investments. All other investments not explicitly guaranteed by the United States government were less than five percent (per issuer basis) of the City's total investments. The City's investment policy addresses credit risk concentration by limiting both the types and amounts of securities that may be held in the portfolio. These portfolio restrictions vary based upon the investment type and issuer. These restrictions as well as other information contained in the City's investment policy are located at: City of Portland Oregon Investment Policy.

Income Risk

Income risk is the risk that the portfolio's yield will vary as short-term securities in the portfolio mature and the proceeds are reinvested in securities with different interest rates.

Market Risk and Selection Risk

Market risk is the risk that one or more markets in which the portfolio invests will go down in value, including the possibility that the markets will go down sharply and unpredictably. Selection risk is the risk that the securities selected by portfolio management will underperform the markets, the relevant indices, or the other securities available for selection with similar investment objectives and investment strategies.

Municipal Securities Risks

Municipal securities risks include the relative lack of information about certain issuers of municipal securities, and the possibility of future legislative changes that could affect the market for and value of municipal securities.

U.S. Treasury Direct Obligations Risk

Direct obligations of the U.S. Treasury have historically involved little risk of loss of principal if held to maturity. However, due to fluctuations in interest rates, the fair value of such securities may vary during the holding period. Periodic Federal government negotiations about whether and when to raise the Federal debt ceiling may also cause the fair value of U.S. Treasury direct obligations to vary during the holding period.

U.S. Government Obligations Risk

Certain securities in which the portfolio may invest, including securities issued by certain government agencies and government sponsored enterprises, are not guaranteed by the U.S. Government or supported by the full faith and credit of the United States.

Repurchase Agreement Risk

In a repurchase agreement, the City purchases securities from a counterparty who agrees to repurchase the same security at a mutually agreed upon date and price. On a daily basis, the counterparty is required to maintain eligible collateral subject to the agreement and in value no less than 102 percent of the agreed repurchase amount. The City only accepts United States Treasuries or Agencies as collateral. The agreements are conditioned upon the collateral being deposited under the Federal Reserve book entry system or held in a segregated account by a custodian under tri-party repurchase agreements. In the event the counterparty defaults and the fair value of the collateral declines, the City could experience losses, delays and costs in liquidating the collateral, should it be required to liquidate the securities prior to stated maturities.

When-Issued, Delayed Delivery Securities and Forward Commitments Risk

When-issued, delayed delivery securities and forward commitments involve the risk that a security the portfolio buys will lose value prior to its delivery. There also is the risk that a security will not be issued or that the other party to the transaction will not meet its delivery obligation. If this occurs, the portfolio may lose both the investment opportunity for the assets it set aside to pay for the security and any gain in the security's price.

B. Internal Balances and Transfers

The composition of internal balances is as follows:

Payable Fund	Receivable Fund			Total
	Major Governmental Fund	Non-major Governmental Funds	Non-major Business-type funds	
	Downtown Waterfront TIF			
Governmental Funds				
Non-major Governmental Funds	\$ -	\$ (1,427,000)	\$ -	(1,427,000)
Total Governmental Funds liabilities	-	-	-	(1,427,000)
Business-type Funds				
Non-major Business-type funds	937,000	-	490,000	1,427,000
Total Business-type Funds liabilities	937,000	-	490,000	1,427,000
Total interfund payables	\$ 937,000	\$ -	\$ 490,000	-

Total interfund liability sits at \$1,427,000 in the non-major business-type funds for fiscal year 2022.

Interfund Transfers were for the transfer of loan repayment proceeds and are outlined below.

Transfer out fund	Transfer in Fund				Total Transfers Out
	Governmental Funds				
	General Fund	Non-major Governmental Funds	Non-major Enterprise Fund		
Governmental funds					
General fund	\$	-	\$ 26,304	\$ 797	\$ 27,101
Non-major governmental funds		(26,304)	-	-	(26,304)
Business-type funds					
Non-major enterprise fund		(797)	-	-	(797)
Total Transfers In	\$	(27,101)	\$ 26,304	\$ 797	-

C. Loans Receivable

Loans receivable are composed of loans to qualified borrowers for rehabilitation and redevelopment of commercial properties and commercial loans to small businesses to promote economic development, which are collateralized by personal property. Net loans receivable are as follows:

Fund and Program	Maximum Term	Interest Rate	Gross Loans Receivable	Allowance And Discount
Major Funds				
Downtown Waterfront Tax Increment Financing Fund:				
Amortized loans	20 yrs	1% to 3% \$	210,382 \$	10,519
Total Gross Downtown Waterfront Tax Increment Financing Fund			210,382	10,519
Total Net Downtown Waterfront Tax Increment Financing Fund				199,863
River District Tax Increment Financing Fund:				
Amortized loans	23 yrs	1% to 12%	2,609,056	156,811
Deferred payment loans	17 yrs	0%	8,105,000	2,026,250
Total Gross River District Tax Increment Financing Fund			10,714,056	2,183,061
Total Net River District Tax Increment Financing Fund				8,530,995
Lents Town Center Tax Increment Financing Fund:				
Amortized loans	20 yrs	3% to 7%	3,870,329	204,035
Cash flow loans	40 yrs	0% to 3.25%	37,245,097	27,049,655
Total Gross Lents Town Center Tax Increment Financing Fund			41,115,426	27,253,690
Total Net Lents Town Center Tax Increment Financing Fund				13,861,736
Interstate Corridor Tax Increment Financing Fund:				
Amortized loans	21 yrs	2% to 8%	8,989,942	8,659,803
Deferred payment loans	16 yrs	2% to 5.5%	134,136	33,534
Total Gross Interstate Corridor Tax Increment Financing Fund			9,124,078	8,693,337
Total Net Interstate Corridor Tax Increment Financing Fund				430,741
Total Gross Major Funds		\$	61,163,942 \$	38,140,607
Total Net Major Funds			\$	23,023,335

Fund and Program	Maximum Term	Interest Rate	Gross Loans Receivable	Allowance And Discount
Other Governmental Funds:				
Other Federal Grants Fund				
Amortized Loans	11 yrs	2.76% to 11.05%	\$ 1,683,823	\$ 351,957
Total Gross Other Federal Grants Fund			1,683,823	351,957
Total Net Other Federal Grants Fund				1,331,866
Enterprise Zone Fund				
Amortized loans	3 yrs	0% to 8%	539,511	48,208
Total Gross Ezone WFBD Fund			539,511	48,208
Total Net Ezone WFBD Fund				491,303
South Park Blocks Tax Increment Financing Fund:				
Amortized loans	11 yrs	3.25%	299,962	14,998
Total Gross South Park Blocks Tax Increment Financing Fund			299,962	14,998
Total Net South Park Blocks Tax Increment Financing Fund				284,964
Convention Center Tax Increment Financing Fund:				
Amortized loans	21 yrs	0.41% to 6%	9,358,429	5,384,819
Cash flow loans	40 yrs	0.5% to 9%	2,960,655	2,960,656
Total Gross Convention Center Tax Increment Financing Fund			12,319,084	8,345,475
Total Net Convention Center Tax Increment Financing Fund				3,973,609

Fund and Program	Maximum Term	Interest Rate	Gross Loans Receivable	Allowance And Discount
Central Eastside Tax Increment Financing Fund:				
Amortized loans	20 yrs	1% to 8.5%	840,317	285,850
Total Gross Central Eastside Tax Increment Financing Fund			840,317	285,850
Total Net Central Eastside Tax Increment Financing Fund				554,467
Gateway Regional Tax Increment Financing Fund:				
Amortized loans	7 yrs	0% to 4%	1,939,269	1,594,186
Cash flow loans	40 yrs	2.50%	4,044,737	3,253,760
Total Gross Gateway Regional Tax Increment Financing Fund			\$ 5,984,006	\$ 4,847,946
Total Net Gateway Regional Tax Increment Financing Fund				\$ 1,136,060
Airport Way Tax Increment Financing Fund:				
Amortized loans	22 yrs	2% to 8.5%	986,081	49,305
Deferred payment loans	22 yrs	2.00%	992,000	248,000
Total Gross Airport Way Tax Increment Financing Fund			1,978,081	297,305
Total Net Airport Way Tax Increment Financing Fund				1,680,776
Total Gross Other Governmental Funds			23,644,784	14,191,739
Total Net Other Governmental Funds				9,453,045
Total Gross Governmental Funds			84,808,726	52,332,346
Total Net Governmental Funds				32,476,380

Fund and Program	Maximum Term	Interest Rate	Gross Loans Receivable	Allowance And Discount
Business-type Funds:				
Small Business Fund:				
Amortized loans	14 yrs	4% to 8.25%	250,644	94,507
Total Gross Small Business Fund			\$ 250,644	\$ 94,507
Total Small Business Fund				\$ 156,137
Business Development Fund:				
Amortized loans	15 yrs	4% to 11%	142,800	4,593
Total Gross Business Development Fund			\$ 142,800	\$ 4,593
Total Net Business Development Fund				\$ 138,207
Working Capital Fund:				
Amortized loans	5 yrs	2.5% to 3%	60,100	10,225
Deferred payment loans	10 yrs	4%	34,296	34,296
Total Gross Working Capital Fund			\$ 94,396	\$ 44,521
Total Net Working Capital Fund				\$ 49,875
NPI Opportunity Fund:				
Amortized loans	3 yrs	5.50%	195,000	9,750
Total Gross NPI Opportunity Fund			\$ 195,000	\$ 9,750
Total Net NPI Opportunity Fund				\$ 185,250
Total Gross Business-type Funds			682,840	153,371
Total Net Business-type Funds				529,469
Total Gross All Funds			\$ 85,491,566	\$ 52,485,717
Total Net All Funds				\$ 33,005,849

The combined loan portfolio is composed of the following:

Fund and Program	Current Year Gross Loan Percentages	Gross Loans Receivable	Allowance And Discount
Urban Development:			
Amortized loans	37.40%	\$ 31,975,645	\$ 16,879,566
Cash flow loans	51.76%	44,250,489	33,264,069
Deferred payment loans	10.84%	9,265,432	2,342,080
Urban development totals	100%	85,491,566	52,485,715
Total Gross Loans	100%	\$ 85,491,566	\$ 52,485,715
Total Net Loans			\$ 33,005,851
Summary Loans Receivable Aging:			
Current loans receivable, net		\$ 2,152,051	
Noncurrent loans receivable, net		15,864,831	
Total Net Loans		\$ 18,016,882	

The Summary Loans Receivable, as shown above and on the Government-Wide Statement of Net Position, reflects the elimination of interfund activity between the agency and its component unit for the \$14,988,970 loan between Prosper Portland and 9101 Foster LLC.

D. Restricted Net Position

Constraints placed on the use either by external parties such as creditors, grantors, and contributors, or laws and regulations of other governments, or legally restricted through provisions or enabling legislation are reported as restricted net position. As summarized below, the government-wide Statement of Net Position reports restricted net position as follows:

Restricted by:	
Enabling legislation:	
Urban renewal	\$ 382,820,089
Contributors:	
Property clean up	3,000,000
Contractual obligations	9,859,917
Total	\$ 395,680,006

E. Property Held for Sale

Property held for sale consists of land, related buildings and improvements, as well as intangible assets acquired for redevelopment that Prosper Portland intends to sell to appropriate developers. The carrying amount of the property is stated at the lower of cost or net realizable value. The carrying value of the remaining property is as follows:

Governmental activities:	
General Fund	\$ 146,754
9101 Foster LLC	-
Downtown Waterfront Tax Increment Financing Fund	9,033,499
North Macadam Tax Increment Financing Fund	1,892,705
River District Tax Increment Financing Fund	70,042,666
Lents Town Center Tax Increment Financing Fund	2,768,428
Interstate Corridor Tax Increment Financing Fund	-
Other governmental funds	19,990,957
Total governmental activities	103,875,009
Business-type Activities:	
Non-major business type funds	965,788
Total property held for sale	\$ 104,840,797

F. Capital Assets

Prosper Portland's capital assets are all used in community development. The capital assets are composed of the following:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental Activity					
Capital assets, not being depreciated:					
Land	\$ 14,126,571	\$ -	\$ -	\$ -	\$ 14,126,571
Work in progress-Halsey 106 Comm. Condo	3,676,734	-	-	-	3,676,734
Total Capital assets, not being depreciated:	17,803,305	-	-	-	17,803,305
Capital assets, being depreciated or amortized:					
Buildings and improvements	54,949,150	-	1,338,629	-	53,610,521
Leasehold improvements	2,715,118	12,380	-	(2,727,498)	-
Equipment	377,279	-	23,687	-	353,592
Lease asset, net	9,581,947	-	808,564	-	8,773,383
Intangible software	2,099,821	335,999	1,351,421	-	1,084,399
Total capital assets, being depreciated or amortized	69,723,315	348,379	3,522,301	(2,727,498)	63,821,895
Total capital assets before depreciation	87,526,620	348,379	3,522,301	(2,727,498)	81,625,200
Less accumulated depreciation or amortization for Community Development:					
Buildings and improvements	(5,754,745)	(1,052,958)	-	-	(6,807,703)
Leasehold improvements	-	(136,220)	-	136,220	-
Equipment	(322,357)	(22,496)	(23,687)	-	(321,166)
Intangible software	(1,160,816)	(156,022)	(799,591)	-	(517,247)
Total accumulated depreciation or amortization	(7,237,918)	(1,367,696)	(823,278)	136,220	(7,646,116)
Total capital assets, being depreciated or amortized, net	62,485,397	(1,019,317)	2,699,023	(2,591,278)	56,175,779
Governmental activities capital assets, net	\$ 80,288,702	\$ (1,019,317)	\$ 2,699,023	\$ (2,591,278)	\$ 73,979,084

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type activity					
Capital assets, being depreciated or amortized:					
Leasehold improvements	\$ -	\$ -	\$ -	2,727,498	\$ 2,727,498
Total capital assets, being depreciated or amortized	-	-	-	2,727,498	2,727,498
Total capital assets before depreciation	-	-	-	2,727,498	2,727,498
Less accumulated depreciation or amortization for:					
Leasehold improvements	-	-	-	(136,220)	(136,220)
Total accumulated depreciation or amortization	-	-	-	(136,220)	(136,220)
Total capital assets, being depreciated or amortized, net	-	-	-	2,591,278	2,591,278
Business-type activities capital assets, net	\$ -	\$ -	\$ -	2,591,278	\$ 2,591,278

G. Leases

In fiscal year 2022 Prosper Portland implemented Governmental Accounting Standards Board statement 87 for reporting leases that Prosper Portland is a party to. Following are the details of both lessee and lessor contracts.

As Lessee

Prosper Portland is the lessee for the following contracts subject to reporting under these guidelines: Office space at 220 NW 2nd Street, Cascade Station, Majestic Alberta Commons, LLC, Riverplace Marina, and a utility value which is part of the Oregon Convention Center Garage.

Leases Payable	Original Amount	Outstanding July 1, 2021	Additions	Decrease	Outstanding June 30, 2022
Governmental Activities:					
220 Building; interest at 9%, principal and interest ranges from \$67,003 to \$101,348, due 2036.	\$ 7,437,606	\$ 7,895,275	\$ -	\$ 264,581	\$ 7,630,694
Majestic Alberta Commons; interest at 9%, principal and interest ranges from \$15,640 to \$23,302, due 2028.	1,557,609	1,267,874	-	119,034	1,148,840
ODOT; interest at 9%, principal and interest ranges from \$80,100 to \$140,456, due 2024	985,842	245,054	-	115,752	129,302
Riverplace Marina; interest at 5.25%, principal and interest ranges from \$1,150 to \$20,573, due 2032.	95,363	173,744	-	88,545	85,199
City of Portland Utility Vault; interest at 5.25%, principal and interest ranges from \$5,100 to \$10,258, due 2108.	147,566	152,077	3,083	-	155,160
	\$ 10,223,986	\$ 9,734,024	\$ 3,083	\$ 587,912	\$ 9,149,195
Current portion				\$	395,619
Long-term portion, due to others				\$	8,598,416
Long-term portion, due to City of Portland				\$	155,160
Total long-term portion				\$	8,753,576

Future maturities are as follows:

Governmental Activities		
FY Ended June 30,	Principal	Interest
2023	\$395,619	\$826,729
2024	330,069	788,265
2025	402,355	750,874
2026	480,356	709,026
2027	566,834	659,943
2028-2032	2,845,477	2,513,233
2033-2037	3,956,251	818,329
2038-2042	(8,898)	39,250
2043-2047	(4,183)	40,176
2048-2052	1,355	39,877
2053-2057	2,172	39,229
2058-2062	3,193	38,393
2063-2067	4,511	37,312
2068-2072	6,188	35,916
2073-2077	8,412	34,113
2078-2082	11,252	31,783
2083-2087	14,922	28,775
2088-2092	19,645	24,886
2093-2097	25,786	19,865
2098-2102	33,706	13,369
2103-2107	43,915	4,999
2108-2112	10,258	-
TOTALS	\$9,149,195	\$7,494,342

As Lessor

Prosper Portland is the lessor for the following properties subject to reporting under these guidelines: Riverplace Marina, two lessees; Riverplace Garage, one lessee; Centennial Mills, two lessees; Union Station, one lessee; Alberta Commons, three lessees; Nelson property and buildings, three lessees, Nick Fish and 10th & Yamhill , one lessee each.

Lease Receivables	Original Amount	Outstanding July 1, 2021	Additions	Decrease	Outstanding June 30, 2022
Governmental Activities					
Downtown Waterfront Tax Increment Financing Fund					
Riverplace Marina ; interest at 9%, principal and interest ranges from \$16,301 to \$10,377 due 2032.	\$ 93,180	\$ 74,090	\$ -	\$ 3,575	\$ 70,515
NPB; interest at 9%, principal and interest ranges from \$16,301 to \$10,377 due 2032.	93,180	74,090	-	3,575	70,515
Total Downtown Waterfront Tax Increment Financing Fund					141,030
River District Tax Increment Financing Fund					
Pearl Office Building; interest at 5%, principal and interest of \$19,800 monthly, due 2056.	4,184,416	3,985,890	-	39,899	3,945,991
Just Bucket Excavating, Inc.; interest at 5.25%, principal and interest of \$500 monthly, due 2022.	10,064	5,861	-	5,861	-
Ocean Park Mechanical; interest at 5.25%, principal and interest ranges from \$.67 to \$300, due 2023.	4,930	4,930	-	3,145	1,785
Amtrack; interest at 9%, principal and interest ranges from \$26,675 to \$63,167, due 2023.	4,941,863	1,622,973	-	611,897	1,011,076
Total River District Tax Increment Financing Fund					4,958,852
Interstate Corridor Tax Increment Financing Fund					
Greenhaus, LLC; interest at 12%, principal and interest ranges from \$4,637 to \$6,739, due 2030 **	390,589	357,063	-	357,063	-
Victory Lane dba Champion's Barbershop; interest at 12%, principal and interest ranges from \$2,916 to \$4,220, due 2029.	245,218	230,674	-	12,149	218,525
Cason's Fine Meats; interest at 12%, principal and interest ranges from \$2,938 to \$3,468, due 2024.	145,703	94,893	-	29,761	65,132
Figure Plant, LLC.; interest at 10%, principal and interest ranges from \$5,232 to \$11,984, due 2026.	729,241	524,209	-	85,608	438,601
Salvage Works, LLC; interest at 10%, principal and interest ranges from \$4,176 to \$9,605, due 2026, tenant moved out in FY2022, written off.	636,395	415,056	-	415,056	-
Spar-Tek Industries, Inc.; interest at 8%, principal and interest ranges from \$10,400 to \$15,267, due 2023.	977,561	393,317	-	151,030	242,287
Total Interstate Corridor Tax Increment Financing Fund					964,545
Non-major governmental funds					
Gateway Halsey Limited Partnership; interest at 12%, principal and interest ranges from \$55,205 to \$625,562, due 2118.	644,491	663,231	20,337	-	683,568
Total non-major governmental funds					683,568
Total Governmental Lease Receivables	\$ 3,769,198	\$ 8,446,277	\$ 20,337	\$ 1,050,667	\$ 6,747,995
Business-type Activities					

Non-major business-type activities						
Abbey Creek Vinyard, LLC; interest at 9%, principal and interest ranges from \$578 to \$2199, due 2025.	\$	91,043	\$	86,557	\$	-
					\$	17,841
						68,716
Amity Alshiref Design and Print, LLC; interest at 9%, principal and interest ranges from \$361 to \$1,929 due 2026.		78,920		79,535	-	7,422
						72,113
Compound (Uplift); interest at 9%, principal and interest ranges from \$904 to \$5,688 due 2037.		-		-	448,241	-
						448,241
Orox Leather; interest at 9%, principal and interest ranges from \$578 to \$3,397, due 2030.		214,504		222,954	-	2,380
						220,574
Total non-major business type activities						809,644
Total Business-type Lease Receivables	\$	384,467	\$	389,046	\$	448,241
					\$	27,643
						809,644

** an allowance for doubtful accounts has reduced this to zero for reporting purposes

Future maturities are as follows:

FY Ended June 30,	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2023	\$1,035,012	\$425,944	\$37,215	\$70,974
2024	583,664	345,002	67,375	65,693
2025	182,205	321,245	78,120	58,762
2026	173,489	303,934	54,811	52,530
2027	73,958	294,977	43,080	48,212
2028-2032	379,752	1,386,672	256,799	168,815
2033-2037	261,640	1,321,020	272,244	60,027
2038-2042	362,394	1,270,648	-	-
2043-2047	493,717	1,196,433	-	-
2048-2052	663,917	1,091,002	-	-
2053-2057	706,333	950,984	-	-
2058-2062	(259,291)	983,175	-	-
2063-2067	(290,965)	1,109,674	-	-
2068-2072	(325,031)	1,251,539	-	-
2073-2077	(357,498)	1,406,621	-	-
2078-2082	(386,456)	1,575,127	-	-
2083-2087	(403,986)	1,751,563	-	-
2088-2092	(397,718)	166,347	-	-
2093-2097	(339,949)	2,074,969	-	-
2098-2102	(188,111)	2,158,536	-	-
2103-2107	133,829	2,150,234	-	-
2108-2112	768,806	1,776,978	-	-
2113-2117	1,963,236	932,929	-	-
2118-2122	1,915,048	12,627	-	-
TOTALS	\$6,747,995	\$26,258,180	\$809,644	\$525,013

H. Changes in Long-Term Liabilities and Debt

For governmental activities, including vacation accruals, pension liability general leases and post-employment benefits will generally be liquidated by the general fund. Pollution remediation and the lease due to the City of Portland will be liquidated by the capital project fund in which the property is located. Prosper Portland obtained a loan from the City of Portland Housing Bureau to support the construction of Lents Commons. There is also a cash flow loan Prosper Portland made to the 9101 Foster LLC, which funded the balance of the construction project. The cash flow loan has no scheduled debt service but is dependent on future cash flows. Because this loan is from Prosper Portland to the blended component unit it is eliminated and does not appear on the statement of net position.

Governmental activities	Beginning Balance as restated	Additions	Payments/ Reductions	Ending Balances	Long-term Portion	Due within One year
Notes payable	\$ 5,063,981	\$ -	\$ 31,969	\$ 5,032,012	\$ 999,560	\$ 4,032,452
Lease payable	9,582,046	13,536	231,205	9,364,377	9,364,377	-
Lease due to City of Portland	152,255	2,905	-	155,160	155,160	-
Other post-employment benefits	290,000	-	18,692	271,308	271,308	-
Net pension liability	17,050,280	-	6,637,646	10,412,634	10,412,634	-
Pollution remediation	57,225,526	4,891,947	-	62,117,473	44,344,891	17,772,582
Vacation accrual	944,232	-	114,097	830,135	589,149	240,986
Total	\$ 90,308,320	\$ 4,908,388	\$ 7,033,609	\$ 88,183,099	\$ 66,137,079	\$ 22,046,020

If Prosper Portland were to sell or transfer a portion of Lents Commons, the balance of the note payable note at that time will become due and payable.

Debt service requirement on direct borrowing at June 30, 2022, are as follows:

Year Ending, June 30,	Principal	Interest
2023	\$ 4,032,452	\$ 15,258
2024	32,942	14,768
2025	33,439	14,270
2026	33,944	13,765
2027	34,457	13,252
2028-2032	180,251	58,296
2033-2037	194,280	44,266
2038-2042	209,401	29,144
2043-2047	225,702	12,846
2048-2052	55,144	518
Total	\$ 5,032,012	\$ 216,383

I. Amounts Due From and Due to the City of Portland

The City of Portland owes Prosper Portland \$5,664,085 for various intergovernmental funding agreements. Amounts due to the City of Portland consist principally of accounts payable for various interagency work. Balances due to the City of Portland by fund as of June 30, 2022 are as follows:

	Accounts Payable
General Fund	\$ 172,545
Downtown Waterfront Tax Increment Financing Fund	527
North Macadam Tax Increment Financing Fund	882,832
River District Tax Increment Financing Fund	879,837
Lents Town Center Tax Increment Financing Fund	378,981
Interstate Corridor Tax Increment Financing Fund	1,046,796
Other governmental funds	812,378
Total	\$ 4,173,896

J. Revenue

Prosper Portland reports several large items in miscellaneous revenue. These revenues are predominantly due to the loan loss adjustment for the year, land sales, and reimbursements as detailed below for the governmental and business funds at the fund level:

Governmental funds	Loan Loss Adjustment	Reimbursement	Land/ Personal Property Sales/ Transfers	Total
General Fund	\$ -	\$ 128,450	\$ -	\$ 128,450
Component Unit 9101 Foster LLC	-	-	-	-
Downtown Waterfront Tax Increment Financing Fund	-	-	-	-
North Macadam Tax Increment Financing Fund	-	-	-	-
River District Tax Increment Financing Fund	318,521	-	-	318,521
Lents Town Center Tax Increment Financing Fund	-	-	-	-
Interstate Corridor Tax Increment Financing Fund	6,722	-	-	6,722
Other Non-Major Governmental Funds	2,255,559	-	-	2,255,559
Total governmental funds	2,580,802	128,450	-	2,709,252
Business-type funds				
Non-major business-type funds	244,322	-	2,591,277	2,835,599
Total business-type funds		-	2,591,277	2,591,277
Total	\$ 2,580,802	\$ 128,450	\$ 2,591,277	\$ 5,300,529

IV. Other Information

A. Pension Plans

1. General Information about the Pension Plans

The State of Oregon Public Employees Retirement System (OPERS) provides cost-sharing multiple-employer defined benefit plans.

Plan description. Prosper Portland employees hired after December 31, 2006 are provided pensions as participants under one or more plans currently available through Oregon Public Employees Retirement System (OPERS), a cost-sharing multiple-employer defined benefit plan in accordance with Oregon Revised Statutes Chapter 238, Chapter 23A, and Internal Revenue Service Code Section 401(a).

OPERS prepares their financial statements in accordance with Governmental Accounting Standards Board (GASB) Statements and generally accepted accounting principles. The accrual basis of accounting is used for all funds. Contributions are recognized when due, pursuant to legal (or statutory) requirements. Benefits and withdrawals are recognized when they are currently due and payable in accordance with the terms of the plan. Investments are recognized at fair value, the amount that could be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. OPERS issues a publicly available financial report that can be obtained at: <https://bit.ly/3lIEyX9>

There are currently two programs within OPERS, with eligibility determined by the date of employment. Those employed prior to August 29, 2003 are OPERS Program members, and benefits are provided based on whether a member qualifies for Tier One or Tier Two described below. Those employed on or after August 29, 2003 are Oregon Public Service Retirement Plan (OPSRP) Program members. OPSRP is a hybrid retirement plan with two components: 1) the Pension Program (defined benefit; established and maintained as a tax-qualified governmental defined benefit plan), and 2) the Individual Account Program (IAP) (defined contribution; established and maintained as a tax-qualified governmental defined contribution plan).

The 1995 Legislature created a second tier of benefits for those who became OPERS Program members after 1995 but before August 29, 2003. The second tier does not have the Tier One assumed earnings rate guarantee.

Beginning January 1, 2004, all employees who were active members of OPERS became members of the OPSRP IAP Program. OPERS plan member contributions (the employee contribution, whether made by the employee or “picked-up” by the employer) go into the IAP portion of OPSRP. OPERS plan members retain their existing OPERS accounts; however, member contributions after January 1, 2004 are deposited in the member’s IAP, not into the member’s OPERS account.

Benefits provided under ORS 238 - Tier One / Tier Two:

Pension Benefits. The OPERS retirement allowance is payable monthly for life. It may be selected from 13 retirement benefit options. These options include survivorship benefits and lump-sum refunds. The basic benefit is based on years of service and final average salary. A percentage (1.67% for general service employees) is multiplied by the number of years of service and the final average salary. Benefits may also be calculated under a formula plus annuity (for members who were contributing before August 21, 1981) or a money match computation, if a greater benefit results.

A member is considered vested and will be eligible at minimum retirement age for a service retirement allowance if they have had a contribution in each of five calendar years, or has reached at least 50 years of age before ceasing employment with a participating employer (age 45 for police and fire members). General Service employees may retire after reaching age 55, Tier Two members are eligible for full benefits at age 60. The ORS Chapter 238 Defined Benefit Pension Plan is closed to new members hired on or after August 29, 2003.

Death Benefits. Upon the death of a non-retired member, the beneficiary receives a lump-sum refund of the member’s account balance (accumulated contributions and interest). In addition, the beneficiary will receive a lump-sum payment from employer funds equal to the account balance, provided one or more of the following conditions are met:

- Member was employed by an OPERS employer at the time of death,
- Member died within 120 days after termination of OPERS-covered employment,
- Member died as a result of injury sustained while employed in an OPERS-covered job, or
- Member was on an official leave of absence from an OPERS-covered job at the time of death.

Disability Benefits. A member who has accrued 10 or more years of retirement credits before the member becomes disabled or a member who becomes disabled due to job-related injury shall receive a disability benefit of 45% of the member’s salary determined as of the last full month of employment before the disability occurred.

Benefit Changes after Retirement. Members may choose to continue participation in a variable equities investment account after retiring and may experience annual benefit fluctuations due to changes in the market value of equity investments.

Under ORS 238.360 monthly benefits are adjusted annually through cost-of-living changes (COLA). The COLA is capped at 2.0%.

Benefits provided under Chapter 238A - OPSRP Pension Program (OPSRP DB):

Pension Benefits. The ORS 238A Defined Benefit Pension Program provides benefits to members hired on or after August 29, 2003. This portion of the OPSRP provides a life pension funded by employer contributions. Benefits are calculated with the following formula for members who attain normal retirement age:

General Service: 1.5% is multiplied by the number of years of service and the final average salary. Normal retirement age for general service members is age 65, or age 58 with 30 years of retirement credit.

A member of the OPSRP pension program becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, and, if the pension program is terminated, the date on which termination becomes effective.

Death Benefits. Upon the death of a non-retired member, the spouse or other person who is constitutionally required to be treated in the same manner as the spouse, receives for life 50% of the pension that would otherwise have been paid to the deceased member. The surviving spouse or other person may elect to delay payment of the death benefit, but payment must commence no later than December 31 of the calendar year in which the member would have reached 70½ years.

Disability Benefits. A member who has accrued 10 or more years of retirement credits before the member becomes disabled, or a member who becomes disabled due to job-related injury, shall receive a disability benefit of 45% of the member's salary determined as of the last full month of employment before the disability occurred.

Benefit Changes after Retirement. Under ORS 238.360 monthly benefits are adjusted annually through a cost-of-living adjustment (COLA). The COLA is capped at 2.0%.

Funding Policy. OPERS' funding policy provides for monthly employer contributions at actuarially determined rates. These contributions, expressed as a percentage of covered payroll, are intended to accumulate sufficient assets to pay benefits when due. This funding policy applies to the OPERS Defined Benefit Plan and the Other Postemployment Benefit Plans.

Contributions. OPERS' funding policy provides for periodic member and employer contributions at rates established by the Public Employees Retirement Board, subject to limits set in statute. The rates established for member and employer contributions were approved based on the recommendations of the OPERS' third-party actuary.

Prosper Portland's employer contributions for the year ended June 30, 2022 were \$1,709,526, excluding amounts to fund employer specific liabilities. The contribution rates on subject salary in effect for the fiscal year ended June 30, 2022 for each pension program were: Tier1/Tier 2 – 22.35%, OPSRP – 18.36%.

Pension Assets, Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

At June 30, 2022, Prosper Portland reported a liability for its proportionate share of the pension liability. The pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the pension liability was determined by an actuarial valuation as of December 31, 2019 and rolled forward to June 30, 2021. Prosper Portland's proportion was based on Prosper Portland's projected long-term contribution effort as compared to the total projected pension, a long-term contribution effort of all employers. Prosper Portland is not referenced in the report but is included in references to the City of Portland, as the reporting entity, including the City's fiduciary fund. At June 30, 2022, the City's proportionate share of OPERS pension liability was 4.54% and Prosper Portland's portion of the City's OPERS pension liability was 1.7243%.

For the year ended June 30, 2022, Prosper Portland recognized pension expense of \$88,701. At June 30, 2022, Prosper Portland reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Summary of Deferred Outflows			
	Deferred Outflow of Resources	Deferred Inflow of Resources	Net Deferred Outflow/(Inflow) of Resources
Differences between expected and actual experience	\$ 906,016	\$ -	\$ 906,016
Net difference between projected and actual earnings on investments	-	6,935,153	(6,935,153)
Change in assumptions	2,662,936	25,031	2,637,905
Differences between employer contributions and employer proportionate share	1,997	457,617	(455,620)
Changes in proportionate share	1,247,644	15,883	1,231,761
	4,818,593	7,433,684	(2,615,091)
Contributions made subsequent to the measurement dates	1,709,526	-	1,709,526
Total	\$ 6,528,119	\$ 7,433,684	\$ (905,565)

Prosper Portland deferred \$1,709,526 for contributions made after the measurement date of June 30, 2021 and before the end of fiscal year 2022, which will be recognized as a contribution in the following fiscal period rather than the current fiscal period.

Other amounts reported by Prosper as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in subsequent years as follows:

Deferred Outflow of Resources						
Fiscal Year Ending June 30,	Differences Between Expected and Actual Experience	Changes of Assumptions	Changes in Proportionate Share	Differences between Employer Contributions and Proportionate Share of Contributions	Total	
2023	\$ 304,825	\$ 883,847	\$ 376,303	\$ 1,663	\$ 1,566,638	
2024	279,468	577,424	376,352	334	1,233,578	
2025	177,088	500,519	259,212	-	936,819	
2026	108,630	500,819	175,159	-	784,608	
2027	36,005	200,327	60,618	-	296,950	
Total	\$ 906,016	\$ 2,662,936	\$ 1,247,644	\$ 1,997	\$ 4,818,593	

Deferred Inflow of Resources					
Fiscal Year Ending June 30,	Net Difference between Projected and Actual Earnings on Investments	Changes or Assumptions	Net Difference between Employer Contributions and Proportionate Share	Change in Proportionate Share	Total Deferred Inflows of Resources
2023	\$ 1,671,120	\$ 7,585	\$ 139,969	\$ 14,328	1,833,002
2024	1,453,358	7,585	138,855	1,555	1,601,353
2025	1,589,682	7,585	105,575	-	1,702,842
2026	2,220,993	2,276	57,202	-	2,280,471
2027	-	-	16,016	-	16,016
Total	\$ 6,935,153	\$ 25,031	\$ 457,617	\$ 15,883	\$ 7,433,684

Net Deferred Outflow/Inflow of Resources			
Fiscal Year Ending June 30,	Total Deferred Outflows	Total Deferred Inflows	Total
2023	\$ 1,566,638	\$ 1,833,002	(266,364)
2024	1,233,578	1,601,353	(367,775)
2025	936,819	1,702,842	(766,023)
2026	784,608	2,280,471	(1,495,863)
2027	296,950	16,016	280,934
Total	\$ 4,818,593	\$ 7,433,684	(2,615,091)

Actuarial Methods and Assumptions:

Actuarial Valuations. The employer contribution rates effective July 1, 2021, through June 30, 2022, were set using the entry age normal actuarial cost method. Under this cost method, each active member's entry age present value of projected benefits is allocated over the member's service from their date of entry until their assumed date of exit, taking into consideration expected future compensation increases.

The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Valuation date:	December 31, 2019
Measurement date:	June 30, 2021
Experience study:	2019, published July 24, 2019
Actuarial cost method:	Entry age normal
Actuarial assumptions:	
Inflation rate	2.40%
Long-term expected rate of return	6.90%
Discount rate	6.90%
Projected salary increases	3.40%
Cost of living adjustments (COLA)	Blend of 2.00% COLA and graded COLA (1.25%/0.15%) in accordance with Moro decision; blend based on service.
Mortality	<p>Healthy retirees and beneficiaries: Pub-2010 Healthy Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation</p> <p>Active members: Pub-2010 Employee, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation</p> <p>Disabled Retirees: Pub-2010 Disable Retiree, sex distinct, generational with Unisex, Social Security Data Scale, with job category adjustments and set-backs as described in the valuation</p>

Discount Rate. The discount rate used to measure the total pension liability was 6.90% for the Defined Benefit Pension Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members, and those of the contributing employers, are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Defined Benefit Pension Plan was applied to all periods of projected benefit payments to determine the total pension liability.

Depletion Date Projection. GASB Statement No. 67 generally requires that a blended discount rate be used to measure the Total Pension Liability (the Actuarial Accrued Liability calculated using the Individual Entry Age Normal Cost Method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position (fair market value of assets) is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses.

Assumed Asset Allocation

Asset Class	Low Range	High Range	OIC Target
Debt Securities	15.0 %	25.0 %	20 %
Public equity	27.5	37.5	32.5
Private equity	14.0	21.0	17.5
Real estate	9.5	15.5	12.5
Alternatives portfolio	7.5	17.5	15.0
Opportunity portfolio	0.0	5.0	-
Risk Parity	0.0	2.5	2.5
Total			100.0 %

Long-Term Expected Rate of Return. To develop an analytical basis for the selection of the long-term expected rate of return assumption, in May 2019 the PERS Board reviewed long-term assumptions developed by both

Milliman's capital market assumptions team and the Oregon Investment Council's (OIC) investment advisors. The table below shows Milliman's assumptions for each of the asset classes in which the plan was invested at that time based on the OIC long-term target asset allocation. The OIC's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

Asset Class	Target Allocation	Compound Annual Return (Geometric)
Global equity	30.6%	5.9%
Private Equity	25.5%	7.7%
Core	23.8%	2.7%
Real Estate	12.3%	5.7%
Master limited partnerships	0.8%	5.7%
Infrastructure	1.5%	6.3%
Commodities	0.6%	3.1%
Hedge Fund of Funds - multistrategy	1.3%	5.1%
Hedge fund equity - Hedge	0.6%	5.3%
Hedge Fund - Macro	5.6%	5.1%
US Cash	-2.5%	1.8%
Assumed Inflation - Mean		2.4%

may not foot due to rounding

Sensitivity of Prosper Portland's proportionate share of the pension liability to changes in the discount rate: The following presents the reporting entity's proportionate share of the pension liability calculated using the discount rate of (6.90%), as well as what the proportionate share of the pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.90%) or one percentage point higher (7.90%) than the current rate:

	1% Decrease (5.90%)	Discount Rate (6.90%)	1% Increase (7.90%)
Proportionate share of the net pension (asset/liability)	\$ 18,396,763	\$ 10,412,634	\$ 1,814,438

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report. The effect of OPERS on Prosper Portland's net position has been determined on the same basis used by OPERS.

Changes in Assumptions: A summary of key changes implemented since the December 31, 2019 valuation are described briefly below. Additional detail and a comprehensive list of changes in methods and assumptions can be found in the 2016 Experience Study for the System, which was published on July 2021, and can be found at: <https://bit.ly/3R47kby>.

Allocation of Liability for Service Segments: For purposes of allocating Tier One/Tier Two member's actuarial accrued liability among multiple employers, the valuation uses a weighted average of the Money Match methodology, which utilizes member account balance, and the Full Formula methodology, which uses service. The weights are determined based on the prevalence of each formula among the current Tier One/Tier Two population. For the December 31, 2018 and December 31, 2019 valuations, the Money Match was weighted 10% for General Service members and 0%, based on a projection of the proportion of the liability attributable to Money Match benefits at those valuation dates.

Changes in Economic Assumptions:

- The administrative expense assumptions were updated to \$32.5 million per year for Tier 1/Tier 2 and \$8.0 million per year for OPSRP.

Changes in Demographic Assumptions:

- The healthy annuitant mortality base tables were updated to Pub-2010 generational Healthy Retiree mortality tables with group-specific job category and setback adjustments. Previously they were based on RP2014 generational Healthy Annuitant mortality tables with group-specific class and setback adjustments..
- The disabled mortality base tables were updated to Pub-2010 generational disabled Retiree mortality tables with group-specified job category and setback adjustments. Previously they were based on RP-2014 generation Disables Retiree mortality tables..
- Non-annuitant mortality base tables were updated to Pub-2010 generational morality tables with the same group-specific job category and setback adjustments as for healthy annuitants, and with an additional scaling factor adjustment for certain subgroups. Previously they were based on RP-2014 generational Employee mortality tables with the same group-specific collar and setback adjustments as for healthy annuitants.

Defined Contribution Plan – Individual Account Program (IAP):

Pension Benefits. Participants in OPERS defined benefit pension plans also participate in their defined contribution plan. An IAP member becomes vested on the date the employee account is established or on the date the rollover account was established. If the employer makes optional employer contributions for a member, the member becomes vested on the earliest of the following dates: the date the member completes 600 hours of service in each of five calendar years, the date the member reaches normal retirement age, the date the IAP is terminated, the date the active member becomes disabled, or the date the active member dies.

Upon retirement, a member of the OPSRP Individual Account Program (IAP) may receive the amounts in his or her employee account, rollover account, and vested employer account as a lump-sum payment or in equal installments over a 5, 10, 15, 20-year period or an anticipated life span option. Each distribution option has a \$200 minimum distribution limit.

Death Benefits. Upon the death of a non-retired member, the beneficiary receives in a lump sum the member's account balance, rollover account balance, and vested employer optional contribution account balance. If a retired member dies before the installment payments are completed, the beneficiary may receive the remaining installment payments or choose a lump-sum payment.

Contributions. Prosper Portland has chosen to pay the employees' contributions to the plan. Six percent of covered payroll is paid for general service employees. For fiscal year 2022 Prosper Portland paid \$418,529.

Recordkeeping. OPERS contracts with VOYA Financial to maintain IAP participant records.

B. Other Post-Employment Benefits (OPEB)

1. Health Insurance Continuation (HIC)

Plan description and benefits provided: Prosper Portland has a health insurance continuation option available for retirees. It is a substantive post-employment benefits plan offered under Oregon Revised Statute (ORS) 243. ORS 243.303 requires that Prosper Portland provide retirees and their dependents with an opportunity to participate in group health and dental insurance from the date of retirement to age 65, with a rate calculated using claims experience from retirees and active employees for health plan rating purposes. Providing the same rate to retirees as provided to current employees constitutes an implicit rate subsidy for OPEB. This single-employer "Plan" is not a stand-alone plan and therefore does not issue its own financial statements.

Total OPEB liability

Prosper Portland's total HIC liability of \$271,308 was measured as of July 1, 2021 and was determined by an actuarial valuation as of that date.

Actuarial assumptions and other inputs: The total OPEB liability as of the July 1, 2021 actuarial valuation was determined using the following actuarial assumptions and other inputs:

Valuation date	July 1, 2020
Measurement date	June 30, 2021
Inflation	2.50%
Salary increases	3.50%
Actuarial cost method	Entry Age Normal

Discount rate 2.16%

Healthy mortality

- Pub-2010 General and Safety Employee and Healthy Retiree tables, sex distinct for members and dependents, with a one-year setback for male general service employees and female safety employees.

Election and lapse rates

- 40% of eligible employees, 60% of male members and 35% of female members will elect spouse coverage

Withdrawal, retirement, and mortality rates

- December 31, 2019 Oregon PERS valuation

The results of the July 1, 2021 valuation are used to calculate the changes in the total OPEB Liability for the fiscal year ending June 30, 2022.

Changes in Total OPEB Liability

Balance as of June 30, 2021	\$	254,609
Changes for the year:		
Service cost		23,767
Interest on total OPEB liability		5,998
Effect of economic/demographic gains or losses		-
Effect of assumptions changes or inputs		1,000
Benefit payments		(14,066)
Balance as of June 30, 2022	\$	271,308

Changes since prior valuation

Expected Claims and Premiums	Updated to reflect changes in available benefits and premium levels. If applicable, expected retiree and dependent costs were updated to reflect current health cost guidelines.
Health Care Cost Trend	Updated to reflect changes in current premium levels, as well as projected economic and regulatory conditions. The effects of COVID-19 were not clear and have not been included. It is possible there will be a material impact on projected costs.
Mortality, Withdrawal, and Retirement Rates	Updated to reflect assumptions used in the Oregon PERS December 31, 2020 actuarial valuation.

Sensitivity Analysis

The following presents the total OPEB liability of the Plan, calculated using the discount rate of 2.16%, as well as what the Plan's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.16%) or one percentage point higher (3.16%) than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
Total OPEB liability	\$ 291,826	\$ 271,308	\$ 251,375

A similar sensitivity analysis for changes in the healthcare cost trend assumption is as follows:

	1% Decrease	Current Trend Rate	1% Increase
Total OPEB liability	\$ 238,674	\$ 271,308	\$ 309,336

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB

For the year ended June 30, 2022, Prosper Portland recognized an OPEB expense of \$16,234. At June 30, 2022, they reported deferred inflows of resources related to OPEB:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Net Deferred Outflows/ Inflows of Resources
Differences between expected and actual experience	-	(14,864)	(14,864)
Changes of assumptions or inputs	5,632	(35,579)	(29,947)
	5,632	(50,443)	(44,811)
Benefit payments after the measurement date	\$ 3,558	\$ -	3,558
Total	\$ 9,190	\$ (50,443)	\$ (41,253)

Other amounts currently reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended June 30,	Annual Recognition
2023	\$ (13,531)
2024	(13,410)
2025	(10,864)
2026	(3,200)
2027	(3,936)
Thereafter	130
Total	\$ (44,811)

C. OPERS Retirement Health Insurance Account (RHIA)

Plan description: Prosper Portland contributes to the PERS RHIA for each of its eligible employees. RHIA is a cost-sharing multiple-employer defined benefit OPEB plan administered by PERS. ORS 238.420 established this trust fund and authorizes the Oregon Legislature to establish and amend the benefit provisions. PERS issues a publicly available financial report that includes financial statements and required supplementary information that can be obtained by writing to Oregon Public Employees Retirement System, PO Box 23700, Tigard, OR 97281-3700, telephone (503) 598-7377, or by URL: <https://bit.ly/3S82Cur>

Benefits provided: RHIA pays a monthly contribution toward the cost of Medicare companion health insurance premiums of eligible employees. ORS require that an amount equal to \$60 or the total monthly cost of Medicare companion health insurance premiums coverage, whichever is less, shall be paid from the RHIA established by Prosper Portland, and any monthly cost in excess of \$60 shall be paid by the eligible retired member in the manner provided in ORS 238.410. The plan is closed to new entrants after January 1, 2004.

Contributions: Because RHIA was created by enabling legislation (ORS 238.420), contribution requirements of the plan members and the participating employers were established and may be amended only by the Oregon Legislature. Participating cities are contractually required to contribute to RHIA at a rate assessed each year by PERS. The City's contractually required contribution rate for the year ended June 30, 2022, was 0.05% of covered payroll for Tier 1/ Tier 2 employees, actuarially determined as an amount that is expected to finance the costs of benefits earned by employees during the year. Contributions to the OPEB plan from the City were \$1,956 for the year ended June 30, 2022. Employees are not required to contribute to the OPEB plan.

OPEB Assets, Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB:

On June 30, 2022, Prosper Portland reported an asset of \$113,169 for its proportionate share of the net OPEB asset. The net OPEB asset was measured as of June 30, 2021, and the total OPEB liability used to calculate the net OPEB asset was determined by an actuarial valuation date as of December 31, 2019. Prosper Portland's proportionate share of the City of Portland's RHIA net OPEB asset has been determined based on full-time equivalent employees at Prosper Portland compared to the City's full-time equivalent employees to obtain a proportionate share for contributions to

the RHIA program (as reported by PERS) during the Measurement Period ending on the corresponding measurement date. Prosper Portland's proportionate share used at June 30, 2021 was 0.033%.

For the year ended June 30, 2022, Prosper Portland recognized an OPEB expense of \$(15,714). At June 30, 2022, Prosper Portland reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflow of Resources	Deferred Inflows of Resources	Net Deferred Outflows/ (Inflows) of Resources
Net difference between projected and actual earnings on investments	\$ -	\$ (26,697)	\$ (26,697)
Change of Assumptions	2,210	(1,739)	471
Difference between expected and actual experience	-	(720)	(720)
Changes in proportionate share	17,582	(25,063)	(7,481)
Total (prior to post-measurement date contributions)	19,792	(54,219)	(34,427)
Contributions made subsequent to measurement date	1,956	-	1,956
Net deferred outflow/(inflows) of resources	\$ 21,748	\$ (54,219)	\$ (32,471)

Deferred outflows of resources resulting from contributions subsequent to the measurement date of \$1,956 will be recognized as a reduction of the net OPEB liability in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Deferred Outflows/(Inflows) of Resources						
Fiscal Year Ending June 30,	Net Difference between Projected and Actual Earnings on Investments	Changes of assumptions	Difference between expected and actual experience	Changes in Proportionate Share	Net Deferred Outflows/ (Inflows) of resources	
2023	\$ (6,476)	\$ (324)	\$ (581)	\$ 3,292	\$ (4,089)	
2024	(5,693)	795	(139)	(10,773)	(15,810)	
2025	(6,095)	-	-	-	(6,095)	
2026	(8,433)	-	-	-	(8,433)	
2027	-	-	-	-	-	
Total	\$ (26,697)	\$ 471	\$ (720)	\$ (7,481)	\$ (34,427)	

Actuarial Methods & Assumptions:

The total OPEB liability in the December 31, 2019 actuarial valuation was determined using the following actuarial methods and assumptions:

Valuation date	July 1, 2019
Measurement date	June 30, 2021
Experience study	2018, published July 26, 2019
Actuarial assumptions:	
Actuarial cost method	Entry Age Normal
Inflation rate	2.40%
Long-term expected rate of return	6.90%
Discount rate	6.90%
Projected salary increases	3.40%
Retiree healthcare participation	Healthy retirees: 32%; Disabled retirees: 20%
Healthcare cost trend rate	Not applicable
Mortality	Healthy retirees and beneficiaries: RP-2000 Sex-distinct, generational per Scale BB, with collar adjustments and set-backs as described in the valuation. Active members: Mortality rates are a percentage of healthy retiree rates that vary by group, as described in the valuation Disabled retirees: Mortality rates are a percentage (70% for males, 95% for females) of the RP-2000 Sex-distinct, generational per Scale BB, disabled mortality table.

Discount rate: The discount rate used to measure the total OPEB liability at June 30, 2021 was 6.90 percent. The projection of cash flows used to determine the discount rate assumed that contributions from contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the RHIA plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on OPEB plan investments for the RHIA plan was applied to all periods of projected benefit payments to determine the total OPEB liability.

Depletion Date Projection: GASB 75 generally requires that a blended discount rate be used to measure the Total OPEB Liability. The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position (fair market value of assets) is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses.

Assumed Asset Allocation

Asset Class/Strategy	Low Range	High Range	OIC Target
Debt securities	15.0 %	25.0 %	20 %
Public equity	27.5	37.5	32.5
Private equity	14.0	21.0	17.5
Real estate	9.5	15.5	12.5
Alternatives portfolio	7.5	17.5	15.0
Opportunity Portfolio	0.0	5.0	0.0
Risk parity	0.0	2.5	2.5
Total			100.0 %

Long-Term Expected Rate of Return: To develop an analytical basis for the selection of the long-term expected rate of return assumption, in July 2021 the PERS Board reviewed long-term assumptions developed by both Milliman's capital market assumptions team and the Oregon Investment Council's (OIC) investment advisors. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

Asset Class	Target Allocation	Compound Annual Return (Geometric)
Global equity	30.6%	5.9%
Private Equity	25.5	7.7
Core fixed income	23.8	2.7
Real estate	12.3	5.7
Master Limited Partnerships	0.8	5.7
Infrastructure	1.5	6.3
Commodities	0.6	3.1
Hedge Fund of Funds - Diversified	1.3	5.1
Hedge Fund Equity - Hedge	0.6	5.3
Hedge Fund - Marco	5.6	5.1
US Cash	(2.5)	1.8
Assumed Inflation – Mean		2.4%

The following presents Prosper Portland's proportionate share of the net OPEB liability/(asset) if it were calculated using a discount rate one percentage point lower (5.90%) or one percentage point higher (7.90%)

	1% Decrease (5.90%)	Discount Rate (6.90%)	1% Increase (7.90%)
Proportionate share of the net OPEB liability (asset)	\$ (99,349)	\$ (113,169)	\$ (123,439)

The RHIA plan is unaffected by health care cost trends since the benefit is limited to a \$60 monthly payment toward Medicare companion insurance premiums. Consequently, disclosure of a healthcare cost trend analysis is not applicable.

OPEB plan fiduciary net position:

Detailed information about the OPEB plan's fiduciary net position is available in the separately issued OPERS financial report.

Aggregate Net OPEB Liability/Asset, Pension Expense, & Net Deferred Outflow/Inflow of Resources Related to OPEB:

The tables below present the aggregate balance of Prosper Portland's net OPEB liability/(asset), OPEB expense, and net deferred inflows and outflows as of June 30, 2022:

	Deferred Outflow of Resources - OPEB	Deferred (Inflow) of Resources - OPEB	Net OPEB Liability/ (Asset)	OPEB Expense
RHIA	\$ 21,748	\$ (54,182)	\$ (113,169)	\$ (15,714)
HIC	9,190	(50,443)	271,308	12,676
Total	\$ 30,938	\$ (104,625)	\$ 158,139	\$ (3,038)

D. Commitments

Contractual and other commitments for subsequent years' expenditures amounting to \$77,512,954 are included in the budgetary fund balances indicating tentative plans for utilization in future periods. Commitments for subsequent years' expenditures are as follows:

	Committed for Urban Renewal	Committed for contractual obligation	Total
General fund	\$ -	\$ 3,206,572	\$ 3,206,572
9101 Foster	-	73,288	73,288
Downtown Waterfront TIF District	77,629	-	77,629
North Macadam TIF District	16,008,144	-	16,008,144
River District TIF District	24,785,249	-	24,785,249
Lents Town Center TIF District	4,581,781	-	4,581,781
Interstate TIF District	18,751,035	-	18,751,035
Other governmental funds	9,810,249	219,007	10,029,256
Total	\$ 74,014,087	\$ 3,498,867	\$ 77,512,954

E. Prosper Portland's Use of the City of Portland's Conduit Debt

The City has issued Economic Development Revenue Bonds (bonds). The proceeds of these bond sales are used by private developers to finance capital expansion in urban renewal areas.

The City's and Prosper Portland's participation in the financing of these projects enables the developer to utilize applicable provisions of the United States Internal Revenue Code (IRC Section 103) of 1954, as amended. IRC Section 103 encourages the construction of certain facilities and the public financing thereof through revenue bonds by providing that the interest on such bonds, as contrasted with any bonds issued by the developer itself, will be exempt from federal income tax. This tax exemption enables the purchasers of the bonds to accept a lower rate of interest and, since the developer in effect pays the interest on the bonds, reduces the interest cost of the project financing to the developer.

The bond indentures provide that the bonds shall never constitute a general obligation of, an indebtedness of, or a charge against the general credit of the City or Prosper Portland. Nor are the bonds payable in any manner from revenue raised by taxation. Rather, the bonds will be special obligations of the City payable solely from the revenues, receipts, and resources pledged under the indentures and not from other revenues, funds, or assets of the City.

The bonds are collateralized solely by the specific project and payments are made by the developers. The bonds shall not be payable from or a charge against any other funds or assets, nor shall the City or Prosper Portland be subject to any liability thereon. No holder or holders of the bonds shall ever have the right to compel any exercise of the taxing power of the City to pay the bonds or the interest thereon, nor to enforce payment thereof against any property of the City or Prosper Portland except the specific project. Upon completion of the repayment of the debt by the developer, the assets constructed become the property of the developer. At June 30, 2022, the total of the City's conduit debt outstanding as related to Prosper Portland development projects is \$15,000,000. In addition, Prosper Portland has participated in a contingent loan agreement with Home Forward which has a remaining amount due at June 30, 2022 of \$3,060,000. These amounts may differ from actual amounts reported in the City ACFR because not all conduit debt issued by the City is related to Prosper Portland projects.

F. Contingencies

In the normal course of business Prosper Portland is subject to litigation. The opinion of Prosper Portland's General Counsel is that the outcome of any litigation will not have a significant effect on the financial statements.

G. Risk Management

Prosper Portland purchases a variety of commercial insurance policies to protect itself against the risk of loss. Like most other large public agencies, Prosper Portland is exposed to various risks in the conduct of its business, such as losses related to torts, errors and omissions, general liability, property damage, employer's liability, worker's compensation, and unemployment claims. Prosper Portland is not covered under the City of Portland's self-insurance program.

Prosper Portland is insured by the State Accident Insurance Fund (SAIF) against losses from employee workers' compensation claims up to a limit of \$1,000,000 for each incident and each employee.

Prosper Portland is represented by Alliant Insurance Services as its Broker of Record and insured by Liberty Mutual, for general liability in the amount of \$2 million per occurrence, \$2 million general aggregate. Insurance for public officials and employment practices liability is in the same amounts. Prosper Portland insures for excess liability, which provides an additional \$8 million liability per occurrence and in the general aggregate.

Prosper Portland's real property, with an estimated total insured value (TIV) of approximately \$100 million, is insured by Lloyd's of London for the TIV with a sublimit of \$35 million for earth movement and \$50 million for flood events. A separate policy provides coverage for faithful performance (employee dishonesty) through Hartford Insurance in the amount of \$300,000 for employee theft and \$100,000 for computer and funds transfer fraud.

Prosper Portland has an aggressive risk management practice of transferring liability to contractors, lessees, event sponsors, and other entities through standardized indemnification and insurance requirements in contracts and agreements. Prosper Portland currently has one open insurance claim. In addition, there have been minimal reductions in insurance coverage and no insurance settlements have exceeded insurance coverage limits in any of the past ten fiscal years.

The Internal Service Fund has equity of \$140,942 to meet insurance policy deductible amounts and other amounts not fully reimbursed from insurance proceeds, as necessary.

Environmental Risk

GASB Statement 49 provides guidance for state and local governments in estimating and reporting the potential costs of pollution remediation. While GASB Statement 49 does not require Prosper Portland to search for pollution, it does require Prosper Portland to reasonably estimate and report a remediation liability when any of the following obligating events has occurred:

- Pollution poses an imminent danger to the public and Prosper Portland is compelled to take action;
- Prosper Portland is in violation of a pollution related permit or license;
- Prosper Portland is named or has evidence that it will be named as responsible party by a regulator;
- Prosper Portland is named or has evidence that it will be named in a lawsuit to enforce a cleanup; or
- Prosper Portland commences or legally obligates itself to conduct remediation activities.

Site investigation, planning and design, cleanup and site monitoring are typical remediation activities underway across the many Prosper Portland properties. Prosper Portland has programs, rules, and regulations that routinely deal with remediation-related issues. Much of Prosper Portland's mission is to deal with blighted properties, which sometimes include pollution conditions. Prosper Portland has the knowledge and expertise to estimate the remediation but also employs consultants when expedient. The obligations presented herein are based on estimates by both Prosper Portland staff and consultants and are based upon prior experience in identifying and funding similar remediation activities. The standards require Prosper Portland to calculate pollution remediation liabilities using the expected cash flow technique.

The remediation obligation estimates that appear in this report are subject to change over time. Cost may vary due to price fluctuation, changes in technology, changes in potential responsible parties, results of environmental studies, changes to statutes or regulation and other factors that could result in revisions to these estimates. Prospective recoveries from responsible parties may reduce Prosper Portland's obligation.

During the fiscal year, Prosper Portland recognized an increase in the liability of \$4,891,947. At June 30, 2022, Prosper Portland had a total outstanding pollution remediation liability of \$62,117,473. The estimated current portion is \$17,772,582.

Portland Harbor Superfund

In January 2008, the City of Portland, and subsequently Prosper Portland, was notified by the Environmental Protection Agency (EPA) of a CERCLA 104(3) records request and therefore potential liability with respect to the Portland Harbor Superfund that may include 46 current and previously-owned Prosper Portland parcels on or adjacent to the lower reach of the Willamette River within the EPA study area.

In January 2017, EPA finalized the Feasibility Study and issued a final Record of Decision for Portland Harbor (ROD). Potential remedy costs were included in the ROD for comparative purposes among the potential remedies. Those comparative estimates were based on site-wide cleanup actions and do not include estimates of cleanup of individual sub-areas nor any individual party's share of those costs. This large and complex Superfund Site is not progressing under conventional processes used for smaller sites. For example, after issuing the ROD in 2017, EPA conducted a new baseline sampling which work was completed in November 2019.

In December 2018 EPA notified many parties that it expected parties to begin remedial design within a year or face enforcement. In response the City has entered into agreements with EPA to perform or fund remedial activities in Portland Harbor. To be consistent with EPA's implementation timeline, the Office of Management and Finance established the Citywide Obligations Reserve Fund, a central reserve in January 2022 to collect funds for long-term funds City-wide including certain Portland Harbor obligations. The City General Fund, Water Bureau, BES, Bureau of Transportation and Prosper Portland each have agreed to provide funding to the Citywide Obligations Reserve Fund for this purpose, based on their respective uses of and obligations for remediation associated with properties owned, or operated by each bureau or agency.

Remedial design work has now started and is ongoing. At the parcels owned by Prosper Portland, the Phase I Pre-Remedial Design Investigation (PDI) Evaluation Report has been completed and the working parties are starting on a Preferred Alternatives Report. At previously-owned Prosper Portland parcels, the PDI evaluation report is also complete, and the Basis of Design Report is under review, with the parties currently working on the Supplemental PDI Workplan.

Other

While carrying out the City of Portland's development policies, Prosper Portland engaged in numerous transactions with the City, including but not limited to the provision of materials and services, real property acquisition, development, transfers, and sales. Prosper Portland also participates in the City of Portland's cash investment pool.

H. Reviews by Grantor Agencies

Costs of each grant project are subject to review by the grantor agency to ensure that such costs are in accordance with or further the purpose of the grant program. Any costs disallowed as the result of the review would become a liability and could require the return of such amounts to the grantor agency.

Required Supplementary Information



PROSPER
PORTLAND

Building an Equitable Economy

Schedule Of Required Supplementary Information
Schedule Of Proportionate Share Of Net Pension Liability (Asset)
Last Ten Fiscal Years Or Since Inception⁽²⁾

	2022	2021	2020	2019	2018	2017	2016	2015	2014
Prosper Portland's proportion of the net pension liability ⁽¹⁾	0.0783%	0.0742%	0.0869%	0.0717%	0.0733%	0.0736%	0.0721%	0.0892%	0.0892%
Prosper Portland's proportionate share of the net pension liability (asset)	\$ 10,412,634	\$ 17,050,280	\$ 13,169,861	\$ 10,867,461	\$ 9,878,065	\$ 11,045,372	\$ 4,139,065	\$ (2,021,851)	\$ 4,551,875
Covered payroll	7,337,744	6,975,483	7,275,570	7,204,530	8,050,801	8,234,621	8,595,239	8,363,449	9,896,391
Contributions as a percentage of covered payroll	141.9051%	244.4315%	181.0148%	150.8421%	122.6967%	134.1333%	48.1553%	-24.1748%	45.9953%
Plan fiduciary net position as a percentage of total pension liability	87.57%	75.79%	82.07%	82.07%	83.10%	80.50%	91.90%	103.59%	92.00%

⁽¹⁾Calculated from Prosper Portland's proportionate share reported from the City of Portland proportionate share of the OPERS (Prosper Portland is not reported individually)

⁽²⁾Schedule is intended to show ten years of data. Additional data will be displayed as it becomes available

Schedule Of Required Supplementary Information

Schedule Of Contributions To Oregon Public Retirement System
Last Ten Fiscal Years or Since Inception⁽¹⁾

	2022	2021	2020	2019	2018	2017	2016	2015	2014
Actuarially determined contribution	\$ 1,709,526	\$ 1,503,123	\$ 1,491,359	\$ 941,781	\$ 915,327	\$ 673,628	\$ 736,024	\$ 596,226	\$ 669,619
Contributions in relation to the actuarially determined contribution	1,709,526	1,503,123	1,491,359	941,781	915,327	673,628	736,024	596,226	669,619
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 8,985,812	\$ 7,337,744	\$ 6,975,483	\$ 7,275,570	\$ 7,204,530	\$ 8,050,801	\$ 8,234,621	\$ 8,595,239	\$ 8,363,449
Contributions as a percentage of covered payroll	19.91%	20.48%	21.38%	12.94%	12.70%	8.37%	8.94%	6.94%	8.01%

⁽¹⁾Schedule is intended to show ten years of data. Additional data will be displayed as it becomes available

**Schedule Of Changes In Total Other Post-Employment
Benefits Liability And Related Ratios
Last Ten Fiscal Years or Since Inception⁽¹⁾**

	2022	2021	2020	2019	2018
Health Insurance Continuation					
Total OPEB liability, beginning	254,609	290,002	280,843	336,842	359,090
Service Cost	\$ 25,767	\$ 18,703	\$ 16,758	\$ 21,045	\$ 21,990
Interest on total OPEB liability	5,998	10,231	11,000	12,182	10,351
Effect of change to benefit terms	-	-	-	-	-
Effect of economic/demographic gains or (losses)	-	(12,643)	-	(13,729)	-
Effect of assumption changes or inputs	1,000	(18,636)	8,362	(39,972)	(18,548)
Benefit payments	(14,066)	(33,048)	(26,961)	(35,525)	(36,041)
Net change in total OPEB liability	18,699	(35,393)	9,159	(55,999)	(22,248)
Total OPEB liability, ending	273,308	254,609	290,002	280,843	336,842
Covered payroll	7,337,744	6,975,483	7,275,570	8,405,438	7,851,891
Total OPEB liability as a % of covered payroll*	3.7247%	3.6501%	3.9860%	3.3412%	4.2899%

⁽¹⁾ Schedule is intended to show ten years of data. Additional data will be displayed as it becomes available.

Notes to Required Schedule

This "plan" is not administered by a trust and does not accumulate assets.

Schedules Of Required Supplementary Information

Schedule Of The Proportionate Share Of The Net OPEB Liability (Asset)

Last Ten Fiscal Years Or Since Inception⁽¹⁾

	2022	2021	2020	2019	2018	2017
OPERS Retirement Health Insurance Account						
Proportion of the OPEB Liability	0.0327%	0.0150%	0.0495%	0.0472%	0.0435%	0.0443%
Proportionate share of the net OPEB liability (asset)	\$ (113,169)	\$ (30,144)	\$ (95,832)	\$ (52,218)	\$ (18,170)	\$ 12,021
Covered payroll	\$ 8,585,812	\$ 7,337,744	\$ 7,275,570	\$ 7,204,530	\$ 8,050,801	\$ 8,234,621
Proportionate share of OPEB liability (asset) as a percentage of covered employee payroll	-1.3181%	-0.4108%	-1.3172%	-0.7248%	-0.2257%	0.1460%
Plan net position as a percentage of the total OPEB liability						
	183.90%	150.10%	144.40%	124.00%	108.90%	94.20%

⁽¹⁾Schedule is intended to show ten years of data. Additional data will be displayed as it becomes available.

Schedule Of Contributions To OPERS Retirement Health Insurance Account

Last Ten Fiscal Years or Since Inception⁽¹⁾

	2022	2021	2020	2019	2018	2017
Actuarially determined contribution	\$ 1,956	\$ 1,424	\$ 4,232	\$ 31,449	\$ 33,160	\$ 34,512
Contributions in relation to the actuarially determined contribution	1,956	1,424	4,232	31,449	33,160	34,512
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 8,585,812	\$ 7,337,744	\$ 6,975,483	\$ 7,275,570	\$ 7,204,530	\$ 8,050,801
Contributions as a percentage of covered payroll	0.02%	0.02%	0.06%	0.43%	0.46%	0.43%

⁽¹⁾Schedule is intended to show ten years of data. Additional data will be displayed as it becomes available.

Supplementary Data

Combining Statements and Schedules, Budgetary
Schedules, and Schedules of Capital Assets Used
in the Operation of Governmental Funds



PROSPER
PORTLAND

Building an Equitable Economy

Nonmajor Governmental Funds

Special Revenue Funds

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Housing and Community Development Contract Fund — accounts for the contract with the City of Portland Housing bureau to administer a portion of the City's Community Development Block Grant revenues for the Economic Opportunity Initiative programs.

COEP (Community Opportunities and Enhancements Program) Fund — Accounts for the City of Portland's effort to distribute a percent of the hard construction costs on all public improvement contracts toward workforce development and business development in the construction sector.

Affordable Commercial Tenanting Fund — accounts for program revenues and expenditures that Prosper Portland will receive that must be spent according to the City of Portland's Council approved program guidelines. The program allows for commercial space developers to request additional bonus floor area ratio to pay in-lieu of fees to Prosper Portland, who in turn is charged with using the resources to fund affordable commercial tenanting programming.

Other Federal Grants Fund — accounts for revenues and expenditures for an EDA Grant.

Ambassador Program Fund — accounts for monies donated by private businesses for outreach activities.

Enterprise Zone Fund — accounts for monies received from participating Enterprise Zone companies to provide the North/Northeast Portland community with workforce and business development opportunities.

Capital Projects Funds

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

Neighborhood Prosperity Initiative Tax Increment Fund — accounts for resources used in the six small URAs dedicated to neighborhood improvements.

South Park Blocks Tax Increment Fund — accounts for resources used in the development and improvement of the south park blocks.

Convention Center Tax Increment Fund — accounts for resources used to implement a plan for the area surrounding the Oregon Convention Center that will support Convention Center business, enhance area recreational and entertainment facilities, strengthen ties to downtown Portland, ensure the area's compatibility with nearby neighborhoods, and develop the Eastbank Riverfront park.

Central Eastside Tax Increment Fund — accounts for resources used in the development and improvement of the central eastside while maintaining a good environment for existing businesses by making improvements and developing the Eastbank Riverfront park.

Gateway Regional Center Tax Increment Fund — accounts for resources used in transportation improvements and the revitalization of commercial and residential areas in the Gateway neighborhood.

Airport Way Tax Increment Fund — accounts for resources used for: acquisitions and construction related to the Riverside Parkway projects; projects to increase job density by attracting and retaining businesses; supporting transit and other infrastructure investments; increasing Portland's inventory of developable land for industry and creation of quality jobs; and protecting the natural resources of the greater Portland area.

Willamette Industrial Tax Increment Fund — accounts for resources used to attract new industrial, high-technology, manufacturing, and distributing businesses to the currently vacant or unused parcels of land.

Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2022

	Special Revenue	Capital Projects	Total Nonmajor Governmental Funds
Assets			
Cash with City of Portland			
investment pool	\$ 7,901,825	\$ 74,334,639	\$ 82,236,464
Cash and cash equivalents	-	1,202,011	1,202,011
Receivables:			
Due from City of Portland	2,745,612	147,283	2,892,895
Accounts	378,729	128,406	507,135
Loans, net	1,823,169	7,629,876	9,453,045
Interest	17,936	173,208	191,144
Loan interest	3,406	211,043	214,449
Lease, net	-	683,568	683,568
Property held for sale	-	19,990,957	19,990,957
Other	-	154,123	154,123
Total assets	\$ 12,870,677	\$ 104,655,114	\$ 117,525,791
Liabilities Deferred Inflow And Fund Balances			
Liabilities:			
Accounts payable	\$ 1,843,683	\$ 638,808	\$ 2,482,491
Due to City of Portland	-	812,378	812,378
Due to other entities	-	174,902	174,902
Due to other funds	1,427,000	-	1,427,000
Total liabilities	3,270,683	1,626,088	4,896,771
Deferred Inflows			
Deferred Inflows	-	683,568	683,568
Total deferred inflows	-	683,568	683,568
Fund Balances			
Non-spendable			
Restricted			
Loans receivable	491,303	7,629,878	8,121,181
Property held for sale	-	20,230,172	20,230,172
Urban renewal	-	74,485,408	74,485,408
Contractual obligations	9,108,691	-	9,108,691
Total fund balances	9,599,994	102,345,458	111,945,452
Total liabilities deferred inflows and fund balances	\$ 12,870,677	\$ 104,655,114	\$ 117,525,791

Combining Statement Of Revenues, Expenditures, And Changes In Fund Balances
Nonmajor Governmental Funds
For The Fiscal Year Ended June 30, 2022

	Special Revenue	Capital Projects	Total Nonmajor Governmental Funds
Revenues			
Intergovernmental revenues	\$ 6,667,782	\$ 199,799	\$ 6,867,581
Charges for services	2,170,388	2,166,827	4,337,215
Loan collections	73,540	311,942	385,482
Interest on investments	41,353	437,054	478,407
Miscellaneous	52,240	2,203,319	2,255,559
(in lieu of tax-increment revenue)	-	6,145,734	6,145,734
Total revenues	9,005,303	11,464,675	20,469,978
Expenditures			
Current:			
Community development	612,979	10,235,874	10,848,853
Capital expenditures for urban renewal	-	310,462	310,462
Financial assistance	7,106,079	1,536,013	8,642,092
Total expenditures	7,719,058	12,082,349	19,801,407
Excess (deficiency) of revenues over expenditures	1,286,245	(617,674)	668,571
Other Financing Sources (Uses)			
Transfers out	(26,304)	-	(26,304)
Total other financing sources (uses)	(26,304)	-	(26,304)
Net change in fund balances	1,259,941	(617,674)	642,267
Fund Balances - July 1, 2021	8,340,053	102,963,132	111,303,185
Fund Balances - June 30, 2022	\$ 9,599,994	\$ 102,345,458	\$ 111,945,452

Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2022

	Housing and Community Development Contract Fund	COEP Fund	Affordable Commercial Tenanting Fund	CARES Fund	American Rescue Plan Act Fund	Other Federal Grants Fund	Enterprise Zone Fund	Ambassador Program Fund	Total
Assets									
Cash with City of Portland									
investment pool	\$ 472	\$ 302	\$ 491,916	\$ 196	\$ 599	\$ 2,356,717	\$ 5,038,950	\$ 12,673	\$ 7,901,825
Receivables:									
Due from City of Portland	990,923	356,720	-	-	1,397,969	-	-	-	2,745,612
Accounts	237,950	44,908	-	-	-	36,218	59,653	-	378,729
Loans, net	-	-	-	-	-	1,331,866	491,303	-	1,823,169
Interest	-	-	1,148	(196)	-	5,488	11,466	30	17,936
Loan interest	-	-	-	-	-	3,406	-	-	3,406
Total assets	1,229,345	401,930	493,064	-	1,398,568	3,733,695	5,601,372	12,703	12,870,677
Total assets	\$ 1,229,345	\$ 401,930	\$ 493,064	\$ -	\$ 1,398,568	\$ 3,733,695	\$ 5,601,372	\$ 12,703	\$ 12,870,677
Liabilities and Fund Balances									
Liabilities									
Liabilities:									
Accounts payable	676,990	218,877	-	-	743,531	9,290	194,995	-	\$ 1,843,683
Internal balances	555,000	173,000	-	-	699,000	-	-	-	1,427,000
Total liabilities	1,231,990	391,877	-	-	1,442,531	9,290	194,995	-	3,270,683
Fund Balances									
Non-spendable									
Loans receivable	-	-	-	-	-	-	491,303	-	491,303
Restricted									
Contractual obligations	(2,645)	10,053	493,064	-	(43,963)	3,724,405	4,915,074	12,703	9,108,691
Total fund balances	(2,645)	10,053	493,064	-	(43,963)	3,724,405	5,406,377	12,703	9,599,994
Total liabilities and fund balances	\$ 1,229,345	\$ 401,930	\$ 493,064	\$ -	\$ 1,398,568	\$ 3,733,695	\$ 5,601,372	\$ 12,703	\$ 12,870,677

Combining Statement Of Revenues, Expenditures, And Changes In Fund Balances
Nonmajor Governmental Funds
Nonmajor Special Revenue Funds
For The Fiscal Year Ended June 30, 2022

	Housing and Community Development Contract Fund	COEP Fund	Affordable Commercial Tenanting Fund	CARES Fund	American Rescue Plan Act Fund	Other Federal Grants Fund	Enterprise Zone Fund	Ambassador Program Fund	Total
Revenues									
Intergovernmental revenues	\$ 3,415,060	\$ -	\$ -	\$ -	\$ 2,422,281	\$ 830,441	\$ -	\$ -	\$ 6,667,782
Charges for services	-	1,027,787	-	-	-	10,043	1,132,558	-	2,170,388
Loan collections	-	-	-	-	-	73,540	-	-	73,540
Interest on investments	-	-	2,896	-	338	12,415	25,628	76	41,353
Miscellaneous	-	-	-	-	-	52,240	-	-	52,240
Total revenues	3,415,060	1,027,787	2,896	-	2,422,619	978,679	1,158,186	76	9,005,303
Expenditures									
Current:									
Community development	-	-	-	-	327,598	79,064	206,009	308	612,979
Financial assistance	3,417,705	1,011,992	-	-	2,138,984	52,038	485,360	-	7,106,079
Total expenditures	3,417,705	1,011,992	-	-	2,466,582	131,102	691,369	308	7,719,058
Excess (deficiency) of revenues									
over (under) expenditures	(2,645)	15,795	2,896	-	(43,963)	847,577	466,817	(232)	1,286,245
Other Financing Sources (Uses)									
Transfers in	-	-	-	-	-	-	-	-	-
Transfers out	-	(25,000)	-	(1,304)	-	-	-	-	(26,304)
Total other financing sources (uses)	-	(25,000)	-	(1,304)	-	-	-	-	(26,304)
Net change in fund balances	(2,645)	(9,205)	2,896	(1,304)	(43,963)	847,577	466,817	(232)	1,259,941
Fund Balances - July 1, 2021	-	19,258	490,168	1,304	-	2,876,828	4,939,560	12,935	8,340,053
Fund Balances - June 30, 2022 (GAAP Basis)	\$ (2,645)	\$ 10,053	\$ 493,064	\$ -	\$ (43,963)	\$ 3,724,405	\$ 5,406,377	\$ 12,703	\$ 9,599,994



PROSPER
PORTLAND

Building an Equitable Economy

Housing And Community Development Contract Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental revenues-				
Housing and Community				
Development contract	\$ 3,467,714	\$ 3,470,532	\$ 3,415,060	\$ (55,472)
Total revenues	3,467,714	3,470,532	3,415,060	(55,472)
Expenditures				
Current:				
Community development:				
Economic development	3,467,714	3,470,532	3,417,705	52,827
Total community development	3,467,714	3,470,532	3,417,705	52,827
Total expenditures	3,467,714	3,470,532	3,417,705	52,827
Excess (deficiency) of revenues over expenditures	-	-	(2,645)	(108,299)
Other Financing Sources (Uses)				
Transfers in:				
Business Management Fund	-	-	555,000	555,000
Total transfers in	-	-	555,000	555,000
Transfers out:				
Business Management Fund	-	(293,000)	(293,000)	-
Total transfers out	-	(293,000)	(293,000)	-
Total other financing sources (uses)	-	(293,000)	262,000	555,000
Net change in fund balance	-	(293,000)	259,355	552,355
Fund Balances - July 1, 2021	-	293,000	293,000	-
Fund Balances - June 30, 2022	\$ -	\$ -	552,355	\$ 552,355
Adjustments to generally accepted accounting principles basis-				
Interfund advances			(555,000)	
Fund Balance - June 30, 2022 (GAAP Basis)		\$	(2,645)	

COEP
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Charges for services-				
Contractual service charges	\$ -	\$ -	1,027,787	\$ 1,027,787
Miscellaneous revenue-				
Other contracts	743,824	1,078,011	-	(1,078,011)
Total revenues	743,824	1,078,011	1,027,787	(50,224)
Expenditures				
Current:				
Community development:				
Economic development	743,824	1,072,270	1,011,992	60,278
Total community development	743,824	1,072,270	1,011,992	60,278
Total expenditures	743,824	1,072,270	1,011,992	60,278
Excess (deficiency) of revenues over expenditures	-	5,741	15,795	10,054
Other Financing Sources (Uses)				
Transfers in-				
Business Management Fund	-	-	173,000	173,000
Total transfers in	-	-	173,000	173,000
Transfers out-				
General Fund	-	(25,000)	(25,000)	-
Business Management Fund	-	(236,000)	(236,000)	-
Total transfers out	-	(261,000)	(261,000)	-
Total other financing sources (uses)	-	(261,000)	(88,000)	173,000
Net change in fund balance	-	(255,259)	(72,205)	183,054
Fund Balances - July 1, 2021	-	255,259	255,258	(1)
Fund Balances - June 30, 2022	\$ -	\$ -	183,053	\$ 183,053
Adjustments to generally accepted accounting principles basis-				
Interfund advances			(173,000)	
Fund Balance - June 30, 2022 (GAAP Basis)		\$	10,053	

Affordable Commercial Tenanting Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Charges for services-				
Loan collections-				
Interest on investments	\$ -	\$ 1,345	\$ 2,896	\$ 1,551
Miscellaneous:				
Total revenues	-	1,345	2,896	1,551
Expenditures				
Current:				
Community development:				
Property redevelopment	488,934	488,934	-	488,934
Total community development	488,934	488,934	-	488,934
Contingency	-	2,579	-	2,579
Total expenditures	488,934	491,513	-	491,513
Excess (deficiency) of revenues over expenditures	(488,934)	(490,168)	2,896	493,064
Other Financing Uses				
Transfers out-				
Net change in fund balance	(488,934)	(490,168)	2,896	493,064
Fund Balances - July 1, 2021	488,934	490,168	490,168	-
Fund Balances - June 30, 2022	\$ -	\$ -	\$ 493,064	\$ 493,064

CARES Fund
Statement Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental revenues-				
Federal grants	\$ -	\$ -	\$ -	-
Interest on investments	-	-	-	-
Total revenues	-	-	-	-
Expenditures				
Current:				
Community development:				
Economic development	-	-	-	-
Total community development	-	-	-	-
Contingency	-	-	-	-
Total expenditures	-	-	-	-
Excess (deficiency) of revenues over expenditures	-	-	-	-
Other Financing Sources				
Transfers in-				
General Fund	-	-	-	-
Transfers out-				
General Fund	(1,500)	(1,304)	(1,304)	-
Total transfers in (out)	(1,500)	(1,304)	(1,304)	-
Total other financing sources	(1,500)	(1,304)	(1,304)	-
Net change in fund balance	(1,500)	(1,304)	(1,304)	-
Fund Balances - July 1, 2021	1,500	1,304	1,304	-
Fund Balances - June 30, 2022	\$ -	\$ -	\$ -	-

The accompanying notes are an integral part of the basic financial statements.

American Rescue Plan Act Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Revenues				
Intergovernmental revenues-				
Federal grants	\$ 1,395,931	\$ 4,295,931	\$ 2,422,281	\$ (1,873,650)
Charges for services-				
Application fees and charges	\$ -	\$ -	\$ -	\$ -
Contractual service charges	-	-	-	-
Interest on investments	-	-	338	338
Total revenues	1,395,931	4,295,931	2,422,619	(1,873,312)
Expenditures				
Current:				
Community development:				
Economic development	1,395,931	4,295,931	2,466,582	1,829,349
Total community development	1,395,931	4,295,931	2,466,582	1,829,349
Total expenditures	1,395,931	4,295,931	2,466,582	1,829,349
Excess (deficiency) of revenues over expenditures	-	-	(43,963)	(43,963)
Other Financing Sources (Uses)				
Transfers in:				
Business Management Fund	-	-	699,000	699,000
Total transfers in	-	-	699,000	699,000
Net change in fund balance	-	-	655,037	(43,963)
Fund Balances - July 1, 2021	-	-	-	-
Fund Balances - June 30, 2022	-	-	655,037	(43,963)
Adjustments to generally accepted accounting principles basis-				
Interfund advances			(699,000)	
Fund Balances - June 30, 2022 GAAP Basis)		\$	(43,963)	

Other Federal Grants Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental revenues-				
Federal grants	\$ -	\$ 1,052,923	\$ 830,442	\$ (222,481)
Charges for services-				
Application fees and charges	-	-	9,028	9,028
Loan collections-				
Principal	182,659	71,093	151,068	79,975
Interest	44,142	38,265	71,753	33,488
Interest on investments	-	5,174	12,417	7,243
Miscellaneous:				
Other	-	-	1,015	1,015
Total revenues	226,801	1,167,455	1,075,723	(91,732)
Expenditures				
Current:				
Community development:				
Economic development	294,124	1,778,819	669,220	1,109,599
Total community development	294,124	1,778,819	669,220	1,109,599
Contingency	1,326,263	1,371,265	-	1,371,265
Total expenditures	1,620,387	3,150,084	669,220	2,480,864
Excess (deficiency) of revenues over expenditures	(1,393,586)	(1,982,629)	406,503	2,389,132
Other Financing Sources (Uses)				
Transfers in-				
Net change in fund balance	(1,393,586)	(1,982,629)	406,503	2,389,132
Fund Balances - July 1, 2021	1,393,586	1,982,629	1,982,630	1
Fund Balances - June 30, 2022	\$ -	\$ -	2,389,133	2,389,133
Adjustments to generally accepted accounting principles basis-				
Loans receivable, net			1,331,866	
Loan interest receivable			3,406	
Fund Balance - June 30, 2022 (GAAP Basis)		\$	3,724,405	

Enterprise Zone Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts			Actual	Variance with Final Budget
	Original		Final		
Revenues					
Charges for services-					
Application fees and charges	\$	15,000	\$	15,000	\$ 47,813 \$ 32,813
Contractual service charges		-		-	1,084,744 1,084,744
Loan collections-					
Principal		-		242,168	349,895 107,727
Interest on investments		-		11,945	25,628 13,683
Miscellaneous:					
Other		999,658		1,004,958	- (1,004,958)
Total revenues		1,014,658		1,274,071	1,508,080 234,009
Expenditures					
Current:					
Community development:					
Economic development		1,484,616		1,433,967	621,171 812,796
Total community development		1,484,616		1,433,967	621,171 812,796
Contingency		2,619,111		3,864,661	- 3,864,661
Total expenditures		4,103,727		5,298,628	621,171 4,677,457
Excess (deficiency) of revenues over expenditures		(3,089,069)		(4,024,557)	886,909 4,911,466
Other Financing Uses					
Internal service reimbursements		(20,000)		(70,069)	(66,460) 3,609
Transfers out-					
Total other financing uses		(20,000)		(70,069)	(66,460) 3,609
Net change in fund balance		(3,109,069)		(4,094,626)	820,449 4,915,075
Fund Balances - July 1, 2021		3,109,069		4,094,626	4,094,625 (1)
Fund Balances - June 30, 2022	\$	-	\$	-	4,915,074 \$ 4,915,074
Adjustments to generally accepted accounting principles basis-					
Loans receivable, net					491,303
Fund Balance - June 30, 2022 (GAAP Basis)			\$		5,406,377

Ambassador Program Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Interest on investments	\$ -	\$ 35	\$ 76	\$ 41
Total revenues	-	35	76	41
Expenditures				
Current:				
Community development:				
Economic development	8,016	8,016	308	7,708
Total community development	8,016	8,016	308	7,708
Contingency	-	4,954	-	4,954
Total expenditures	8,016	12,970	308	12,662
Excess (deficiency) of revenues over expenditures	(8,016)	(12,935)	(232)	12,703
Net change in fund balance	(8,016)	(12,935)	(232)	12,703
Fund Balances - July 1, 2021	8,016	12,935	12,935	-
Fund Balances - June 30, 2022	\$ -	\$ -	12,703 \$	12,703

Combining Balance Sheet
Nonmajor Governmental Funds
Nonmajor Capital Projects Funds
June 30, 2022

	Neighborhood Prosperity Initiative Tax Increment Financing Fund	South Park Blocks Tax Increment Financing Fund	Convention Center Tax Increment Finance Fund	Central Eastside Tax Increment Financing Fund	Gateway Regional Center Tax Increment Financing Fund	Airport Way Tax Increment Financing Fund	Willamette Industrial Tax Increment Financing Fund	Total
Assets								
Cash with City of Portland								
investment pool	\$ 1,749,657	\$ 3,339,038	\$ 3,026,124	\$ 38,572,924	\$ 17,879,449	\$ 5,397,027	\$ 4,370,420	\$ 74,334,639
Cash and cash equivalents	-	-	1,202,011	-	-	-	-	1,202,011
Receivables:								
Due from City of Portland	147,283	-	-	-	-	-	-	147,283
Accounts	-	-	99,001	8,687	17,718	3,000	-	128,406
Loans, net	-	284,964	3,973,609	554,467	1,136,060	1,680,776	-	7,629,876
Interest	3,821	8,762	8,033	91,106	38,671	12,732	10,083	173,208
Loan interest	-	-	5,592	995	662	203,794	-	211,043
Lease, net	-	-	-	-	683,568	-	-	683,568
Property held for sale	-	-	5,580,314	2,845,001	4,108,319	7,457,323	-	19,990,957
Other	-	-	6,921	-	64,702	82,500	-	154,123
Total Assets	1,900,761	3,632,764	13,901,605	42,073,180	23,929,149	14,837,152	4,380,503	104,655,114
Liabilities, Deferred Inflow and Fund Balances								
Liabilities:								
Accounts payable	595,099	-	16,189	27,520	-	-	-	638,808
Due to City of Portland	-	791,242	1,430	7,886	11,820	-	-	812,378
Due to other entities	-	-	172,368	50	2,484	-	-	174,902
Total liabilities	595,099	791,242	189,987	35,456	14,304	-	-	1,626,088
Deferred Inflows								
Deferred Inflows	-	-	-	-	683,568	-	-	683,568
Total deferred inflows	-	-	-	-	683,568	-	-	683,568
Fund Balances								
Restricted								
Property held for sale	-	-	5,580,314	2,845,001	4,108,319	7,696,538	-	20,230,172
Loans receivable	-	284,965	3,973,610	554,467	1,136,060	1,680,776	-	7,629,878
Urban renewal	1,305,662	2,556,557	4,157,694	38,638,256	17,986,898	5,459,838	4,380,503	74,485,408
Total fund balances	1,305,662	2,841,522	13,711,618	42,037,724	23,231,277	14,837,152	4,380,503	102,345,458
Total liabilities, deferred inflows and fund balances	\$ 1,900,761	\$ 3,632,764	\$ 13,901,605	\$ 42,073,180	\$ 23,929,149	\$ 14,837,152	\$ 4,380,503	\$ 104,655,114

Combining Statement Of Revenues, Expenditures, And Changes In Fund Balances

Nonmajor Governmental Funds

Nonmajor Capital Projects Funds

For The Fiscal Year Ended June 30, 2022

	Neighborhood Prosperity Initiative Tax Increment Financing Fund	South Park Blocks Tax Increment Financing Fund	Convention Center Tax Increment Finance Fund	Central Eastside Tax Increment Financing Fund	Gateway Regional Center Tax Increment Financing Fund	Airport Way Tax Increment Financing Fund	Willamette Industrial Tax Increment Financing Fund	Total Governmental Funds
Revenues								
Intergovernmental revenues	\$ 190,034	\$ 3,255	\$ 3,255	\$ 3,255	\$ -	\$ -	\$ -	199,799
Charges for services	-	3,000	1,993,603	58,922	56,922	54,380	-	2,166,827
Loan collections	-	15,198	173,496	15,701	60,930	46,617	-	311,942
Interest on investments	10,684	26,930	23,263	234,586	82,998	33,119	25,474	437,054
Miscellaneous	-	7,368	2,131,640	57,373	2,334	4,604	-	2,203,319
Tax-increment debt proceeds								
(in lieu of tax-increment revenue)	147,263	-	-	-	5,998,451	-	-	6,145,734
Total revenues	348,001	55,751	4,325,257	369,837	6,201,635	138,720	25,474	11,464,675
Expenditures								
Current:								
Community development	70,930	2,798,783	2,895,833	2,830,179	1,104,100	531,006	5,043	10,235,874
Capital expenditures for urban renewal	-	-	138,622	-	171,840	-	-	310,462
Financial assistance	1,023,537	49,356	35,082	280,340	147,698	-	-	1,536,013
Total expenditures	1,094,467	2,848,139	3,069,537	3,110,519	1,423,638	531,006	5,043	12,082,349
Excess (deficiency) of revenues								
over (under) expenditures	(746,466)	(2,792,388)	1,255,720	(2,740,682)	4,777,997	(392,286)	20,431	(617,674)
Net change in fund balances	(746,466)	(2,792,388)	1,255,720	(2,740,682)	4,777,997	(392,286)	20,431	(617,674)
Fund Balances - July 1, 2021	2,052,128	5,633,910	12,455,898	44,778,406	18,453,280	15,229,438	4,360,072	102,963,132
Fund Balance - June 30, 2022 (GAAP Basis)	\$ 1,305,662	\$ 2,841,522	\$ 13,711,618	\$ 42,037,724	\$ 23,231,277	\$ 14,837,152	\$ 4,380,503	\$ 102,345,458

Neighborhood Prosperity Initiative Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts			Actual	Variance with Final Budget			
	Original		Final					
Revenues								
Intergovernmental revenues-								
State and local	\$	132,025	\$	132,025	\$	190,034	\$	58,009
Interest on investments		-		3,305		10,684		7,379
Tax increment debt proceeds								
(in lieu of tax increment revenue)		158,012		158,012		147,283		(10,729)
Total revenues		290,037		293,342		348,001		54,659
Expenditures								
Current:								
Community development:								
Economic development		999,027		1,178,115		1,023,537		154,578
Total community development		999,027		1,178,115		1,023,537		154,578
Contingency		761,448		1,092,758		-		1,092,758
Total expenditures		1,760,475		2,270,873		1,023,537		1,247,336
Excess (deficiency) of revenues								
over expenditures		(1,470,438)		(1,977,531)		(675,536)		1,301,995
Other Financing Uses								
Internal service reimbursements		(74,596)		(74,596)		(70,930)		3,666
Interfund loan		-		-		-		-
Transfers out:								
Enterprise Loans Fund		-		-		-		-
Total transfers out		-		-		-		-
Total other financing uses		(74,596)		(74,596)		(70,930)		3,666
Net change in fund balance		(1,545,034)		(2,052,127)		(746,466)		1,305,661
Fund Balances - July 1, 2021		1,545,034		2,052,127		2,052,128		1
Fund Balances - June 30, 2022	\$	-	\$	-	\$	1,305,662	\$	1,305,662



PROSPER
PORTLAND

Building an Equitable Economy

Downtown Waterfront Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental revenue-				
State and local	\$ -	\$ -	\$ 3,255	\$ 3,255
Charges for services-				
Application fees and charges	276	276	2,816	2,540
Rental income	37,800	18,980	2,183	(16,797)
Loan collections-				
Principal	21,660	21,703	28,193	6,490
Interest	562	485	4,396	3,911
Interest on investments	246,978	353,541	223,034	(130,507)
Notes payable draws	-	-	-	-
Miscellaneous:				
Reimbursements	20,000	20,000	-	(20,000)
Sale of property	20,000	-	63,267	63,267
Other	63,896	63,896	-	(63,896)
Total revenues	411,172	478,881	327,144	(151,737)
Expenditures				
Current:				
Community development:				
Housing	-	-	-	-
Infrastructure	-	-	(4,581)	4,581
Property redevelopment	10,392,017	1,422,517	616,898	805,619
Economic development	5,168	79,168	1,438	77,730
Administration	12,121	9,457	6,618	2,839
Total community development	10,409,306	1,511,142	620,373	890,769
Contingency	24,487,935	36,868,872	-	36,868,872
Total expenditures	34,897,241	38,380,014	620,373	37,759,641
Excess (deficiency) of revenues over expenditures	(34,486,069)	(37,901,133)	(293,229)	37,607,904
Other Financing Uses				
Internal service reimbursements	(1,334,401)	(1,875,549)	(1,779,021)	96,528
Total other financing uses	(1,334,401)	(1,875,549)	(1,779,021)	96,528
Net change in fund balance	(35,820,470)	(39,776,682)	(2,072,250)	37,704,432
Fund Balances - July 1, 2021	35,820,470	39,776,682	39,776,681	(1)
Fund Balances - June 30, 2022	\$ -	\$ -	\$ 37,704,431	\$ 37,704,431
Adjustments to generally accepted accounting principles basis-				
Loans receivable, net			199,863	
Loan interest receivable			-	
Note payable			(4,000,000)	
Property held for sale			9,033,499	
Fund Balance - June 30, 2022 (GAAP Basis)		\$	42,937,793	

North Macadam Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts			Actual	Variance with Final Budget			
	Original		Final					
Revenues								
Charges for services-								
Rental income	\$	142,946	\$	142,946	\$	100,635	\$	(42,311)
Application fees and charges		-		-		150		150
Interest on investments		3,270		111,586		192,770		81,184
Miscellaneous								
Other miscellaneous		500		500		-		(500)
Tax increment debt proceeds								
(in lieu of tax increment revenue)		16,983,000		16,983,000		16,995,524		12,524
Total revenues		17,129,716		17,238,032		17,289,079		51,047
Expenditures								
Current:								
Community development:								
Housing		17,671,828		15,311,772		15,133,118		178,654
Infrastructure		3,483,168		3,483,168		795,087		2,688,081
Property redevelopment		25,331,379		131,379		62,175		69,204
Administration		15,337		31,353		19,810		11,543
Total community development		46,501,712		18,957,672		16,010,190		2,947,482
Contingency		2,644,570		34,870,753		-		34,870,753
Total expenditures		49,146,282		53,828,425		16,010,190		37,818,235
Excess (deficiency) of revenues								
over expenditures		(32,016,566)		(36,590,393)		1,278,889		37,869,282
Other Financing Uses								
Internal service reimbursements		(1,705,932)		(1,642,158)		(1,557,630)		84,528
Total other financing uses		(1,705,932)		(1,642,158)		(1,557,630)		84,528
Net change in fund balance		(33,722,498)		(38,232,551)		(278,741)		37,953,810
Fund Balances - July 1, 2021		33,722,498		38,232,551		38,232,552		1
Fund Balances - June 30, 2022	\$	-	\$	-		37,953,811	\$	37,953,811

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Adjustments to generally accepted accounting principles basis-				
Property held for sale			1,892,705	
Fund Balance - June 30, 2022 (GAAP Basis)		\$	39,846,516	

River District Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental revenues-				
Federal grants	\$ -	\$ -	2,781	\$ 2,781
State and local	-	-	3,255	3,255
Application fees and charges	3,616	3,616	29,001	25,385
Rental income	1,708,764	1,516,868	2,151,089	634,221
Loan collections-				
Principal	161,805	7,068,579	6,976,966	(91,613)
Interest	340,260	395,620	275,924	(119,696)
Interest on investments	470,736	649,605	381,395	(268,210)
Miscellaneous:				
Reimbursements	13,687	13,687	-	(13,687)
Other	306,233	306,233	23,165	(283,068)
Total revenues	3,005,101	9,954,208	9,843,576	(110,632)
Expenditures				
Current:				
Community development:				
Housing	9,366,715	5,406,969	1,416,583	3,990,386
Infrastructure	10,057	110,057	29,188	80,869
Property redevelopment	40,925,370	14,585,610	7,540,605	7,045,005
Economic development	57	62,057	58,512	3,545
Administration	1,033,098	1,020,379	1,018,890	1,489
Total community development	51,335,297	21,185,072	10,063,778	11,121,294
Contingency	7,003,308	50,306,057	-	50,306,057
Total expenditures				
58,338,605	71,491,129	10,063,778	61,427,351	
Excess (deficiency) of revenues				
over expenditures	(55,333,504)	(61,536,921)	(220,202)	61,316,719

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Other Financing Sources (Uses)				
Internal service reimbursements out	(3,264,637)	(4,448,374)	(4,253,360)	195,014
Transfers out:				
Total transfers out	(3,264,637)	(4,448,374)	(4,253,360)	195,014
Total other financing sources (uses)	(3,264,637)	(4,448,374)	(4,253,360)	195,014
Net change in fund balance	(58,598,141)	(65,985,295)	(4,473,562)	61,511,733
Fund Balances - July 1, 2021	58,598,141	65,985,295	65,985,293	(2)
Fund Balances - June 30, 2022	\$ -	\$ -	61,511,731	\$ 61,511,731
Adjustments to generally accepted accounting principles basis-				
Loans receivable, net			8,530,995	
Loan interest receivable			1,455	
Property held for sale			70,042,665	
Fund Balance - June 30, 2022 (GAAP Basis)			\$ 140,086,846	

South Park Blocks Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental revenues-				
State and Local	\$ -	\$ -	3,255 \$	3,255
Charges for services-				
Application fees and charges	2,734	2,734	3,000	266
Loan collections-				
Principal	337,443	419,592	147,363	(272,229)
Interest	9,953	12,567	15,198	2,631
Interest on investments	45,131	59,262	26,930	(32,332)
Tax increment debt proceeds				
Total revenues	395,261	494,155	195,746	(298,409)
Expenditures				
Current:				
Community development:				
Housing	-	2,500,000	2,500,000	-
Property redevelopment	1,028,226	376,226	65,631	310,595
Administration	7,821	5,461	4,602	859
Total community development	1,036,047	2,881,687	2,570,233	311,454
Total expenditures				
Total expenditures	1,036,047	2,881,687	2,570,233	311,454
Excess (deficiency) of revenues over expenditures				
	(640,786)	(2,387,532)	(2,374,487)	13,045
Other Financing Uses				
Internal service reimbursements	(271,487)	(291,966)	(276,950)	15,016
Total other financing uses	(271,487)	(291,966)	(276,950)	15,016
Net change in fund balance	(912,273)	(2,679,498)	(2,651,437)	28,061
Fund Balances - July 1, 2021	5,000,604	5,207,996	5,207,995	(1)
Fund Balances - June 30, 2022	\$ 4,088,331	\$ 2,528,498	2,556,558 \$	28,060
Adjustments to generally accepted accounting principles basis-				
Loans receivable, net			284,964	
Loan interest receivable				
Fund Balance - June 30, 2022 (GAAP Basis)				
		\$	2,841,522	

Convention Center Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental revenues-				
State and local	\$ -	\$ -	\$ 3,255	\$ 3,255
Charges for services-				
Application fees and charges	4,998	4,998	3,357	(1,641)
Rental income	4,664,000	2,703,000	1,990,245	(712,755)
Loan collections-				
Principal	291,860	115,596	934,619	819,023
Interest	347,595	61,277	173,496	112,219
Interest on investments	61,909	73,336	23,263	(50,073)
Miscellaneous:				
Sale of real property	6,400,000	-	-	-
Other	1,500	1,500	-	(1,500)
Total revenues	11,771,862	2,959,707	3,128,235	168,528
Expenditures				
Current:				
Community development:				
Property redevelopment	3,754,989	3,735,139	2,452,627	1,282,512
Economic development	-	1,000	475	525
Administration	12,121	21,028	17,353	3,675
Total community development	3,767,110	3,757,167	2,470,455	1,286,712
Contingency	8,908,008	2,666,293	-	2,666,293
Total expenditures	12,675,118	6,423,460	2,470,455	3,953,005
Excess (deficiency) of revenues over expenditures	(903,256)	(3,463,753)	657,780	4,121,533
Other Financing Uses				
Internal service reimbursements	(557,545)	(594,570)	(564,000)	30,570
Total other financing uses	(557,545)	(594,570)	(564,000)	30,570
Net change in fund balance	(1,460,801)	(4,058,323)	93,780	4,152,103
Fund Balances - July 1, 2021	1,460,801	4,058,323	4,058,323	-
Fund Balances - June 30, 2022	\$ -	\$ -	\$ 4,152,103	\$ 4,152,103
Adjustments to generally accepted accounting principles basis-				
Loans receivable, net			3,973,609	
Loan interest receivable			5,592	
Property held for sale			5,580,314	
Fund Balance - June 30, 2022 (GAAP Basis)		\$	13,711,618	

Central Eastside Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
Revenues				
Intergovernmental revenue-				
State and local	\$	-	\$	3,255
Charges for services-				
Application fees and charges		818	2,162	1,344
Rental income		504,064	56,760	(5,983)
Loan collections-				
Principal		103,588	150,854	67,905
Interest		14,024	15,701	3,948
Interest on investments		368,516	234,585	(246,041)
Miscellaneous-				
Other miscellaneous		17,336	-	(1,945)
Tax increment debt proceeds				
Total revenues		1,008,346	463,317	(177,517)
Expenditures				
Current:				
Community development:				
Housing		1,143,975	45,089	102,087
Infrastructure		3,000,753	714	39
Property redevelopment		3,944,426	931,057	1,956,369
Economic development		419,292	92,327	326,965
Administration		6,650	10,343	2,590
Total community development		8,515,096	1,079,530	2,388,050
Contingency		24,147,775	-	36,320,780
Total expenditures		32,662,871	1,079,530	38,708,830
Excess (deficiency) of revenues				
over expenditures		(31,654,525)	(616,213)	38,531,313
Other Financing Uses				
Internal service reimbursements		(1,562,845)	(1,953,250)	105,947
Total other financing uses		(1,562,845)	(1,953,250)	105,947
Net change in fund balance		(33,217,370)	(2,569,463)	38,637,260
Fund Balances - July 1, 2021		33,217,370	41,206,724	1
Fund Balances - June 30, 2022	\$	-	38,637,261	\$
Adjustments to generally accepted accounting principles basis-				
Loans receivable, net			554,467	
Loan interest receivable			995	
Property held for sale			2,845,001	
Fund Balance - June 30, 2022 (GAAP Basis)			\$	42,037,724

Lents Town Center Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts			Actual	Variance with Final Budget
	Original	Final			
Revenues					
Charges for services-					
Application fees and charges	\$ 1,338	\$ 1,338	\$ 2,371	\$	1,033
Rental income	3,600	3,600	3,002		(598)
Loan collections-					
Principal	119,079	92,685	325,936		233,251
Interest	441,022	152,874	179,992		27,118
Interest on investments	424,022	481,791	138,566		(343,225)
Miscellaneous:					
Reimbursements	19,096	19,096	59,677		40,581
Sale of real property	155,000	155,000	-		(155,000)
Other	-	-	13,930		13,930
Tax increment debt proceeds					
(in lieu of tax increment revenue)	14,985,000	14,985,000	14,996,062		11,062
Total revenues	16,148,157	15,891,384	15,719,536		(171,848)
Expenditures					
Current:					
Community development:					
Housing	3,313,952	2,690,223	1,899,813		790,410
Infrastructure	10,465	1,465	-		1,465
Property redevelopment	5,421,217	2,660,217	1,320,522		1,339,695
Economic development	382,451	490,451	132,610		357,841
Administration	38,243	27,812	19,308		8,504
Total community development	9,166,328	5,870,168	3,372,253		2,497,915
Contingency	23,309,201	29,683,772	-		29,683,772
Total expenditures	32,475,529	35,553,940	3,372,253		32,181,687
Excess (deficiency) of revenues					
over expenditures	(16,327,372)	(19,662,556)	12,347,283		32,009,839
Other Financing Uses					
Internal service reimbursements	(1,491,989)	(1,238,318)	(1,174,620)		63,698
Total other financing uses	(1,491,989)	(1,238,318)	(1,174,620)		63,698
Net change in fund balance	(17,819,361)	(20,900,874)	11,172,663		32,073,537
Fund Balances - July 1, 2021	17,819,361	20,900,874	20,900,873		(1)
Fund Balances - June 30, 2022	\$ -	\$ -	32,073,536	\$	32,073,536
Adjustments to generally accepted					
accounting principles basis-					
Loans receivable, net			13,861,736		
Loan interest receivable			16,781		
Property held for sale			2,768,428		
Fund Balance - June 30, 2022 (GAAP Basis)			\$ 48,720,481		

Interstate Corridor Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts			Actual	Variance with Final Budget			
	Original		Final					
Revenues								
Charges for services-								
Application fees and charges	\$	236	\$	236	\$	5,138	\$	4,902
Rental income		329,791		345,891		414,602		68,711
Loan collections-								
Principal		36,755		33,980		429,661		395,681
Interest		22,739		26,875		30,834		3,959
Interest on investments		443,908		595,518		339,682		(255,836)
Miscellaneous:								
Reimbursements		124,143		107,943		-		(107,943)
Other		-		-		149,717		149,717
Tax increment debt proceeds								
(in lieu of tax increment revenue)		26,973,000		26,973,000		26,992,963		19,963
Total revenues		27,930,572		28,083,443		28,362,597		279,154
Expenditures								
Current:								
Community development:								
Housing		19,080,455		21,352,309		7,562,787		13,789,522
Infrastructure		34		372,034		201,629		170,405
Property redevelopment		5,690,925		10,300,025		1,599,718		8,700,307
Economic development		344,391		782,566		702,619		79,947
Administration		32,610		49,958		37,284		12,674
Total community development		25,148,415		32,856,892		10,104,037		22,752,855
Contingency		41,565,481		47,421,605		-		47,421,605
Total expenditures		66,713,896		80,278,497		10,104,037		70,174,460
Excess (deficiency) of revenues								
over expenditures		(38,783,324)		(52,195,054)		18,258,560		70,453,614
Other Financing Uses								
Internal service reimbursements		(2,389,939)		(2,142,849)		(2,032,580)		110,269
Total other financing uses		(2,389,939)		(2,142,849)		(2,032,580)		110,269
Net change in fund balance		(41,173,263)		(54,337,903)		16,225,980		70,563,883
Fund Balances - July 1, 2021		41,173,263		54,337,903		54,337,901		(2)
Fund Balances - June 30, 2022	\$	-	\$	-		70,563,881	\$	70,563,881

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Adjustments to generally accepted accounting principles basis-				
Loans receivable, net			430,741	
Loan interest receivable			5,846	
Lease receivable, net				
Fund Balance - June 30, 2022 (GAAP Basis)		\$	71,000,468	

Gateway Regional Center Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts			Actual	Variance with Final Budget			
	Original		Final					
Revenues								
Charges for services-								
Application fees and charges	\$	48	\$	48	\$	-	\$	(48)
Rental income		56,525		57,879		56,922		(957)
Loan collections-								
Principal		21,843		19,066		31,999		12,933
Interest		32,136		4,629		60,649		56,020
Interest on investments		121,846		158,863		82,998		(75,865)
Tax increment debt proceeds								
(in lieu of tax increment revenue)		34,694,415		5,960,666		5,998,451		37,785
Total revenues		34,926,813		6,201,151		6,231,019		29,868
Expenditures								
Current:								
Community development:								
Housing		2,177,355		2,178,024		296,616		1,881,408
Infrastructure		2,100,647		647		-		647
Property redevelopment		3,523,099		3,817,099		861,563		2,955,536
Economic development		251,853		131,853		7,848		124,005
Administration		5,589		32,500		9,819		22,681
Total community development		8,058,543		6,160,123		1,175,846		4,984,277
Contingency								
		33,397,284		12,942,977		-		12,942,977
Total expenditures		41,455,827		19,103,100		1,175,846		17,927,254
Excess (deficiency) of revenues								
over expenditures		(6,529,014)		(12,901,949)		5,055,173		17,957,122
Other Financing Uses								
Internal service reimbursements		(1,059,953)		(566,974)		(537,860)		29,114
Total other financing uses		(1,059,953)		(566,974)		(537,860)		29,114
Net change in fund balance		(7,588,967)		(13,468,923)		4,517,313		17,986,236
Fund Balances - July 1, 2021		7,588,967		13,468,923		13,468,923		-
Fund Balances - June 30, 2022	\$	-	\$	-		17,986,236	\$	17,986,236
Adjustments to generally accepted								
accounting principles basis-								
Loans receivable, net						1,136,060		
Other receivable						662		
Property held for sale						4,108,319		
Fund Balance - June 30, 2022 (GAAP Basis)					\$	23,231,277		

Airport Way Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Charges for services-				
Application fees and charges	\$ -	\$ -	379	\$ 379
Rental income	96,000	51,000	54,000	3,000
Loan collections-				
Principal	74,451	73,727	92,075	18,348
Interest	21,284	20,593	27,068	6,475
Interest on investments	37,097	52,921	33,119	(19,802)
Miscellaneous-				
Total revenues	228,832	198,241	206,641	8,400
Expenditures				
Current:				
Community development:				
Property redevelopment	3,223,112	346,486	108,148	238,338
Economic development	21,406	21,406	-	21,406
Administration	7,821	-	-	-
Total community development	3,252,339	367,892	108,148	259,744
Contingency	2,142,403	5,207,627	-	5,207,627
Total expenditures	5,394,742	5,575,519	108,148	5,467,371
Excess (deficiency) of revenues over expenditures	(5,165,910)	(5,377,278)	98,493	5,475,771
Other Financing Uses				
Internal service reimbursements	(294,040)	(379,726)	(360,240)	19,486
Total other financing uses	(294,040)	(379,726)	(360,240)	19,486
Net change in fund balance	(5,459,950)	(5,757,004)	(261,747)	5,495,257
Fund Balances - July 1, 2021	5,459,950	5,757,004	5,757,006	2
Fund Balances - June 30, 2022	\$ -	\$ -	5,495,259	\$ 5,495,259
Adjustments to generally accepted accounting principles basis-				
Loans receivable, net			1,680,776	
Other receivable			203,794	
Property held for sale			7,457,323	
Fund Balance - June 30, 2022 (GAAP Basis)		\$	14,837,152	

Willamette Industrial Tax Increment Financing Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Charges for services-				
Rental income	\$ -	\$ -	\$ -	-
Interest on investments	23,860	35,820	25,474	(10,346)
Miscellaneous-				
Reimbursements	-	-	-	-
Total revenues	23,860	35,820	25,474	(10,346)
Expenditures				
Current:				
Community development:				
Property redevelopment	4,069,279	123,323	5,043	118,280
Economic development	1,130	1,130	-	1,130
Total community development	4,070,409	124,453	5,043	119,410
Contingency	-	4,271,438	-	4,271,438
Total expenditures	4,070,409	4,395,891	5,043	4,390,848
Excess (deficiency) of revenues over expenditures	(4,046,549)	(4,360,071)	20,431	4,380,502
Other Financing Sources (Uses)				
Net change in fund balance	(4,203,668)	(4,360,071)	20,431	4,380,502
Fund Balances - July 1, 2021	4,203,668	4,360,071	4,360,072	1
Fund Balances - June 30, 2022	\$ -	\$ -	4,380,503	\$ 4,380,503

Proprietary Funds

Enterprise Funds

Enterprise funds are used to report an activity for which a fee is charged to external users for goods or services.

Prosper Portland has three Enterprise type funds.

Enterprise Loans Fund - this fund accounts for the various loan programs which are not required to be accounted for in another fund.

Small Business Loan Fund

Business Development Loan Fund

Working Capital Fund

NPI Opportunity Fund

Workforce Training/Hiring Fund

Combining Schedules are presented by loan program. These include a Combining Schedule of Net Position and a Combining Schedule of Revenues, Expenses, and Changes in Fund Net Position.

Business Management Fund - provides for the activity track and manage non-URA property assets and activities and fee generation activities.

Internal Service Fund

Internal service funds are used to report any activity that provides services to other funds on a cost reimbursement basis.

Risk Management Fund – this fund was established to set aside resources that would be used to meet insurance policy deductibles, if necessary.

Statement Of Net Position
Proprietary Funds
June 30, 2022

	Enterprise Loans Fund	Business Management Fund	Total
Assets			
Current assets:			
Cash with City of Portland			
investment pool	\$ 5,022,133	\$ 6,704,731	\$ 11,726,864
Receivables:			
Due from other entities	-	722	722
Internal balances	-	1,427,000	1,427,000
Loans, net	169,319	-	169,319
Interest	11,713	17,182	28,895
Loan interest	1,888	-	1,888
Lease, net	-	23,157	23,157
Property held for sale	-	965,788	965,788
Other	-	158,377	158,377
Total current assets	5,205,053	9,296,957	14,502,010
Noncurrent assets:			
Loans receivable, net	360,149	-	360,149
Lease receivable, net	-	786,487	786,487
Capital Asset, net	-	2,591,278	2,591,278
Other: Escrow deposit	-	3,000,000	3,000,000
Total noncurrent assets	360,149	6,377,765	3,737,914
Total assets	5,565,202	15,674,722	18,239,924
Liabilities, Deferred Inflows And Net Position			
Liabilities:			
Current liabilities:			
Due to other funds	\$ -	\$ 937,000	\$ 937,000
Total current liabilities	-	937,000	937,000
Deferred Inflows			
Deferred Inflows	-	809,644	809,644
Total deferred inflows	-	809,644	809,644
Total liabilities	-	1,746,644	1,746,644

	Enterprise Loans Fund	Business Management Fund	Total
Net Position			
Net investment in capital assets	-	2,591,278	2,591,278
Restricted for pollution remediation	-	3,000,000	3,000,000
Unrestricted	5,565,202	8,336,800	13,902,002
Total net position	5,565,202	13,928,078	19,493,280
Total liabilities, deferred inflows and net position			
	\$ 5,565,202	\$ 15,674,722	\$ 21,239,924

Statement Of Revenues, Expenses, And Changes In Net Position
Proprietary Funds
For The Fiscal Year Ended June 30, 2022

	Enterprise Loans Fund	Business Management Fund	Total Enterprise Funds
Operating Revenues:			
Charges for services	\$ 14,081	\$ 69,410	\$ 83,491
Interest on loans	40,198	-	40,198
Miscellaneous revenues	244,321	2,591,278	2,835,599
Total operating revenues	298,600	2,660,688	2,959,288
Operating Expenses:			
Personal services	28,061	37,054	65,115
Professional services	704	167,734	168,438
Financial assistance	74,794	-	74,794
Miscellaneous expense	690	-	690
Total operating expenses	104,249	204,788	309,037
Operating income (loss)	194,351	2,455,900	2,650,251
Non-Operating Revenues (Expense):			
Interest on investments	29,457	45,343	74,800
Total non-operating revenues (expense)	29,457	45,343	74,800
Income before transfers	223,808	2,501,243	2,725,051
Transfer in (out)	-	(797)	(797)
Change in net position	223,808	2,500,446	2,724,254
Net position - July 1, 2021	5,341,394	11,427,632	16,769,026
Net position - June 30, 2022	\$ 5,565,202	\$ 13,928,078	\$ 19,493,280

Combining Statement Of Cash Flows
Proprietary Funds
For The Fiscal Year Ended June 30, 2022

	Non-Major Business-type Activities		
	Enterprise Loans Fund	Business Management Fund	Total Non-Major Business-type Activities
Cash flows from operating activities:			
Loan collections from borrowers	\$ 169,319	\$ -	\$ 169,319
Interest on loans from borrowers	38,905	-	38,905
Loan fees from customers	2,049	-	2,049
Other fees from customers	12,031	-	12,031
Rent income	-	69,410	69,410
Increase in accounts receivable	-	(96,718)	(96,718)
Payments to employees	(8,772)	(3,054)	(11,826)
Payments to vendors	(31,392)	(167,733)	(199,125)
Payments for interfund services used	(19,290)	(34,000)	(53,290)
Loans to borrowers	(77,749)	-	(77,749)
Net cash provided/(used) by operating activities	85,101	(232,095)	(146,994)
Cash flows from noncapital financing activities:			
Repayment of interfund borrowing	-	529,000	529,000
Interfund borrowing	-	(1,427,797)	(1,427,797)
Net cash provided by noncapital financing activities	-	(898,797)	(898,797)
Cash flows from investing activities:			
Interest received from investing	30,097	46,784	76,881
Net cash increase (decrease) in cash and cash equivalents	115,198	(1,084,108)	(968,910)
Cash and cash equivalents-July 1, 2021	4,906,935	7,788,839	12,695,774
Cash and cash equivalents-July 30, 2022	\$ 5,022,133	\$ 6,704,731	\$ 11,726,864
Cash with City of Portland investment pool from the Statement of Net Position	\$ 5,022,133	\$ 6,704,731	\$ 11,726,864
Reconciliation of operating income to net cash provided/(used) by operating activities:			
Net operating income(loss)	\$ 194,351	\$ 2,455,900	\$ 2,650,251
Adjustments to reconcile net operating income to net cash provided/(used) by operating activities:			
Increase in due from City of Portland (due to)	-	56,475	56,475
Decrease in loans receivable	(82,120)	-	(82,120)
Increase in due from other entities (due to)	-	(153,192)	(153,192)
Increase in non-cash capital asset transfer	-	(2,591,278)	(2,591,278)
Decrease in loan interest receivable	2,870	-	2,870
Decrease in accounts payable	(30,000)	-	(30,000)
Total adjustments	(109,250)	(2,687,995)	(2,797,245)
Net cash provided/(used) by operating activities	\$ 85,101	(\$ 232,095)	(\$ 146,994)

Enterprise Loans Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Charges for services-				
Application fees and charges	\$ -	\$ -	2,049	\$ 2,049
Contractual service charges	-	-	12,031	12,031
Loan collections-				
Principal	64,117	73,484	169,320	95,836
Interest	46,971	26,187	38,905	12,718
Interest on investments	-	13,403	29,461	16,058
Total revenues	111,088	113,074	251,766	138,692
Expenditures				
Current:				
Community development:				
Economic development	1,193,440	1,201,939	87,917	1,114,022
Total community development	1,193,440	1,201,939	87,917	1,114,022
Contingency	1,597,260	3,780,218	-	3,780,218
Total expenditures	2,790,700	4,982,157	87,917	4,894,240
Excess (deficiency) of revenues over expenditures	(2,679,612)	(4,869,083)	163,849	5,032,932
Other Financing Sources (Uses)				
Internal service reimbursements	(18,313)	(20,206)	(19,290)	916
Total other financing sources (uses)	(18,313)	(20,206)	(19,290)	916
Net change in fund balance	(2,697,925)	(4,889,289)	144,559	5,033,848
Fund Balances - July 1, 2021	2,697,925	4,889,289	4,889,287	(2)
Fund Balances - June 30, 2022	\$ -	\$ -	5,033,846	\$ 5,033,846
Adjustments to generally accepted accounting principles basis-				
Loans receivable, net			529,468	
Loan interest receivable			1,888	
Fund Balance - June 30, 2022 (GAAP Basis)		\$	5,565,202	

**Combining Schedule Of Net Position
For Components Of The Enterprise Loans Fund
June 30, 2022**

	Small Business Loan Fund	Business Development Loan Fund	Working Capital fund	NPI Opportunity Fund	Workforce Training/Hiring Fund	Total Enterprise Loans Fund
Assets						
Current assets:						
Cash with City of Portland						
Investment pool	\$ 1,270,750	\$ 1,591,013	\$ 1,368,486	\$ 776,336	\$ 15,548	\$ 5,022,133
Receivables:						
Loans, net	128,734	40,585	-	-	-	169,319
Interest	2,983	3,694	3,193	1,808	35	11,713
Loan interest	488	411	108	881	-	1,888
Total current assets	1,402,955	1,635,703	1,371,787	779,025	15,583	5,205,053
Noncurrent assets:						
Loans receivable, net	27,403	97,621	49,875	185,250	-	360,149
Total noncurrent assets	27,403	97,621	49,875	185,250	-	360,149
Total assets	1,430,358	1,733,324	1,421,662	964,275	15,583	5,565,202
Liabilities, Deferred Inflows And Net Position						
Net Position:						
Unrestricted	\$ 1,430,358	\$ 1,733,324	\$ 1,421,662	\$ 964,275	\$ 15,583	\$ 5,565,202

Combining Schedule Of Revenues, Expenses, And Changes In Net Position
For Components Of The Enterprise Loans Fund
For The Fiscal Year Ended June 30, 2022

	Small Business Loan Fund	Business Development Loan Fund	Working Capital Fund	NPI Opportunity Fund	Workforce Training/Hiring Fund	Total Enterprise Loans Fund
Operating Revenues:						
Charges for services	\$ 1,703	\$ 213	\$ -	\$ 133	\$ 12,032	\$ 14,081
Interest on loans	15,858	11,529	1,206	11,605	-	40,198
Miscellaneous revenues	-	59,071	-	185,250	-	244,321
Total operating revenues	17,561	70,813	1,206	196,988	12,032	298,600
Operating Expenses:						
Personal services	20,572	7,384	105	-	-	28,061
Professional services	292	412	-	-	-	704
Financial assistance	70,977	-	3,817	-	-	74,794
Miscellaneous	396	163	40	91	-	690
Total operating expenses	92,237	7,959	3,962	91	-	104,249
Operating income (loss)	(74,676)	62,854	(2,756)	196,897	12,032	194,351
Non-Operating Revenues (Expense):						
Interest on investment	7,576	9,228	8,055	4,542	56	29,457
Total non-operating revenues (expense)	7,576	9,228	8,055	4,542	56	29,457
Income (loss) before transfers	(67,100)	72,082	5,299	201,439	12,088	223,808
Change in net position	(67,100)	72,082	5,299	201,439	12,088	223,808
Net position - July 1, 2021	1,497,458	1,661,242	1,416,363	762,836	3,495	5,341,394
Net position - July 30, 2022	\$ 1,430,358	\$ 1,733,324	\$ 1,421,662	\$ 964,275	\$ 15,583	\$ 5,565,202

Business Management Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Charges for services-				
Rental income	\$ 65,678	\$ 53,560	\$ 37,940	\$ (15,620)
Interest on investments	184,967	206,386	45,343	(161,041)
Miscellaneous:				
Reimbursements	18,178	18,178	-	(18,178)
Other	30,114	30,000	31,469	1,469
Total revenues	298,937	308,124	114,752	(193,370)
Expenditures				
Current:				
Community development:				
Property redevelopment	273,799	343,799	170,787	173,012
Total community development	273,799	343,799	170,787	173,012
Contingency	9,574,022	10,389,628	-	10,389,628
Total expenditures	9,847,821	10,733,427	170,787	10,562,640
Excess (deficiency) of revenues over expenditures	(9,548,884)	(10,425,303)	(56,035)	(10,756,010)
Other Financing Sources (Uses)				
Transfers in-				
Housing and Community Development Fund	-	293,000	293,000	-
COEP Fund	-	236,000	236,000	-
Total transfers in	-	529,000	529,000	-
Internal service reimbursements out	-	(35,744)	(34,000)	1,744
Transfers out:				
General Fund	-	-	(798)	(798)
Housing and Community Development Fund	-	-	(1,427,000)	(1,427,000)
Total transfers out	-	-	(1,427,798)	(1,427,798)
Total other financing uses	-	(35,744)	(1,461,798)	(1,426,054)
Net change in fund balance	(9,548,884)	(9,932,047)	(988,833)	(12,182,064)
Fund Balances - July 1, 2021	9,548,884	9,932,844	9,932,845	1
Fund Balances - June 30, 2022	\$ -	\$ 797	8,944,012	\$ (12,182,063)
Adjustments to generally accepted accounting principles basis-				
Interfund advances			1,427,000	
Property held for sale			965,788	
Capital asset			2,591,278	
Fund Balance - June 30, 2022 (GAAP Basis)		\$	13,928,078	

Risk Management Fund
Schedule Of Revenues, Expenditures, And
Changes In Fund Balance - Budget And Actual
For The Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Interest on investments	\$ -	\$ 384	\$ 828	444
Total revenues	-	384	828	444
Expenditures				
Current:				
Community development:				
Administration	1,829	1,829	-	1,829
Total community development	1,829	1,829	-	1,829
Contingency	132,048	138,669	-	138,669
Total expenditures	133,877	140,498	-	140,498
Excess (deficiency) of revenues over expenditures	(133,877)	(140,114)	828	140,942
Net change in fund balance	(133,877)	(140,114)	828	140,942
Fund Balances - July 1, 2021	133,877	140,114	140,114	-
Fund Balances - June 30, 2022	\$ -	\$ -	140,942 \$	140,942

Capital Assets Used In The Operation Of Governmental Funds

Capital Assets Used In The Operation Of Governmental Funds
Schedule By Source
For The Fiscal Year Ended June 30, 2022

Governmental funds capital assets:	
Land	\$14,126,571
Buildings and improvements	53,610,521
Leasehold improvements	-
Equipment	353,592
Intangible software, net	567,152
Work in process	3,676,734
Accumulated depreciation	(7,128,869)
Total	\$65,205,701
Investment in governmental funds capital assets by source:	
General Fund	\$920,744
Special Revenue Fund	12,379,441
Capital Projects Funds	59,034,385
Accumulated depreciation	(7,128,869)
Total	\$65,205,701

This schedule presents only the capital assets balances related to governmental funds.

Capital Assets Used In The Operation Of Governmental Funds
Schedule Of Changes By Function And Activity
For The Fiscal Year Ended June 30, 2022

Function and Activity	Land	Buildings	Leasehold Improvements	Equipment	Software	Work in Process	Total
Community development							
Revitalization	\$ 14,126,571	\$ 53,610,521		\$ -	\$ -	3,676,734	\$ 71,413,826
Administration	-	-	-	353,592	567,152	-	920,744
Total community development	14,126,571	53,610,521	-	353,592	567,152	3,676,734	72,334,570
Less: accumulated depreciation	-	(6,807,703)	-	(321,166)		-	(7,128,869)
Total governmental funds capital assets	\$ 14,126,571	\$ 46,802,818	\$ -	\$ 32,426	\$ 567,152	\$ 3,676,734	\$ 65,205,701

This schedule presents only the capital assets balances related to governmental funds

Capital Assets Used In The Operation Of Governmental Funds
Schedule By Function And Activity
For The Fiscal Year Ended June 30, 2022

Function and Activity	Governmental Capital Assets July 1, 2021	Additions	Deductions	Governmental Capital Assets June 30, 2022
Community development				
Revitalization	\$ 72,752,455	\$ -	\$ 1,338,629	\$ 71,413,826
Administration	4,031,402	192,357	3,303,015	920,744
Total community development	76,783,857	192,357	4,641,644	72,334,570
Less: accumulated depreciation	(6,077,102)	(1,211,674)	(159,907)	(7,128,869)
Total governmental funds capital assets	\$ 70,706,755	\$ (1,019,317)	\$ 4,481,737	\$ 65,205,701

Schedule Of Activity Of Real Property And Capital Assets
Held By The Commission
For The Fiscal Year Ended June 30, 2022

Funding Source	Balance July 1, 2021 as restated	Additions	Sales/ Adjustment	Balance June 30, 2022
Held For Sale Assets:				
General Fund (Urban Redevelopment Fund):				
Woodstock & Foster Rd-Dagel-LTC	100,000	-	-	100,000
9330 SE Harold St-Boys & Girls Club-LTC	46,754	-	-	46,754
Total	146,754	-	-	146,754
Downtown Waterfront Tax Increment Financing Fund:				
NW Naito Parkway	73,597	-	-	73,597
South Waterfront Development	96,472	-	-	96,472
411 NW Flanders Unit 100	800,000	-	-	800,000
411 NW Flanders Parking (10 spaces)	62,000	-	-	62,000
Block 24	8,001,430	-	-	8,001,430
Total	9,033,499	-	-	9,033,499
North Macadam Tax Increment Financing Fund:				
Pascuzzi Site	75,144	-	75,144	-
South Waterfront Development	1,892,705	-	-	1,892,705
Total	1,967,849	-	75,144	1,892,705
River District Tax Increment Financing Fund:				
NW Naito Parkway	289,937	-	-	289,937
Block 25	20,933	-	-	20,933
Broadway Hoyt/Glisan/6th-Block R	72,283	-	-	72,283
1362 NW Naito Prkwy-Centennial Mills	2,650,000	-	-	2,650,000
9th & Lovejoy-Station Place	38,412	-	-	38,412
4th & West Burnside	1,201,636	-	-	1,201,636
Union Station-Old Fire Station	469,463	-	-	469,463
US Postal Site	74,403,928	-	9,103,926	65,300,002
Total	79,146,592	-	9,103,926	70,042,666
Convention Center Tax Increment Financing Fund:				
831-834 NE MLK Blvd-Sizzler	2,784,186	-	-	2,784,186
84 NE Weidler St-B & K	876,128	-	-	876,128
910 NE MLK-Menashe	1,920,000	-	-	1,920,000
Total	5,580,314	-	-	5,580,314
Central Eastside tax Increment Financing Fund:				
ODOT Blocks	2,845,000	-	-	2,845,000
** WIP Clinton Triangle	56,699	-	56,699	-
Total	2,901,699	-	56,699	2,845,000
Lents Town Center Tax Increment Financing Fund:				
9330 SE Harold St-Boys and Girls Club	1,280,941	-	-	1,280,941
9231 SE Foster Rd-Arch Iron Wrks	630,000	-	-	630,000
9320 SE Ramona St-Tate	120,970	-	-	120,970
7104-7120, 7126-7130, 7238 SE Foster Rd-Metro	736,516	-	-	736,516
Total	2,768,427	-	-	2,768,427

Funding Source	Balance July 1, 2021 as restated	Additions	Sales/ Adjustment	Balance June 30, 2022
Gateway Regional Center Tax Increment Financing Fund:				
1111-1125 NE 99th-Oregon Clinic	887,894	-	-	887,894
10520 NE Halsey St	1,152,811	-	-	1,152,811
10506-10512 NE Halsey St	2,067,614	-	-	2,067,614
Total	4,108,319	-	-	4,108,319
Airport Way Tax Increment Financing Fund:				
Cascade Station Lease Rights	7,519,941	56,989	119,608	7,457,322
Total	7,519,941	56,989	119,608	7,457,322
Business Management Fund				
BLOCK 25-3RD/4TH & NW FLANDERS/GLISAN	965,788	-	-	965,788
US Postal Site-715 NW Hoyt St	-	-	-	-
Total	965,788	-	-	965,788
Total all HFS funds	114,139,182	56,989	9,355,377	104,840,794
Not Held For Sale Assets (Capital Assets):				
General Fund (Urban Redevelopment Fund):				
South Auditorium Park Block C	2	-	-	2
Total	2	-	-	2
9101 Foster LLC Fund:				
Lents Commons-9101 SE Foster RD	12,889,069	-	1,338,629	11,550,440
Lents Commons-9101 SE Foster RD	829,000	-	-	829,000
Total	13,718,069	-	1,338,629	12,379,440
Downtown Waterfront Tax Increment Financing Fund:				
Union Station Parcels-South of Union St	632,260	-	-	632,260
Total	632,260	-	-	632,260
North Macadam Tax Increment Financing Fund:				
1852 SW River Dr-River Place Garage	4,175,080	-	-	4,175,080
Total	4,175,080	-	-	4,175,080
River District Tax Increment Financing Fund:				
Union Station Parcels	6,864,652	-	-	6,864,652
511 NW Broadway-PNCA	5,800,000	-	-	5,800,000
800 NW 6th Ave Parking Site-Block Y	487,039	-	-	487,039
Station Place Garage	9,281,563	-	-	9,281,563
Total	22,433,254	-	-	22,433,254
Convention Center Tax Increment Financing Fund:				
Block 49 Parking Garage	19,237,530	-	-	19,237,530
1st/Multnomah /2nd/Holladay-Block 49	1,747,754	-	-	1,747,754
420 Holladay St-Inn @ Convention Center	3,900,000	-	-	3,900,000
Total	24,885,284	-	-	24,885,284
Central Eastside Tax Increment Financing Fund:				
240 NE MLK Blvd	157,556	-	-	157,556

Funding Source	Balance July 1, 2021 as restated	Additions	Sales/ Adjustment	Balance June 30, 2022
Total	157,556	-	-	157,556
Interstate Corridor Tax Increment Financing Fund:				
4500 N Albina-Albina Triangle	6,410	-	-	6,410
3620 NE MLK Blvd-Parking Lot	61,888	-	-	61,888
8411 N Denver Ave	1,575,093	-	-	1,575,093
2221 N Argyle St	1,430,825	-	-	1,430,825
Total	3,074,216	-	-	3,074,216
Gateway Regional Center Tax Increment Financing Fund:				
106 & Halsey	3,676,734	-	-	3,676,734
Total	3,676,734	-	-	3,676,734
Business Management Fund				
10th & Yamhill (Leasehold)	2,715,118	12,380	-	2,727,498
Total	2,715,118	12,380	-	2,727,498
Total all NHFS funds	75,467,573	12,380	1,338,629	74,141,324
Total all real property assets	189,606,755	69,369	10,694,006	178,982,118
Capital Assets:				
Add:				
Equipment	377,279	-	23,687	353,592
Intangible Software, net	939,005	179,977	551,830	567,152
Accumulated depreciation-NHFS	(6,077,101)	(1,211,675)	(23,687)	(7,265,089)
		-	-	
Total Capital Assets	184,845,938	(962,329)	11,245,836	172,637,773

**Represents work in process



PROSPER
PORTLAND

Building an Equitable Economy

Statistical Section





PROSPER
PORTLAND

Building an Equitable Economy

Statistical Section

This part of Prosper Portland's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required information says about the Commission's overall financial health.

Contents	Page
Financial Trends	141
These schedules contain trend information to help the reader understand how the Commission's financial performance and well-being have changed over time.	
Revenue Capacity	148
These schedules contain information to help the reader assess the Commission's most significant local revenue source, tax increment debt proceeds (in lieu of tax increment revenue).	
Debt Capacity	150
These schedules present information to help the reader assess the affordability of the Commission's current levels of understanding debt and its ability to issue additional debt in the future.	
Operating Information	163
These schedules contain service data to help the reader understand how the information in the Commission's financial report relates to the services the Commission provides and the activities it performs.	



PROSPER
PORTLAND

Building an Equitable Economy

Net Position By Component
Last Ten Fiscal Years

	2012-13	2013-14 (As Restated) ⁽¹⁾	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
(Unaudited)										
Governmental activities										
Net investment in capital assets	\$ 8,754,072	\$ 14,507,557	\$ 14,279,722	\$ 13,371,303	\$ 45,116,399	\$ 57,606,056	\$ 79,623,433	\$ 79,571,055	\$ 70,706,755	\$ 73,979,084
Restricted	276,246,064	297,804,184	315,138,288	378,814,692	350,670,021	391,726,468	382,668,262	371,515,177	393,433,243	392,680,006
Unrestricted	1,956,432	(3,165,527)	(1,068,467)	(3,749,511)	(11,754,702)	(21,435,159)	(22,199,821)	(23,510,361)	(25,916,918)	(35,238,079)
Total governmental activities net position	286,956,568	309,146,214	328,349,543	388,436,484	384,031,718	427,897,365	440,091,874	427,575,871	438,223,080	431,421,011
Business-type activities										
Net investment in capital assets	-	-	-	-	-	-	-	-	-	2,591,278
Restricted	-	-	-	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Unrestricted	3,620,905	7,289,181	7,263,709	12,450,539	9,226,591	12,821,294	12,678,603	12,412,175	13,769,028	13,902,001
Total business type activities net position	3,620,905	7,289,181	7,263,709	12,450,539	12,226,591	15,821,294	15,678,603	15,412,175	16,769,028	19,493,279
Total government										
Net investment in capital assets	8,754,072	14,507,557	14,279,722	13,371,303	45,116,399	57,606,056	79,623,433	79,571,055	70,706,755	76,570,362
Restricted	276,246,064	297,804,184	315,138,288	378,814,692	353,670,021	394,726,468	385,668,262	374,515,177	396,433,243	395,680,006
Unrestricted	5,577,337	4,123,654	6,195,242	8,701,028	(2,528,111)	(8,613,865)	(9,521,218)	(11,098,186)	(12,147,890)	(21,336,078)
Total government net position	\$ 290,577,473	\$ 316,435,395	\$ 335,613,252	\$ 400,887,023	\$ 396,258,309	\$ 443,718,659	\$ 455,770,477	\$ 442,988,046	\$ 454,992,108	\$ 450,914,290

⁽¹⁾ Implementation of GASB Statement No. 62 Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements

Changes In Net Position
Last Ten Fiscal Years
(Unaudited)

	2012-13	2013-14 (as restated) ⁽¹⁾	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Expenses										
Governmental activities:										
Community development	\$ 101,248,381	\$ 64,855,696	\$ 68,554,896	\$ 68,101,385	\$ 149,834,069	\$ 121,245,646	\$ 123,737,081	\$ 122,350,894	\$ 114,408,750	\$ 101,996,057
Business-type activities:										
Enterprise loans	214,579	79,814	365,839	63,104	47,240	329,863	154,113	232,562	285,252	104,252
Enterprise management	958,743	1,052,367	1,203,460	1,177,944	537,901	589,648	601,153	569,828	277,245	204,785
Total expenses	102,421,703	65,987,877	70,124,195	69,342,433	150,419,210	122,165,157	124,492,347	123,153,284	114,971,247	102,305,094
Program Revenues										
Governmental activities:										
Charges for services	4,047,062	8,735,896	5,957,476	23,012,140	10,738,238	7,969,592	8,717,863	7,517,968	6,836,028	9,137,560
Operating grants and contributions	7,970,747	7,641,493	9,146,999	16,566,699	8,308,635	9,854,692	9,611,334	11,215,872	26,207,856	16,459,377
Total governmental activities program revenues	12,017,809	16,377,389	15,104,475	39,578,839	19,046,873	17,824,284	18,329,197	18,733,840	33,043,884	25,596,937
Business-type activities:										
Charges for services										
Enterprise Loans	95,055	163,255	333,883	13,562	5,021	2,602	1,674	10,534	9,840	54,278
Enterprise management	1,118,228	6,836,340	1,093,796	5,114,402	59,633	48,000	63,028	201,545	1,521,810	69,410
Operating grants and contributions	-	-	-	871,000	-	-	-	-	-	-
Total business-type activities program revenues	1,213,283	6,999,595	1,427,679	5,998,964	64,654	50,602	64,702	212,079	1,531,650	123,688
Total revenues	13,231,092	23,376,984	16,532,154	45,577,803	19,111,527	17,874,886	18,393,899	18,945,919	34,575,534	25,720,625
Net (expense)/revenue:										
Governmental activities	(89,230,572)	(48,478,307)	(53,450,421)	(28,522,546)	(130,787,196)	(103,421,362)	(105,407,884)	(103,617,054)	(81,364,866)	(76,399,120)
Business-type activities	39,961	5,867,414	(141,620)	4,757,916	(520,487)	(868,909)	(690,564)	(590,311)	969,153	(185,349)
Total net expenses	(89,190,611)	(42,610,893)	(53,592,041)	(23,764,630)	(131,307,683)	(104,290,271)	(106,098,448)	(104,207,365)	(80,395,713)	(76,584,469)

	2012-13	2013-14 (as restated) ⁽¹⁾	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
General Revenues and Other Changes in Net Position										
Governmental activities:										
Tax-increment debt proceeds (in lieu of tax-increment revenue)	73,354,431	59,718,111	54,233,796	82,062,888	91,394,288	116,187,078	93,748,968	80,975,700	83,768,443	65,130,282
City of portland debt proceeds for operations	-	-	-	-	17,372,202	-	9,499,409	-	-	-
Unrestricted investment income	675,546	838,080	1,076,076	1,711,929	2,246,957	3,350,550	6,108,557	5,818,369	2,785,059	1,756,719
Miscellaneous	6,724,318	5,966,992	17,423,499	4,972,873	15,468,001	27,725,722	8,276,846	4,264,203	5,458,573	2,709,253
Special Item - Historic Monument Transfer 511 NW Broadway	-	5,800,000	-	-	-	-	-	-	-	-
Transfers	-	2,227,027	(79,621)	(138,203)	(99,018)	-	(31,387)	42,779	-	797
Total governmental activities	80,754,295	74,550,210	72,653,750	88,609,487	126,382,430	147,263,350	117,602,393	91,101,051	92,012,075	69,597,051
Business-type activities:										
Unrestricted investment income	8,768	27,889	36,527	102,954	152,615	138,711	266,853	228,660	109,009	74,799
Miscellaneous	-	-	-	187,757	44,906	4,324,901	249,633	138,002	278,691	2,835,598
Transfers	-	(2,227,027)	79,621	138,203	99,018	-	31,387	(42,779)	-	(797)
Total business-type activities	8,768	(2,199,138)	116,148	428,914	296,539	4,463,612	547,873	323,883	387,700	2,909,600
Total	80,763,063	72,351,072	72,769,898	89,038,401	126,678,969	151,726,962	118,150,266	91,424,934	92,399,775	72,506,651
Changes in Net Position										
Governmental activities	(8,476,277)	26,071,903	19,203,329	60,086,941	(4,404,766)	43,841,988	12,194,509	(12,516,003)	10,647,209	(6,802,069)
Business-type activities	48,729	3,668,276	(25,472)	5,186,830	(223,948)	3,594,703	(142,691)	(266,428)	1,356,853	2,724,251
Total	\$ (8,427,548)	\$ 29,740,179	\$ 19,177,857	\$ 65,273,771	\$ (4,628,714)	\$ 47,436,691	\$ 12,051,818	\$ (12,782,431)	\$ 12,004,062	\$ (4,077,818)

⁽¹⁾Implementation of GASB Statement No. 62 Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements

Fund Balances Of Governmental Funds
Last Ten Fiscal Years
(Unaudited)

	2012-13	2013-14 (as restated) ⁽¹⁾	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
General Fund										
Non-spendable	\$ 1,105,962	\$ 806,471	\$ 859,630	\$ 302,609	\$ 247,518	\$ 244,069	\$ 146,754	\$ 146,754	\$ 146,754	\$ 146,754
Assigned	2,923,994	1,936,241	902,616	1,472,560	1,321,306	1,250,675	1,371,885	1,225,520	1,336,513	1,604,288
Unassigned	-	(19,680)	535,759	-	-	-	-	-	-	-
Total general fund	\$ 4,029,956	\$ 2,723,032	\$ 2,298,005	\$ 1,775,169	\$ 1,568,824	\$ 1,494,744	\$ 1,518,639	\$ 1,372,274	\$ 1,483,267	\$ 1,751,042
All other governmental funds										
Restricted										
Special revenue funds	5,040,534	5,101,586	5,133,963	5,203,434	6,033,781	6,619,291	6,637,440	750,000	10,075,776	9,108,691
Capital projects funds	282,480,872	303,782,402	317,270,005	380,278,386	386,718,687	429,364,897	425,304,911	421,676,131	440,436,239	445,428,865
Unassigned										
Special revenue funds	-	-	-	-	(6,150,877)	(15,279,155)	(15,035,998)	(14,737,270)	(14,807,811)	(15,334,152)
Total all other governmental funds	\$ 287,521,406	\$ 308,883,988	\$ 322,403,968	\$ 385,481,820	\$ 386,601,591	\$ 420,705,033	\$ 416,906,353	\$ 407,688,861	\$ 435,704,204	\$ 439,203,404

⁽¹⁾ Implementation of GASB Statement No. 62 Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 2019 FASB and AICPA Pronouncements.

Changes In Fund Balances Of Governmental Funds
Last Ten Fiscal Years
(Unaudited)

	2012-13	2013-14 (as restated) ⁽¹⁾	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Revenues										
Intergovernmental revenues	\$ 7,970,747	\$ 7,641,493	\$ 9,146,999	\$ 9,687,944	\$ 8,308,635	\$ 9,854,692	\$ 9,611,334	\$ 11,215,872	\$ 26,207,857	\$ 16,459,376
Charges for services	4,047,062	8,735,896	5,957,476	23,012,140	10,738,238	7,969,592	8,717,863	7,517,968	6,836,028	8,371,785
Loan collections	1,267,686	1,241,522	5,169,226	2,550,478	3,448,954	1,225,070	1,005,275	1,096,495	2,641,253	879,171
Interest on investments	674,321	836,822	1,074,653	1,710,068	2,267,507	3,348,717	6,105,655	5,815,586	2,783,715	1,755,897
City of Portland debt issued operations	-	-	-	6,878,755	17,372,202	-	9,499,409	-	-	-
Miscellaneous	5,456,632	10,173,615	9,795,579	2,405,154	11,956,501	26,063,337	7,336,125	3,194,090	2,821,246	2,709,252
Tax-increment debt proceeds	-	-	-	-	-	-	-	-	-	-
(in lieu of tax-increment revenue)	73,354,431	59,718,111	54,233,796	82,062,888	91,394,288	116,187,078	93,748,968	80,975,700	75,037,003	65,130,284
Total revenues	92,770,879	88,347,459	85,377,729	128,307,427	145,486,325	164,648,486	136,024,629	109,815,711	116,327,102	95,305,765
Expenditures										
Community development	52,585,334	32,577,253	41,931,774	39,872,743	73,538,917	63,600,619	75,764,645	71,229,908	55,524,357	58,365,137
Capital expenditures for urban renewal	34,530,496	15,100,936	8,110,216	14,865,593	32,665,931	13,870,705	9,805,703	10,557,905	10,844,331	12,827,327
Financial assistance	12,297,219	22,467,023	21,920,157	10,469,685	31,513,955	39,857,414	31,078,637	32,424,555	29,740,718	19,102,519
Debt service -	-	-	-	-	-	-	14,257	15,461	14,886	14,336
Capital Outlay	112,468	373,615	241,008	406,187	6,755,078	13,290,386	23,104,785	4,994,518	807,914	1,230,268
Total expenditures	99,525,517	70,518,827	72,203,155	65,614,208	144,473,881	130,619,124	139,768,027	119,222,347	96,932,206	91,539,587
Excess of revenues over (under) expenditures	(6,754,638)	17,828,632	13,174,574	62,693,219	1,012,444	34,029,362	(3,743,398)	(9,406,636)	19,394,896	3,766,178
Other financing sources (uses)										
Internal service reimbursements	-	-	-	-	-	-	-	-	-	-
Transfers in	-	2,783,306	306,267	-	-	-	-	122,070	65,000	27,101
Transfers out	-	(556,279)	(385,888)	(138,203)	(99,018)	-	(31,387)	(79,291)	(65,000)	(26,304)
Total other financing sources (uses)	-	2,227,027	(79,621)	(138,203)	(99,018)	-	(31,387)	42,779	-	797
Net change in fund balances	\$ (6,754,638)	\$ 20,055,659	\$ 13,094,953	\$ 62,555,016	\$ 913,426	\$ 34,029,362	\$ (3,774,785)	\$ (9,363,857)	\$ 19,394,896	\$ 3,766,975

⁽¹⁾ Implementation of GASB Statement No. 62 Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements

Prosper Portland
A Component Unit Of The City Of Portland, Oregon

General Government Revenues
For The Last Ten Fiscal Years
(Unaudited)

Fiscal Year	Inter-Governmental Revenues	Charges for Services	Loan Collections ⁽¹⁾	Investment Income	Miscellaneous	Notes Payable Draws	Tax-increment Debt Proceeds (in lieu of tax-increment revenue)	Total
2012-13	7,970,747	5,033,235	12,277,490	684,316	4,556,869		73,354,431	103,877,088
2013-14	7,641,493	9,774,616	5,670,941	865,970	14,462,252		59,718,111	98,133,383
2014-15	9,146,999	7,047,902	23,289,142	1,112,599	6,085,646		53,877,036	100,559,324
2015-16	10,558,944	28,103,854 ⁽³⁾	14,989,913	1,774,970	12,019,278 ⁽²⁾		82,062,888	149,509,842
2016-17	8,308,635	10,760,230	23,822,421	2,862,402	43,643,995 ⁽⁴⁾		91,394,288	180,791,967
2017-18	9,854,692	7,841,526	8,347,629	3,476,552	26,518,135		116,187,078	172,225,612
2018-19	9,611,334	8,030,495	4,371,725	6,357,578	17,342,620		93,748,968	139,462,720
2019-20	11,215,872	6,972,572	2,914,261	6,047,029	3,158,456		80,975,700	111,283,890
2020-21	26,207,857	7,624,333	3,680,814	2,894,067	2,109,084	4,000,000	83,768,443	130,284,598
2021-22	16,459,376	8,371,785	879,171	1,755,897	2,709,252	-	65,130,284	95,305,765

Source: Prosper Portland records on a budgetary basis for all funds.

⁽¹⁾ Interest earned on loans is included in Loan Collections.

⁽²⁾ Include \$6,878,755 in City of Portland general obligation debt issued for a Prosper Portland capital project. This revenue is not included in miscellaneous revenue in the statements but consolidated here.

⁽³⁾ Increase due to Pioneer Square settlement and return of TIF funds from Multnomah County

⁽⁴⁾ Increase due to proceeds from debt issued on our behalf from CoP

Prosper Portland
A Component Unit Of The City Of Portland, Oregon

General Government Expenditures
For The Last Ten Fiscal Years
(Unaudited)

Fiscal Year	Personal Services	Materials and Services	Capital Outlay ⁽¹⁾	Financial Assistance	Internal Service Reimbursement	Total
2012-13	15,331,763	37,721,066	22,440,579	13,484,418	-	88,977,826
2013-14	13,590,294	20,065,873	8,291,982	22,700,709	-	64,648,858
2014-15	11,918,561	31,409,309	8,147,325	23,422,050	-	74,897,245
2015-16	12,556,208	28,486,217	20,142,771 ⁽³⁾	24,370,157	-	85,555,350
2016-17	11,773,156	61,624,590	93,273,152 ⁽⁴⁾	58,664,156	-	225,335,050
2017-18	12,372,624	51,266,545	13,227,943	37,282,161	-	114,149,273
2018-19	12,882,306	62,936,443	32,607,784	31,634,303	-	140,060,836
2019-20	14,209,484	57,141,260	19,019,788	24,571,053	-	114,941,585
2020-21	14,075,437	39,013,758	13,559,079	30,039,427	12,968,480	109,656,181
2021-22	15,328,437	42,860,392	4,935,513	19,291,116	14,976,010	97,391,469

Source: Prosper Portland records on a budgetary basis for all funds.

⁽¹⁾ Includes both expenditures for capital outlay and purchases of properties held for sale.

⁽³⁾ Increase due principally to reimbursement payments to Portland Housing Bureau.

⁽⁴⁾ Increase due principally to increased work in the River District Urban Renewal area largely around the upcoming acquisition of the US Post Office property and Centennial Mills demolition.

⁽⁴⁾ Post office purchase

Prosper Portland
A Component Unit Of The City Of Portland, Oregon

Urban Renewal Area Consolidated Tax Rates
For The Last Ten Fiscal Years
(Unaudited)

Districts Common to All Areas									
Fiscal Year	Multnomah County	Multnomah Library District ⁽⁹⁾	City of Portland	Port of Portland	Metro Service District	Multnomah County ESD	Subtotal	City of Portland Urban Renewal ⁽¹⁾	Portland Public School District #1 ⁽²⁾
2012-13	5.4240	-	8.0976	0.0701	0.4043	0.4576	14.4536	0.2857	7.2681
2013-14	4.5113	1.2400	8.2560	0.0701	0.0966	0.4576	14.4637	0.2759	8.3571
2014-15	4.4912	1.1800	8.1557	0.0701	0.4585	0.4576	14.8131	0.2642	8.3535
2014-15	4.4872	1.1800	8.0153	0.0701	0.3883	0.4576	14.5985	0.2527	8.3632
2016-17	4.3934	1.1800	7.9705	0.0701	0.3970	0.4576	14.4686	0.2405	8.3304
2017-18	4.3434	1.2400	4.5770	0.0701	0.0966	0.4576	10.7847	0.2283	5.2781
2018-19	4.3434	1.2400	4.5770	0.0701	0.0966	0.4576	10.7847	0.2203	5.2781
2019-20	4.3434	1.2100	7.2444	0.0701	0.0966	0.4576	13.4221	0.2203	4.7743
2020-21	4.3434	1.2200	7.3350	0.0701	0.0966	0.4576	13.5227	0.2203	4.7743
2021-22	4.3434	1.2200	7.3350	0.0701	0.0966	0.4576	13.5227	0.2203	0.2203

Tax rates are expressed in terms of dollars and cents per \$1,000 of assessed value. Multnomah County collects all property taxes and distributes the taxes collected to each taxing district at least monthly. No charges are made to the taxing districts for these services. The sequestered tax increment revenue property taxes are recorded in the debt service funds of the City of Portland and are disclosed in the City's annual financial report.

⁽¹⁾ Special levy applied only to Option 3 urban renewal areas: Oregon Convention Center, South Park Blocks, Downtown Waterfront, and Airport Way.

⁽²⁾ Applies to all areas except Gateway Regional Center Urban Renewal Area with the exception of a small number of properties.

⁽¹⁾ Special levy applied only to Option 3 urban renewal areas: Oregon Convention Center, South Park Blocks, Downtown Waterfront, and Airport Way.

⁽²⁾ Applies to all areas except Gateway Regional Center Urban Renewal Area with the exception of a small number of properties.

⁽³⁾ Applies to Gateway Regional Center and Airport Way urban renewal areas

⁽⁴⁾ Applies only to the Airport Way Urban Renewal Area.

⁽⁵⁾ Applies to the following urban renewal areas: Lents Town Center, Gateway Regional Center, Interstate Corridor, Willamette Industrial, Airport Way, Oregon Convention Center, and Central Eastside

⁽⁶⁾ Applies to the following urban renewal areas: River District, North Macadam, South Park Blocks, and Downtown Waterfront.

⁽⁷⁾ Applies to the Lents Town Center, Gateway Regional Center, and Airport Way urban renewal areas.

⁽⁸⁾ Applies to Lents Town Center, and Gateway Regional Center urban renewal areas.

⁽⁹⁾ District established by voters in November 2013 general election Multnomah County Tax Supervising and Conservation Commission Annual Reports.

Source: Multnomah County Tax Supervising and Conservation Commission Annual Reports.

Parkrose School District #3 ⁽³⁾	Reynolds School District #7 ⁽⁴⁾	David Douglas School District #40 ⁽⁸⁾	East Multnomah County Soil & Water Conservation District ⁽⁵⁾	West Multnomah County Soil & Water Conservation District ⁽⁶⁾	Portland Community College ⁽²⁾	Mt. Hood Community College ⁽⁷⁾
6.1141	5.9856	6.3836	0.1000	0.0750	0.6651	0.4917
6.0605	6.0188	6.3267	0.1000	0.0750	0.7342	0.4917
5.8804	5.8140	6.4139	0.1000	0.0750	0.7222	0.4917
5.9151	5.9701	6.4058	0.1000	0.0750	0.5855	0.4917
5.8333	6.0517	6.4207	0.1000	0.0750	0.6785	0.4917
4.8906	4.4626	4.6394	0.1000	0.0750	0.2828	0.4917
4.8906	4.4626	4.6394	0.1000	0.0750	0.2828	0.4917
4.8906	4.4626	4.6394	0.1000	0.0750	0.2828	0.4917
4.8906	4.4626	4.6394	0.1000	0.0750	0.2828	2.9502
4.8906	4.4626	4.6394	0.1000	0.0750	0.2828	2.9502

Tax Increment Financing And Redevelopment Bonds
Future Bond Principal Requirements
As of June 30, 2022
(Unaudited)

Fiscal Year	Downtown Waterfront Tax Increment Financing Bonds	2008 Series A	Gateway Tax Increment Financing Bonds	2022 Series A	Convention Center Tax Increment Financing Bonds	2012 Series A	South Park Blocks Tax Increment Financing Bonds	2019 Series A	Lents Town Center Tax Increment Financing Bonds	2020 Series A & B	Central Eastside Tax Increment Financing Bonds	2011 Series A & B	North Macadam Tax Increment Financing Bonds	2020 Series A & B
2022-23	6,120,000		1,540,000		9,285,000		4,868,416		2,592,644		1,555,000		3,761,786	
2023-24	7,000,000		1,635,000		-		4,560,360		2,632,571		1,625,000		3,830,320	
2024-25	-		1,685,000		-		-		2,681,536		280,000		3,904,580	
2025-26	-		1,750,000		-		-		2,731,413		-		3,979,386	
2026-27	-		1,815,000		-		-		2,782,217		-		4,049,399	
2027-28	-		1,885,000		-		-		2,833,966		-		4,129,527	
2028-29	-		1,960,000		-		-		2,064,045		-		4,203,563	
2029-30	-		2,040,000		-		-		-		-		4,282,590	
2030-31	-		2,125,000		-		-		-		-		-	
2031-32	-		2,215,000		-		-		-		-		-	
2032-33	-		2,305,000		-		-		-		-		-	
2033-34	-		2,410,000		-		-		-		-		-	
2034-35	-		2,515,000		-		-		-		-		-	
2035-36	-		2,630,000		-		-		-		-		-	
2036-37	-		2,770,000		-		-		-		-		-	
2037-38	-		2,910,000		-		-		-		-		-	
2038-39	-		3,060,000		-		-		-		-		-	
2039-40	-		3,220,000		-		-		-		-		-	
2040-41	-		3,385,000		-		-		-		-		-	
2041-42	-		3,560,000		-		-		-		-		-	
Total	\$	13,120,000	\$	47,415,000	\$	9,285,000	\$	9,428,776	\$	18,318,392	\$	3,460,000	\$	32,141,151

Source: Amortization schedule for each bond.

Note 1: Bonds are debt of the City of Portland and are disclosed in the City's Annual Comprehensive Financial Report. This information is included in this report to assist the reader in determining future financing capacity.

Tax Increment Financing And Redevelopment Bonds
Future Bond Interest Requirements
As of June 30, 2022
(Unaudited)

Fiscal Year	Downtown Waterfront Urban Renewal Bonds	Gateway Tax Increment Financing Bonds	Convention Center Urban Renewal Bonds	South Park Blocks Urban Renewal Bonds	Lents Town Center Urban Renewal Bonds	Central Eastside Urban Renewal Bonds	North Macadam Urban Renewal Bonds
	2008 Series A	2022 Series A	2012 Series A	2019 Series A	2020 Series A & B	2011 Series A & B	2020 Series A & B
2022-23	826,560	2,202,511	373,536	233,834	332,426	156,488	604,254
2023-24	441,000	2,107,152	-	113,097	292,499	88,456	533,532
2024-25	-	2,054,292	-	-	243,533	13,300	461,522
2025-26	-	1,992,773	-	-	193,657	-	388,116
2026-27	-	1,926,518	-	-	142,852	-	313,303
2027-28	-	1,855,987	-	-	91,103	-	237,175
2028-29	-	1,781,190	-	-	38,391	-	159,540
2029-30	-	1,701,458	-	-	-	-	80,513
2030-31	-	1,617,042	-	-	-	-	-
2031-32	-	1,528,047	-	-	-	-	-
2032-33	-	1,434,176	-	-	-	-	-
2033-34	-	1,333,032	-	-	-	-	-
2034-35	-	1,224,871	-	-	-	-	-
2035-36	-	1,109,483	-	-	-	-	-
2036-37	-	973,986	-	-	-	-	-
2037-38	-	831,275	-	-	-	-	-
2038-39	-	681,352	-	-	-	-	-
2039-40	-	523,701	-	-	-	-	-
2040-41	-	357,806	-	-	-	-	-
2041-42	-	183,411	-	-	-	-	-
Total	\$ 1,267,560	\$ 27,420,063	\$ 373,536	\$ 346,931	\$ 1,334,461	\$ 258,244	\$ 2,777,954

Source: Amortization schedule for each bond.

Note 1: Bonds are debt of the City of Portland and are disclosed in the City's Annual Comprehensive Financial Report. This information is included in this report to assist the reader in determining future financing capacity.

Urban Renewal Indebtedness Summary

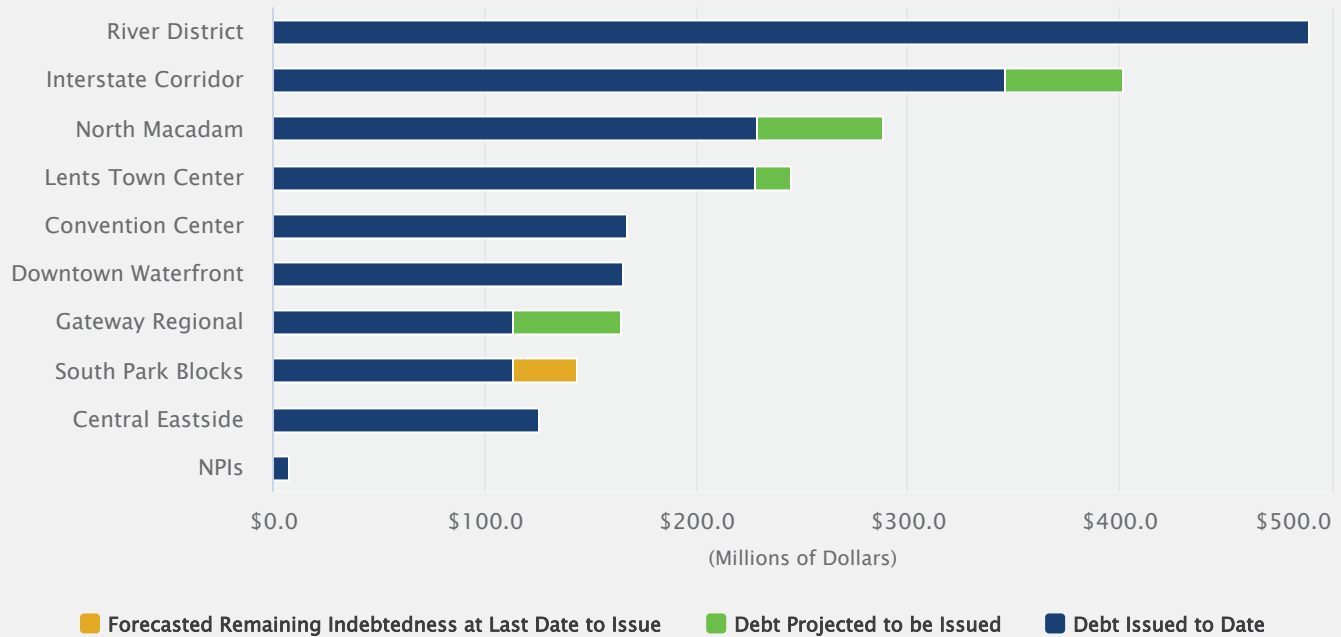
As of June 30, 2022

In Millions

(Unaudited)

TIF District	Maximum Indebtedness	Indebtedness Issued as of 06/30/22	Indebtedness Remaining as of June 30, 2022	Projected Indebtedness to Be Issued	Projected Indebtedness Not Issued	Last Date to Issue Long Term Debt
Downtown Waterfront	\$ 165.0	\$ 165.0	\$ -	\$ -	-	2008
South Park Blocks	\$ 143.6	\$ 113.5	\$ 30.1	\$ -	30.1	2008
Convention Center	\$ 167.5	\$ 167.5	\$ -	\$ -	-	2013
Lents Town Center	\$ 245.0	\$ 227.8	\$ 17.2	\$ 17.2	-	2024
River District	\$ 489.5	\$ 489.5	\$ -	\$ -	-	2021
Gateway	\$ 164.2	\$ 113.8	\$ 50.4	\$ 50.4	-	2022
Central Eastside	\$ 126.0	\$ 126.0	\$ -	\$ -	-	2023
North Macadam	\$ 288.6	\$ 228.4	\$ 60.2	\$ 60.2	-	2025
Interstate Corridor	\$ 402.0	\$ 346.2	\$ 55.8	\$ 55.8	-	N/A
Neighborhood Prosperity Initiative ⁽⁶⁾	\$ 7.5	\$ 7.5	\$ -	\$ -	-	N/A

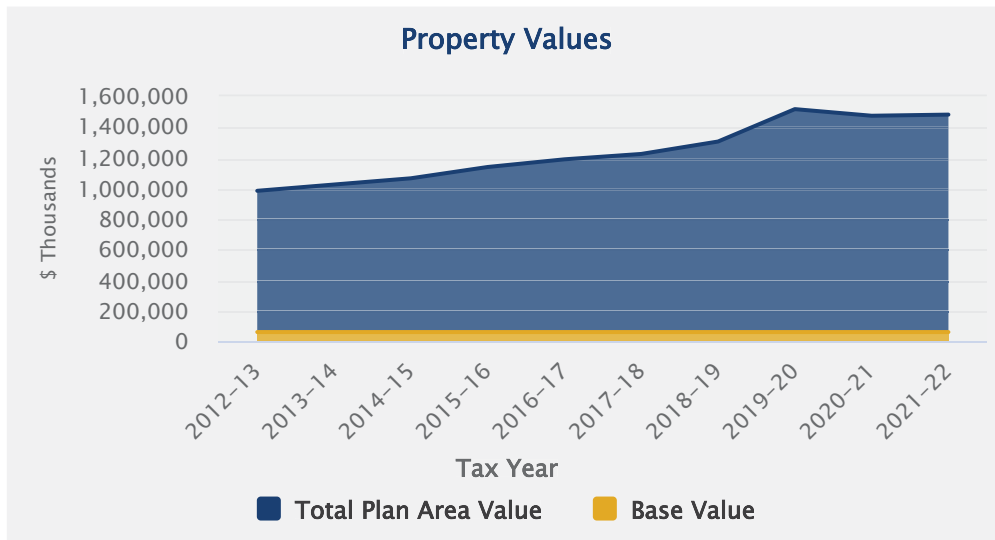
Urban Renewal Indebtedness Summary As of June 30, 2022



Neighborhood Prosperity Initiative Urban Renewal Fund
Property Values, Tax Increment
for the Last Ten Fiscal Years or Since Inception
(Unaudited)

	42nd Ave NPI District	82nd Ave NPI District	Cully Blvd NPI District	Division-Midway NPI District	Parkrose NPI District	Rosewood NPI District
Frozen Base						
2013-14	\$ 83,203,598	\$ 83,686,505	\$ 83,187,490	\$ 82,343,462	\$ 85,053,706	\$ 81,232,730
2014-15	83,203,598	83,686,505	83,187,490	82,343,462	85,053,706	81,232,730
2015-16	83,203,598	83,686,505	83,187,490	82,343,462	85,053,706	81,232,730
2016-17	83,203,598	83,686,505	83,187,490	82,343,462	85,053,706	81,232,730
2017-18	83,203,598	83,686,505	83,187,490	82,343,462	85,053,706	81,232,730
2018-19	83,203,598	83,686,505	83,187,490	82,343,462	85,053,706	81,232,730
2019-20	83,203,598	83,686,505	83,187,490	82,343,462	85,053,706	81,232,730
2020-21	83,203,598	83,686,505	83,187,490	82,343,462	85,053,706	81,232,730
2021-22	83,203,598	83,686,505	83,187,490	82,343,462	85,053,706	81,232,730
Excess Value Used						
2013-14	\$ 3,723,747	\$ 49,055	\$ 4,870,550	\$ 2,520,678	\$ -	\$ 3,353,630
2014-15	7,768,582	4,352,305	8,907,120	8,166,278	3,050,294	5,974,000
2015-16	2,152,071	3,758,446	2,942,349	878,088	2,776,723	2,193,052
2016-17	6,779,639	5,959,886	6,796,865	6,292,173	5,889,740	8,493,867
2017-18	6,815,643	8,579,009	6,815,746	6,344,007	10,843,402	6,517,263
2018-19	6,648,527	6,634,256	6,648,527	6,257,562	6,502,567	6,350,756
2019-20	6,680,697	6,680,697	6,680,697	6,276,587	6,566,574	6,373,833
2020-21	6,731,463	6,731,458	3,206,571	6,612,860	6,615,605	6,633,967
2021-22	-	6,654,000	-	-	-	5,350,000
Excess Value Not Used						
2013-14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2014-15	-	-	-	-	-	-
2015-16	8,863,101	2,798,799	9,350,151	9,161,980	4,081,721	7,303,428
2016-17	8,402,453	3,443,809	9,013,315	6,233,265	6,557,924	3,174,913
2017-18	-	-	-	-	-	-
2018-19	17,552,225	9,449,093	18,270,263	13,138,076	15,856,787	13,317,184
2019-20	22,777,365	11,721,718	22,880,823	19,128,431	19,428,680	16,758,097
2020-21	27,993,649	14,224,567	31,029,979	21,890,338	24,430,019	16,273,703
2021-22	39,729,142	23,767,065	37,592,590	31,616,858	31,600,664	21,265,890
Total Plan Area Value						
2013-14	\$ 86,927,345	\$ 83,735,560	\$ 88,058,040	\$ 84,864,140	\$ 84,535,040	\$ 83,459,135
2014-15	90,972,180	88,038,810	92,094,610	90,509,740	88,104,000	87,206,730
2015-16	94,218,770	90,243,750	95,479,990	92,383,530	91,912,150	90,729,210
2016-17	98,385,690	93,090,200	98,997,670	94,868,900	97,501,370	92,901,510
2017-18	90,019,241	92,265,514	90,003,236	88,687,469	95,897,108	87,749,993
2018-19	107,404,350	99,769,854	108,106,280	101,739,100	91,556,273	100,900,670
2019-20	112,661,660	102,088,920	112,749,010	107,748,480	111,048,960	104,364,660
2020-21	117,928,710	104,642,530	117,424,040	110,846,660	116,099,330	104,140,400
2021-22	122,932,740	114,107,570	120,780,080	113,960,320	116,654,370	107,848,620
Taxes Imposed						
2013-14	\$ 41,899	\$ -	\$ 69,800	\$ 36,985	\$ -	\$ 40,848
2014-15	109,627	59,635	134,183	129,370	39,831	89,720
2015-16	20,601	42,059	37,359	4,316	40,970	22,157
2016-17	94,997	90,043	94,997	103,144	92,970	136,102
2017-18	94,733	123,921	94,733	105,793	169,978	104,213
2018-19	98,168	98,168	98,168	108,411	101,644	105,838
2019-20	99,731	104,441	102,551	102,551	104,682	102,135
2020-21	99,731	99,731	32,885	102,249	100,857	101,168
2021-22	-	89,599	-	-	-	83,412
Measure 5 Loss						
2013-14	\$ 4,216	\$ -	\$ 7,038	\$ 5,439	\$ -	\$ 6,379
2014-15	8,359	4,531	10,216	12,959	4,175	9,675
2015-16	1,105	2,361	2,110	318	3,188	1,754
2016-17	4,488	4,271	4,488	4,728	6,353	7,017
2017-18	4,640	6,058	4,640	4,523	11,696	4,767
2018-19	4,525	4,525	4,525	4,324	6,799	4,447
2019-20	5,154	4,887	4,887	4,248	7,374	4,287
2020-21	5,154	5,154	1,668	4,715	4,621	4,700
2021-22	-	4,404	-	-	-	3,636

**Downtown Waterfront Tax Increment Financing Fund
Property Values, Tax Increment, And Projected Demographics
For The Last Ten Fiscal Years Or Since Inception
(Unaudited)**



Tax Year	Tax Rate ⁽¹⁾	Base Value	Increased Value	Tax Revenue for Urban Renewal Debt ⁽¹⁾
2012-13	22.05	55,674,313	926,217,621	6,776,377
2013-14	23.63	55,674,313	967,422,027	6,647,962
2014-15	23.02	55,674,313	1,008,259,957	6,910,084
2015-16	20.75	55,674,313	1,082,330,397	7,247,591
2016-17	20.67	55,674,313	1,132,664,663	7,324,037
2017-18	22.09	55,674,313	1,167,916,519	7,306,489
2018-19	22.35	55,674,313	1,249,335,927	7,304,693
2019-20	22.39	55,674,313	1,461,853,577	7,301,505
2020-21	22.59	55,674,313	1,418,447,480	7,270,477
2021-22	23.27	55,674,313	1,425,849,247	7,284,916

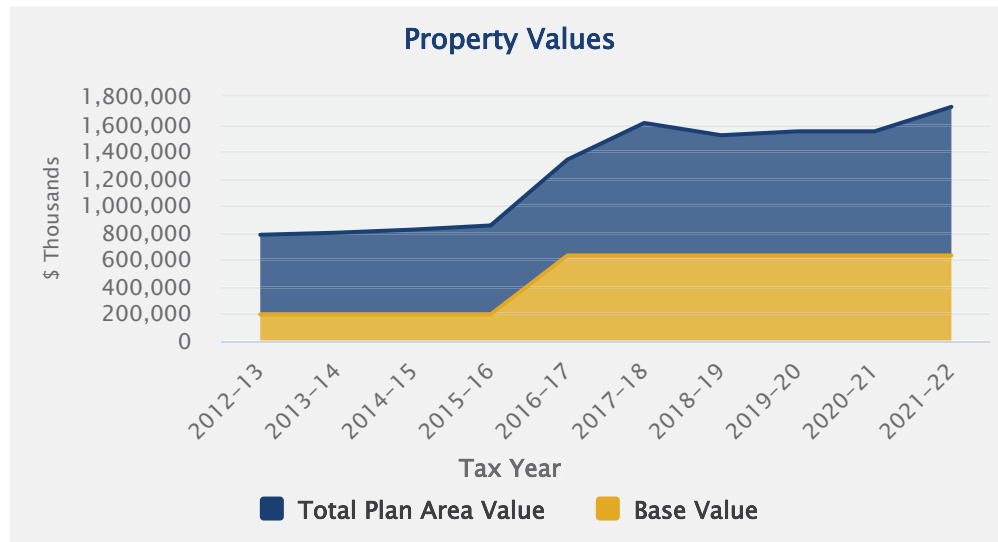
Source: Multnomah County Division of Assessment and Taxation

	URA		Portland	
	Current 2018	Projected 2023	Current 2018	Projected 2023
Population	3,841	3,998	620,560	655,843
Per Capita Income	\$ 31,366	\$ 34,049	\$ 33,116	\$ 36,242
Total Housing Units	2,615	2,666	278,917	292,702
Owner Occupied Housing Units	309	325	130,533	136,985
Renter Occupied Housing Units	2,173	2,269	131,091	138,448

Source: The 2018/2023 forecasted demographic figures have been derived using ESRI's Business Analyst Software. Forecasts are developed by incorporating all the Census 2012 data as well as using postcensus trends in the population which are captured from a variety of data sources and applied to the most accurate update for 2018. This change is then extrapolated five years to 2023. The 2018 update represents current events; the 2023 forecast illustrates the effects of current events. Prosper Portland GIS

⁽¹⁾ Tax rate is the average, imputed tax rate based on Tax Revenue for Urban Renewal Debt (taxes imposed) and Increased Value.

**North Macadam Tax Increment Financing Fund
Property Values, Tax Increment, And Projected Demographics
For The Last Ten Fiscal Years Or Since Inception
(Unaudited)**



Tax Year	Tax Rate ⁽¹⁾	Base Value	Increased Value	Urban Renewal Debt ⁽¹⁾
2012-13	22.09	192,609,397	587,825,696	11,477,781
2013-14	23.74	192,609,397	603,130,306	12,445,073
2014-15	23.10	192,609,397	626,124,703	13,063,427
2015-16	20.80	192,609,397	656,547,113	12,916,053
2016-17	20.70	628,094,444	706,794,276	13,972,086
2017-18	22.18	628,094,444	977,148,976	20,665,475
2018-19	22.44	628,094,444	886,608,116	19,025,778
2019-20	22.48	628,094,444	915,380,706	19,646,889
2020-21	19.76	628,094,444	915,380,706	19,646,889
2021-22	23.37	628,094,444	1,095,791,326	24,420,823

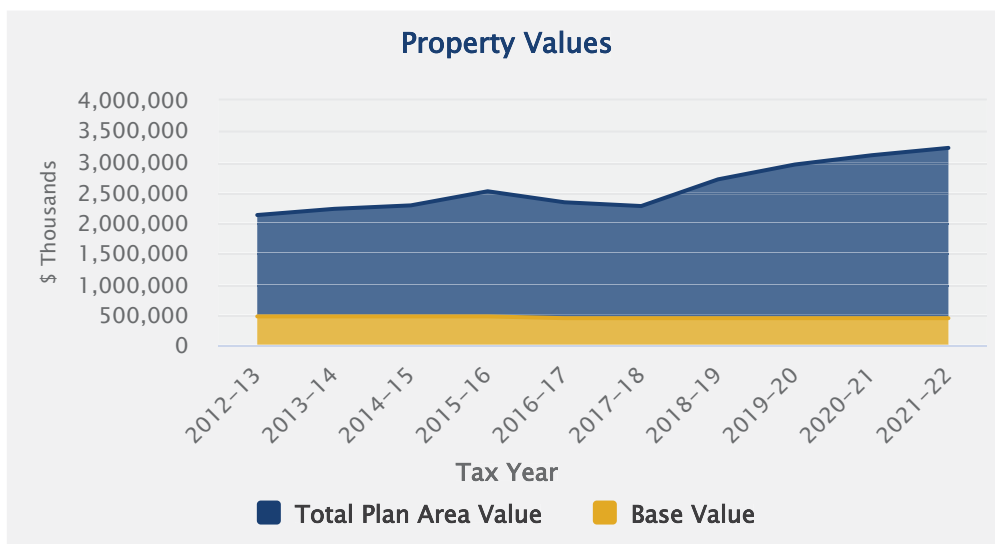
Source: Multnomah County Division of Assessment and Taxation

	URA		Portland	
	Current 2018	Projected 2023	Current 2018	Projected 2023
Population	5,650	6,287	620,560	655,843
Per Capita Income	\$ 59,166	\$ 66,504	\$ 33,116	\$ 36,242
Total Housing Units	4,122	4,482	278,917	292,702
Owner Occupied Housing Units	1,035	1,143	130,533	136,985
Renter Occupied Housing Units	2,440	2,689	131,091	138,448

Source: The 2018/2023 forecasted demographic figures have been derived using ESRI's Business Analyst Software. Forecasts are developed by incorporating all the Census 2012 data as well as using postcensus trends in the population which are captured from a variety of data sources and applied to the most accurate update for 2018. This change is then extrapolated five years to 2023. The 2018 update represents current events; the 2023 forecast illustrates the effects of current events. Prosper Portland GIS

⁽¹⁾ Tax rate is the average, imputed tax rate based on Tax Revenue for Urban Renewal Debt (taxes imposed) and Increased Value.

River District Tax Increment Financing Fund
Property Values, Tax Increment, And Projected Demographics
For The Last Ten Fiscal Years Or Since Inception
(Unaudited)



Tax Year	Tax Rate ⁽¹⁾	Base Value	Increased Value	Tax Revenue for Urban Renewal Debt ⁽¹⁾
2012-13	22.15	461,577,974	1,661,649,575	31,307,650
2013-14	23.79	461,577,974	1,762,885,437	32,611,642
2014-15	23.16	461,577,974	1,819,898,297	29,808,542
2015-16	20.84	461,577,974	2,051,122,151	30,600,151
2016-17	20.75	432,292,135	1,900,139,920	37,649,099
2017-18	22.20	432,292,135	1,838,197,433	38,901,101
2018-19	22.48	432,292,135	2,275,669,645	47,209,037
2019-20	22.50	432,292,135	2,518,882,445	46,643,845
2020-21	22.70	432,292,135	2,671,013,485	46,821,169
2021-22	22.21	432,292,135	2,791,533,845	10,218,290

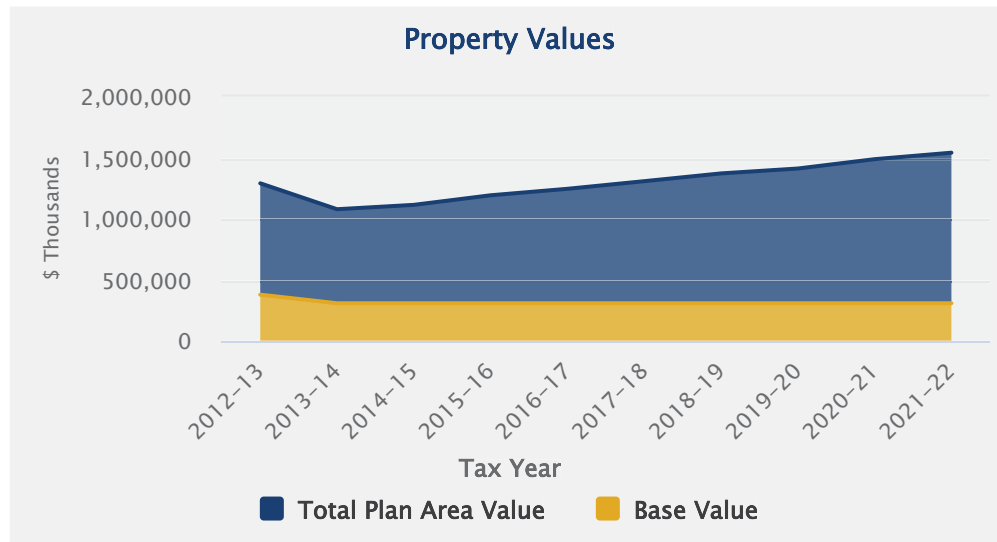
Source: Multnomah County Division of Assessment and Taxation

	URA		Portland	
	Current 2018	Projected 2023	Current 2018	Projected 2023
Population	6,045	6,655	620,560	655,843
Per Capita Income	\$ 55,058	\$ 62,645	\$ 33,116	\$ 36,242
Total Housing Units	4,525	4,817	278,917	292,702
Owner Occupied Housing Units	932	968	130,533	136,985
Renter Occupied Housing Units	2,819	3,179	131,091	138,448

Source: The 2018/2023 forecasted demographic figures have been derived using ESRI's Business Analyst Software. Forecasts are developed by incorporating all the Census 2012 data as well as using postcensus trends in the population which are captured from a variety of data sources and applied to the most accurate update for 2018. This change is then extrapolated five years to 2023. The 2018 update represents current events; the 2023 forecast illustrates the effects of current events. Prosper Portland GIS

⁽¹⁾Tax rate is the average, imputed tax rate based on Tax Revenue for Urban Renewal Debt (taxes imposed) and Increased Value.

**South Park Blocks Tax Increment Financing Fund
Property Values, Tax Increment, And Projected Demographics
For The Last Ten Fiscal Years Or Since Inception
(Unaudited)**



Tax Year	Tax Rate ⁽¹⁾	Base Value	Increased Value	Tax Revenue for Urban Renewal Debt ⁽¹⁾
2012-13	21.98	376,066,574	912,842,988	4,959,738
2013-14	23.62	305,692,884	770,670,660	4,876,124
2014-15	23.02	305,692,884	806,476,673	5,072,572
2015-16	20.73	305,692,884	884,961,826	5,314,364
2016-17	20.61	305,692,884	938,026,116	5,362,116
2017-18	31.20	305,692,884	1,000,595,563	5,341,073
2018-19	22.26	305,692,884	1,064,257,686	5,341,986
2019-20	22.32	305,692,884	1,104,310,256	5,343,828
2020-21	22.53	305,692,884	1,180,877,096	5,324,054
2021-22	23.20	305,692,884	1,234,014,586	5,332,177

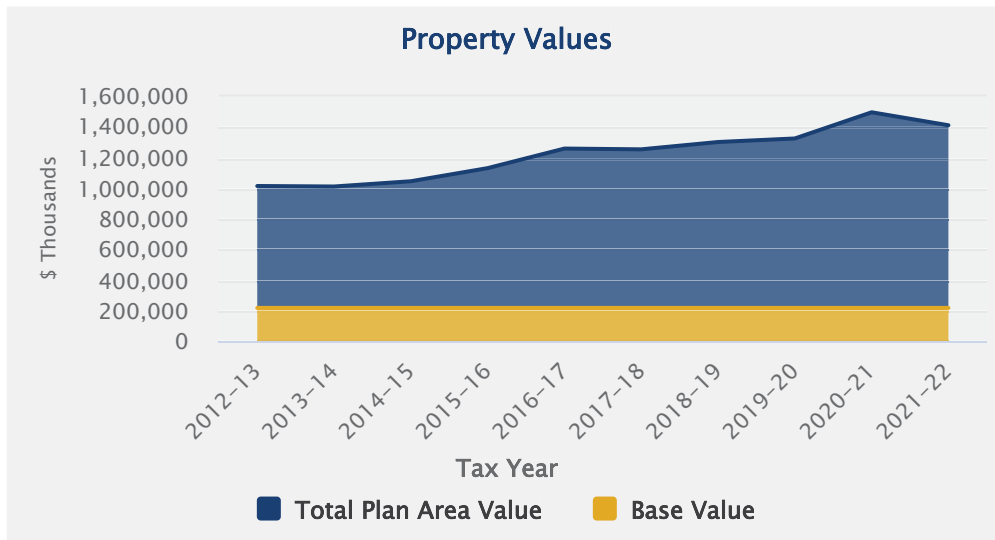
Source: Multnomah County Division of Assessment and Taxation

	URA		Portland	
	Current 2018	Projected 2023	Current 2018	Projected 2023
Population	3,761	4,067	620,560	655,843
Per Capita Income	\$ 28,739	\$ 31,756	\$ 33,116	\$ 36,242
Total Housing Units	2,694	2,926	278,917	292,702
Owner Occupied Housing Units	248	269	130,533	136,985
Renter Occupied Housing Units	2,082	2,282	131,091	138,448

Source: The 2018/2023 forecasted demographic figures have been derived using ESRI's Business Analyst Software. Forecasts are developed by incorporating all the Census 2012 data as well as using postcensus trends in the population which are captured from a variety of data sources and applied to the most accurate update for 2018. This change is then extrapolated five years to 2023. The 2018 update represents current events; the 2023 forecast illustrates the effects of current events. Prosper Portland GIS

⁽¹⁾ Tax rate is the average, imputed tax rate based on Tax Revenue for Urban Renewal Debt (taxes imposed) and Increased Value.

**Convention Center Tax Increment Financing Fund
Property Values, Tax Increment, And Projected Demographics
For The Last Ten Fiscal Years Or Since Inception
(Unaudited)**



Tax Year	Tax Rate ⁽¹⁾	Base Value	Increased Value	Tax Revenue for Urban Renewal Debt ⁽¹⁾
2012-13	21.97	214,100,689	799,329,769	5,021,769
2013-14	23.67	214,100,689	796,003,675	4,952,060
2014-15	23.03	214,100,689	830,451,071	5,139,852
2015-16	20.70	214,100,689	916,482,391	5,375,306
2016-17	20.66	214,100,689	1,044,786,006	5,443,597
2017-18	22.05	214,100,689	1,039,709,754	5,424,623
2018-19	22.29	214,100,689	1,087,718,161	5,424,680
2019-20	22.36	214,100,689	1,110,928,481	5,423,332
2020-21	22.54	214,100,689	1,282,685,541	5,394,275
2021-22	23.27	214,100,689	1,197,637,491	5,419,133

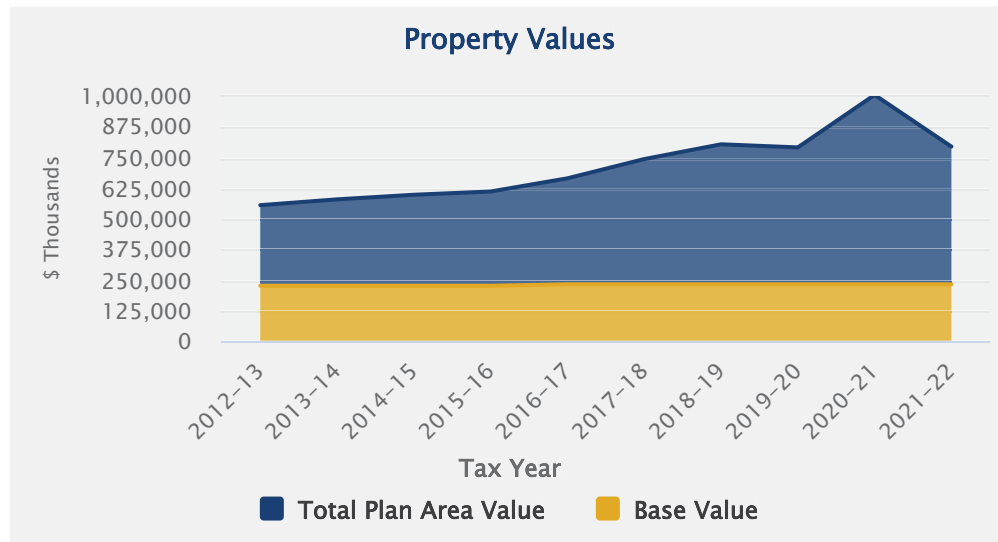
Source: Multnomah County Division of Assessment and Taxation

	URA		Portland	
	Current 2018	Projected 2023	Current 2018	Projected 2023
Population	1,682	1,813	620,560	655,843
Per Capita Income	\$ 37,185	\$ 39,368	\$ 33,116	\$ 36,242
Total Housing Units	1,157	1,237	278,917	292,702
Owner Occupied Housing Units	154	165	130,533	136,985
Renter Occupied Housing Units	886	948	131,091	138,448

Source: The 2018/2023 forecasted demographic figures have been derived using ESRI's Business Analyst Software. Forecasts are developed by incorporating all the Census 2012 data as well as using postcensus trends in the population which are captured from a variety of data sources and applied to the most accurate update for 2018. This change is then extrapolated five years to 2023. The 2018 update represents current events; the 2023 forecast illustrates the effects of current events. Prosper Portland GIS

⁽¹⁾ Tax rate is the average, imputed tax rate based on Tax Revenue for Urban Renewal Debt (taxes imposed) and Increased Value.

**Central Eastside Tax Increment Financing Fund
Property Values, Tax Increment, And Projected Demographics
For The Last Ten Fiscal Years Or Since Inception
(Unaudited)**



Tax Year	Tax Rate ⁽¹⁾	Base Value	Increased Value	Tax Revenue for Urban Renewal Debt ⁽¹⁾
2012-13	17.92	224,626,739	330,134,282	5,557,691
2013-14	19.16	224,626,739	354,036,136	6,157,007
2014-15	18.94	224,626,739	372,895,947	6,560,153
2015-16	18.46	224,626,739	386,173,918	6,744,094
2016-17	18.38	230,541,190	434,403,878	7,622,430
2017-18	18.53	230,541,190	513,235,852	9,064,105
2018-19	18.56	230,541,190	573,756,063	10,178,307
2019-20	18.50	230,541,190	561,016,722	9,907,248
2020-21	18.62	230,541,190	776,257,230	9,986,171
2021-22	18.85	230,541,190	564,194,053	10,136,524

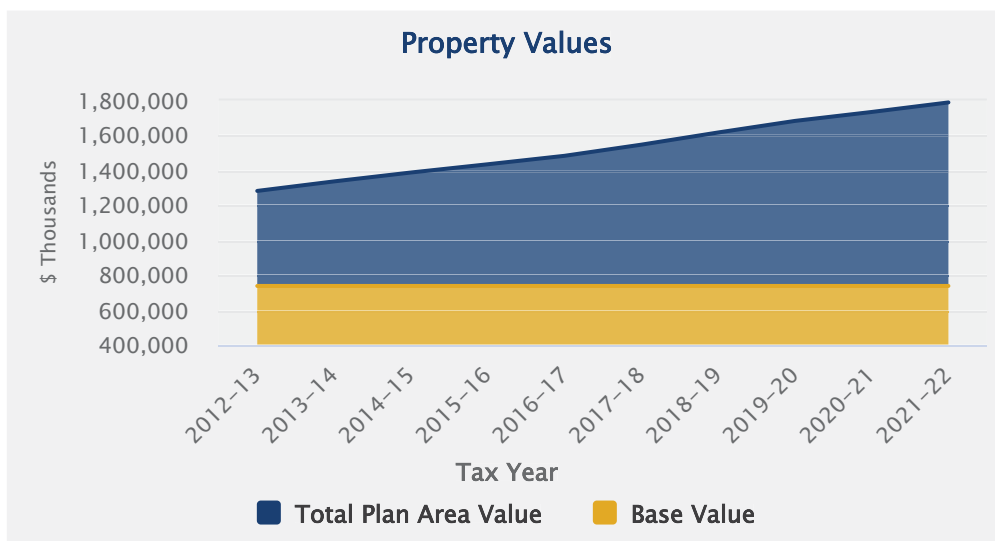
Source: Multnomah County Division of Assessment and Taxation

	URA		Portland	
	Current 2018	Projected 2023	Current 2018	Projected 2023
Population	2,161	2,336	620,560	655,843
Per Capita Income	\$ 28,760	\$ 31,212	\$ 33,116	\$ 36,242
Total Housing Units	1,164	1,269	278,917	292,702
Owner Occupied Housing Units	90	96	130,533	136,985
Renter Occupied Housing Units	1,000	1,091	131,091	138,448

Source: The 2018/2023 forecasted demographic figures have been derived using ESRI's Business Analyst Software. Forecasts are developed by incorporating all the Census 2012 data as well as using postcensus trends in the population which are captured from a variety of data sources and applied to the most accurate update for 2018. This change is then extrapolated five years to 2023. The 2018 update represents current events; the 2023 forecast illustrates the effects of current events. Prosper Portland GIS

⁽¹⁾ Tax rate is the average, imputed tax rate based on Tax Revenue for Urban Renewal Debt (taxes imposed) and Increased Value.

Lents Town Center Tax Increment Financing Fund
Property Values, Tax Increment, And Projected Demographics
For The Last Ten Fiscal Years Or Since Inception
(Unaudited)



Tax Year	Tax Rate ⁽¹⁾	Base Value	Increased Value	Tax Revenue for Urban Renewal Debt ⁽¹⁾
2012-13	21.78	736,224,033	545,241,847	10,524,133
2013-14	23.03	736,224,033	599,867,032	12,003,585
2014-15	22.46	736,224,033	650,846,315	13,229,753
2015-16	20.81	736,224,033	698,111,797	13,700,744
2016-17	20.69	736,224,033	746,610,587	14,751,575
2017-18	21.66	736,224,033	810,553,020	16,762,546
2018-19	21.94	736,224,033	880,519,647	18,495,581
2019-20	22.01	736,224,033	946,816,977	19,897,906
2020-21	22.13	736,224,033	998,233,677	21,038,716
2021-22	22.85	736,224,033	1,052,928,597	22,961,608

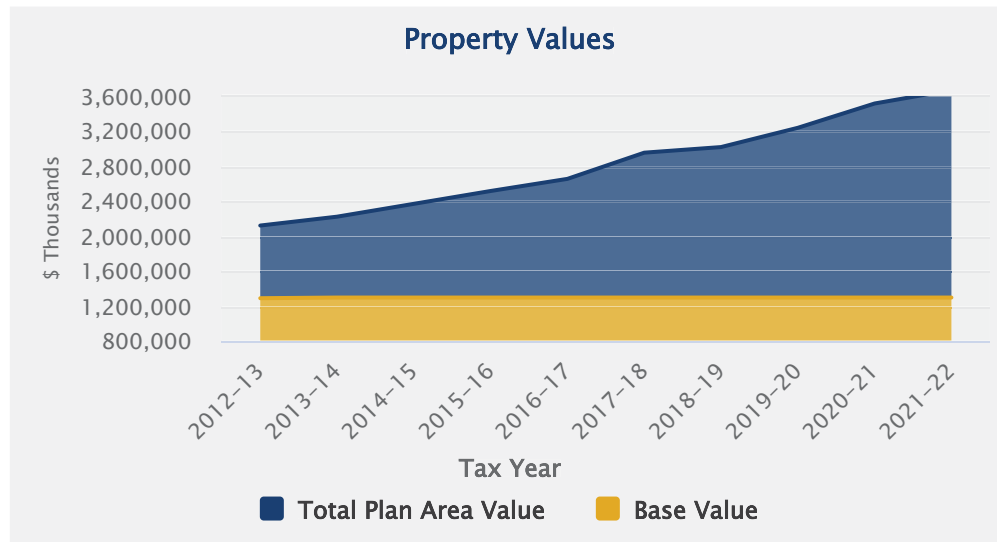
Source: Multnomah County Division of Assessment and Taxation

	URA		Portland	
	Current 2018	Projected 2023	Current 2018	Projected 2023
Population	29,633	31,066	620,560	655,843
Per Capita Income	\$ 18,275	\$ 19,957	\$ 33,116	\$ 36,242
Total Housing Units	11,332	11,796	278,917	292,702
Owner Occupied Housing Units	5,111	5,379	130,533	136,985
Renter Occupied Housing Units	5,496	5,674	131,091	138,448

Source: The 2018/2023 forecasted demographic figures have been derived using ESRI's Business Analyst Software. Forecasts are developed by incorporating all the Census 2012 data as well as using postcensus trends in the population which are captured from a variety of data sources and applied to the most accurate update for 2018. This change is then extrapolated five years to 2023. The 2018 update represents current events; the 2023 forecast illustrates the effects of current events. Prosper Portland GIS

⁽¹⁾ Tax rate is the average, imputed tax rate based on Tax Revenue for Urban Renewal Debt (taxes imposed) and Increased Value.

**Interstate Corridor Tax Increment Financing Fund
Property Values, Tax Increment, And Projected Demographics
For The Last Ten Fiscal Years Or Since Inception
(Unaudited)**



Tax Year	Tax Rate ⁽¹⁾	Base Value	Increased Value	Tax Revenue for Urban Renewal Debt ⁽¹⁾
2012-13	22.14	1,285,932,631	833,779,005	16,318,215
2013-14	23.78	1,293,389,062	928,040,273	19,182,025
2014-15	23.18	1,293,389,062	1,075,480,078	22,520,074
2015-16	20.86	1,293,389,062	1,222,834,128	24,121,728
2016-17	20.77	1,293,389,062	1,361,889,768	27,009,707
2017-18	22.22	1,293,389,062	1,662,446,085	35,213,331
2018-19	22.50	1,293,460,097	1,726,799,363	37,150,414
2019-20	22.51	1,293,460,097	1,947,841,353	41,864,209
2020-21	22.73	1,293,460,097	2,226,758,383	48,144,336
2021-22	19.37	1,293,460,097	2,380,490,753	43,955,104

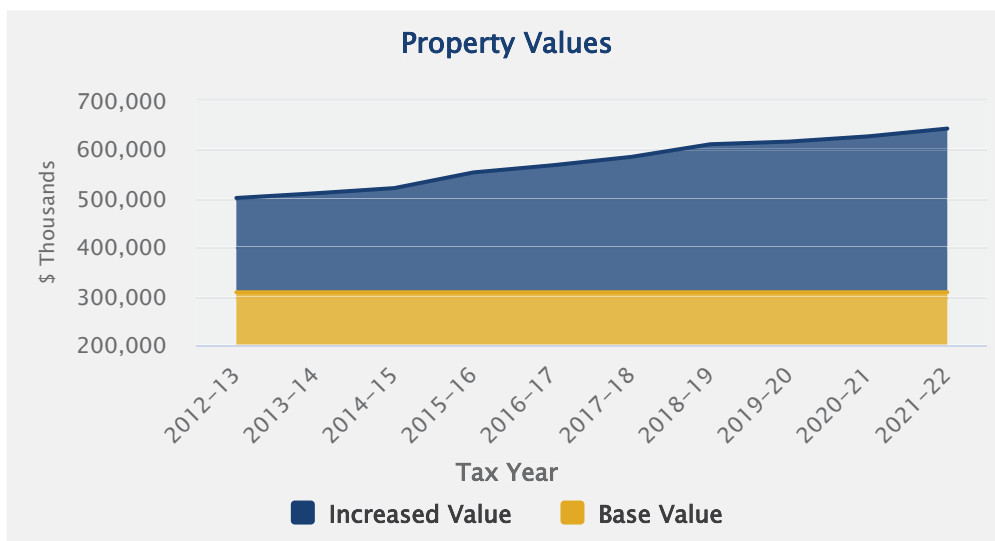
Source: Multnomah County Division of Assessment and Taxation

	URA		Portland	
	Current 2018	Projected 2023	Current 2018	Projected 2023
Population	38,606	41,451	620,560	655,843
Per Capita Income	\$ 24,928	\$ 27,360	\$ 33,116	\$ 36,242
Total Housing Units	16,821	17,979	278,917	292,702
Owner Occupied Housing Units	7,435	7,857	130,533	136,985
Renter Occupied Housing Units	8,427	9,079	131,091	138,448

Source: The 2018/2023 forecasted demographic figures have been derived using ESRI's Business Analyst Software. Forecasts are developed by incorporating all the Census 2012 data as well as using postcensus trends in the population which are captured from a variety of data sources and applied to the most accurate update for 2018. This change is then extrapolated five years to 2023. The 2018 update represents current events; the 2023 forecast illustrates the effects of current events. Prosper Portland GIS

⁽¹⁾ Tax rate is the average, imputed tax rate based on Tax Revenue for Urban Renewal Debt (taxes imposed) and Increased Value.

**Gateway Regional Center Tax Increment Financing Fund
Property Values, Tax Increment, And Projected Demographics
For The Last Ten Fiscal Years Or Since Inception
(Unaudited)**



Tax Year	Tax Rate ⁽¹⁾	Base Value	Increased Value	Tax Revenue for Urban Renewal Debt ⁽¹⁾
2012-13	20.88	307,174,681	193,181,233	3,600,918
2013-14	21.33	307,174,681	202,760,459	3,755,877
2014-15	20.83	307,174,681	213,423,949	4,044,323
2015-16	20.63	307,174,681	245,514,959	4,745,960
2016-17	20.46	307,174,681	260,170,089	5,072,692
2017-18	20.51	307,174,681	277,397,571	5,436,331
2018-19	20.63	307,174,681	303,269,319	5,997,667
2019-20	20.67	307,174,681	308,744,919	6,113,222
2020-21	20.82	307,174,681	319,474,099	6,339,945
2021-22	21.50	307,174,681	335,399,529	6,885,523

Source: Multnomah County Division of Assessment and Taxation

	URA		Portland	
	Current 2018	Projected 2023	Current 2018	Projected 2023
Population	6,006	6,347	620,560	655,843
Per Capita Income	\$ 22,821	\$ 24,695	\$ 33,116	\$ 36,242
Total Housing Units	3,100	3,251	278,917	292,702
Owner Occupied Housing Units	716	845	130,533	136,985
Renter Occupied Housing Units	2,058	2,165	131,091	138,448

Source: The 2018/2023 forecasted demographic figures have been derived using ESRI's Business Analyst Software. Forecasts are developed by incorporating all the Census 2012 data as well as using postcensus trends in the population which are captured from a variety of data sources and applied to the most accurate update for 2018. This change is then extrapolated five years to 2023. The 2018 update represents current events; the 2023 forecast illustrates the effects of current events. Prosper Portland GIS

⁽¹⁾ Tax rate is the average, imputed tax rate based on Tax Revenue for Urban Renewal Debt (taxes imposed) and Increased Value.

Financial Assistance
For The Last Ten Fiscal Years
(Unaudited)

Fiscal Year	Number of loans and grants	Dollar Amount
2012-13	171	43,342,987
2013-14	155	10,495,351
2014-15	157	48,530,924
2015-16	300	20,769,972
2016-17	269	10,631,493
2017-18	234	14,203,451
2018-19	264	33,764,995
2019-20	187	24,547,960
2020-21	214	30,562,749
2021-22	173	20,361,470

Source: Commission loan system.

Notes: Financial assistance may include assistance for building repair, facility expansion, new equipment, storefront improvements, or working capital as well as a myriad of other small assistance programs.

**Total Personal Income, Per Capita Income,
Population Trends, And Unemployment Rates
Portland/Vancouver/Hillsboro Msa, Oregon, And The United States
(Unaudited)**

Year	Personal Income (Millions)			Per Capita Income		
	Portland/ Vancouver/ Hillsboro MSA	Oregon	U.S. Total	Portland/ Vancouver/ Hillsboro MSA	Oregon	U.S. Total
2007	\$ 86,030	\$ 133,556	\$ 12,014,107	\$ 40,242	\$ 35,879	\$ 39,883
2008	90,567	139,412	12,475,898	41,681	36,992	41,026
2009	86,362	134,493	12,073,407	39,136	35,313	39,356
2010	88,700	138,292	12,586,509	39,735	36,036	40,683
2011	94,441	145,596	13,330,436	41,728	37,596	42,747
2012	100,973	153,548	14,003,346	44,108	39,371	44,548
2013	102,398	156,130	14,189,228	44,288	39,788	44,798
2014	109,817	167,077	14,989,527	46,823	42,134	46,887
2015	118,149	179,600	15,681,233	49,573	44,694	48,725
2016	123,978	188,283	16,092,713	51,049	45,999	49,613
2017	131,480	198,996	16,845,028	53,507	47,983	51,573
2018	140,499	211,415	17,681,159	56,762	50,536	53,817
2019	146,910	221,186	18,402,004	58,941	52,464	55,724
2020	157,150	238,847	19,607,447	62,603	56,311	59,147
2021	NA	257,641	21,056,622	NA	60,676	63,444

Source: U.S. Department of Commerce, Bureau of Economic Analysis

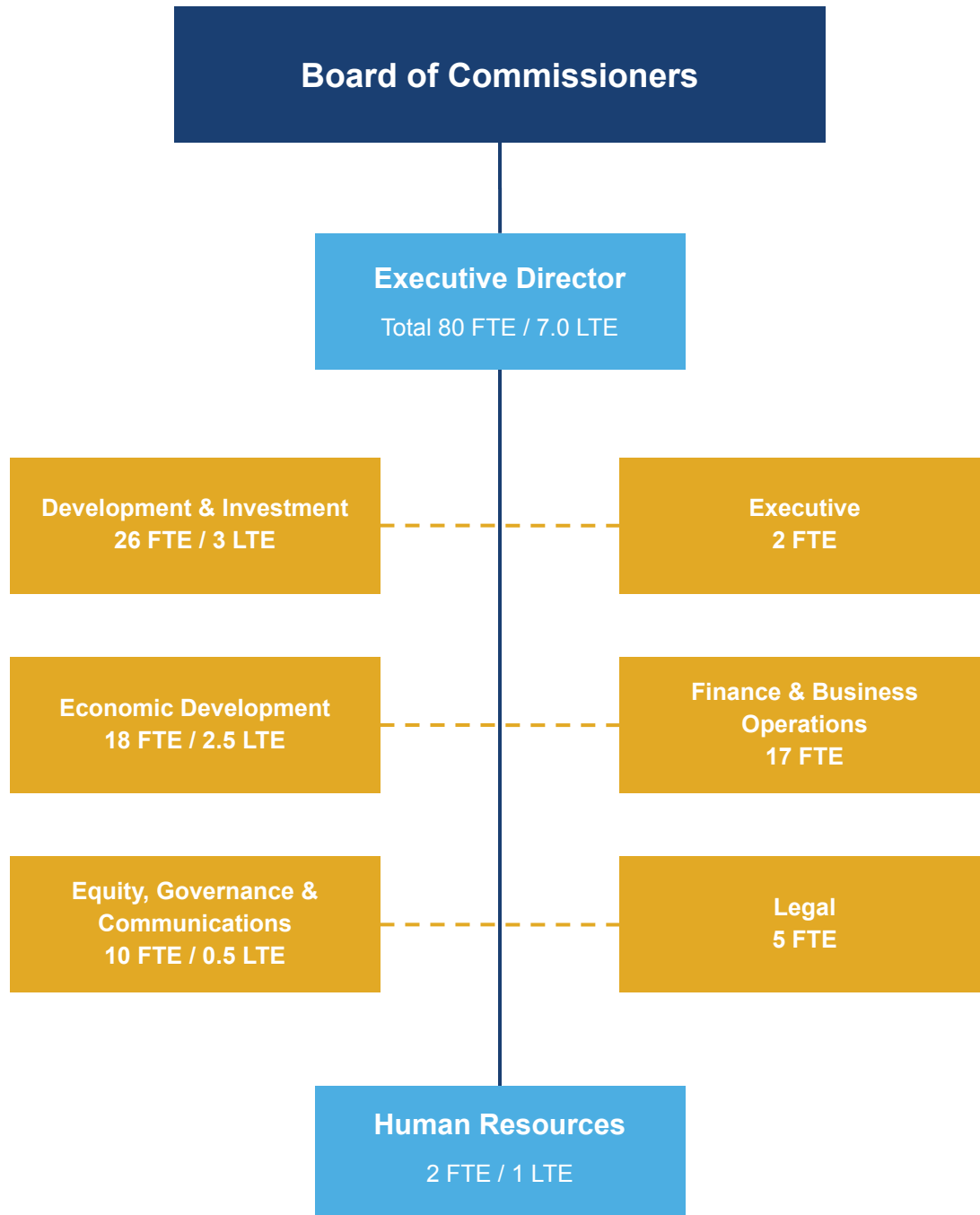
	Population Trends			Unemployment Rates		
	Portland ⁽¹⁾	Portland/ Vancouver/ Hillsboro MSA ⁽²⁾	Oregon ⁽²⁾	U.S. Total ⁽²⁾	Portland Unemployment % Rate ⁽³⁾	Oregon Unemployment % Rate ⁽³⁾
2007	568,380	2,137,828	3,722,417	301,231,207	4.9	5.2
2008	557,706	2,172,853	3,768,748	304,093,966	5.9	6.6
2009	582,130	2,206,737	3,808,600	306,771,529	10.6	11.3
2010	583,776	2,232,270	3,837,611	309,378,433	9.4	10.6
2011	595,325	2,263,267	3,872,655	311,841,632	8.1	9.5
2012	603,650	2,289,205	3,900,071	314,344,331	7.4	8.8
2013	611,134	2,312,095	3,924,064	316,735,375	6.5	7.9
2014	619,445	2,345,353	3,965,387	319,270,047	5.7	6.8
2015	632,187	2,383,354	4,018,466	321,829,327	4.7	5.6
2016	639,635	2,428,626	4,093,179	324,367,742	4.1	4.8
2017	648,121	2,457,258	4,147,186	326,623,063	3.6	4.1
2018	652,573	2,475,249	4,183,414	328,542,157	3.5	4.1
2019	653,467	2,492,479	4,215,976	330,233,102	3.2	3.8
2020	652,503	2,510,259	4,241,544	331,501,080	8.7	7.6
2021	642,218	NA	4,246,155	331,893,745	5.5	5.2

Source: ⁽¹⁾ U.S. Census Bureau

⁽²⁾ U.S. Department of Commerce, Bureau of Economic Analysis

⁽³⁾ U.S. Bureau of Labor Statistics

Note: NA = Information Not Available



Miscellaneous Statistics**As of June 30, 2022****(Unaudited)****Date of Charter Amendment creating agency**May 16,
1958**Form of Government**Commission, appointed by City Mayor
Approved by City Council**Number of Employees:**

	FY2018-19	FY2019-20		FY2020-21		FY2021-22	
As of June 30	FTE	FTE	LTE	FTE	LTE	FTE	LTE
Executive	2.0	2.0	-	2.0	-	2.0	-
Finance & Business Operations	19.1	18.7	-	18.0	-	17.0	-
Equity, Governance & Communications	10.0	10.0	2.0	10.0	1.0	10.0	1.0
Legal	5.0	5.0	-	5.0	-	5.0	-
Human Resources	2.0	2.0	1.0	2.0	1.0	2.0	1.0
Development and Investment	23.0	24.0	3.0	27.0	3.0	27.0	3.0
Economic Development	20.0	21.0	1.5	17.0	0.6	18.0	4.0
Total	81.1	82.7	7.5	81.0	5.6	81.0	9.0

Tax Increment Financing District Land Area and Base Values**As of June 30,**

District	Acres	Base Value
Central Eastside	708	\$230,541,190
Downtown Waterfront	233	55,674,313
Gateway Regional Center	659	307,174,681
Interstate Corridor	3,995	1,293,460,097
Lents Town Center	2,846	736,224,033
North Macadam	447	628,094,444
Oregon Convention Center	410	214,100,689
River District	315	432,292,135
Neighborhood Prosperity Initiatives	245	164,919,235
South Park Blocks	98	305,692,884
Total URA Land Data	9,956	\$4,368,173,701
Total Assessed Value, City of Portland		\$76,142,269,310
Incremental Excess of Urban Renewal Areas		6,714,596,619
Incremental Value Not Used		5,906,839,944
Total Assessed Value of City Minus Incremental Excess		\$63,520,832,747
Total Acreage, City of Portland	92,768	



Audit Comments and Disclosures





PROSPER
PORTLAND

Building an Equitable Economy

Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Board of Commissioners
Prosper Portland
(A Component Unit of the City of Portland)

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Prosper Portland (a Component Unit of the City of Portland) ("Prosper Portland") as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise Prosper Portland's basic financial statements, and have issued our report thereon dated October 25, 2022.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Prosper Portland's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Prosper Portland's internal control. Accordingly, we do not express an opinion on the effectiveness of Prosper Portland's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Prosper Portland's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Portland, Oregon
October 25, 2022



Report of Independent Auditors Required by Oregon State Regulations

The Board of Commissioners
Prosper Portland
(A Component Unit of the City of Portland)

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Prosper Portland (a Component Unit of the City of Portland) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise Prosper Portland's basic financial statements, and have issued our report thereon dated October 25, 2022.

Compliance

As part of obtaining reasonable assurance about whether Prosper Portland's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including provisions of Oregon Revised Statutes (ORS) as specified in Oregon Administrative Rules (OAR) 162-010-0000 to 162-010-0330, of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the financial statements: However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to, the following:

- Accounting records and internal control
- Public fund deposits
- Budget
- Insurance and fidelity bonds
- Investments
- Public contracts and purchasing

In connection with our testing, nothing came to our attention that caused us to believe Prosper Portland was not in substantial compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of ORS as specified in OAR 162-010-0000 through 162-010-0330 of the Minimum Standards for Audits of Oregon Municipal Corporations.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the prosper Portland's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Prosper Portland's internal control. Accordingly, we do not express an opinion on the effectiveness of the Prosper Portland's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. Accordingly, this communication is not suitable for any other purpose.

This report is intended solely for the information and use of the Board of Commissioners and management of Prosper Portland and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.



Keith Simovic, Partner,
for Moss Adams LLP
Portland, Oregon
October 25, 2022



**PROSPER
PORTLAND**

Building an Equitable Economy

**220 NW Second Avenue, Suite 200,
Portland, OR 97209**





COMMUNICATIONS WITH THE BOARD OF COMMISSIONERS
PROSPER PORTLAND
PORTLAND, OREGON

June 30, 2022



Communications with Those Charged with Governance

To the Board of Commissioners
Prosper Portland
(A Component Unit of the City of Portland), and
Mary Hull Caballero, Auditor, City of Portland

We have audited the financial statements of the Prosper Portland (a Component Unit of the City of Portland, Oregon) ("Prosper Portland") as of and for the year ended June 30, 2022 and have issued our report thereon dated October 25, 2022. Professional standards require that we provide you with the following information related to our audit.

Our Responsibility under Auditing Standards Generally Accepted in the United States of America

As stated in the City of Portland Agreement of Professional, Technical, or Expert Services Contract #30008009 effective April 1, 2022, we are responsible for forming and expressing an opinion about whether the financial statements that have been prepared by management, with your oversight, are prepared, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your responsibilities.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS) and *Government Auditing Standards*. As part of an audit conducted in accordance with U.S. GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Prosper Portland's internal control over financial reporting. Accordingly, we considered Prosper Portland's internal control solely for the purposes of determining our audit procedures and not to provide assurance concerning such internal control.

We are also responsible for communicating significant matters related to the financial statement audit that, in our professional judgment, are relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our planning meeting held with you on June 9, 2022.

Significant Audit Findings and Issues

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Prosper Portland are described in Note I to the financial statements. During the year ended June 30, 2022, Prosper Portland adopted the provisions of GASB Statement No. 87, *Leases*. The financial statements and related disclosures have been updated to conform to the guidance under GASB 87. No other new accounting policies were adopted and there were no changes in the application of existing policies during fiscal year 2022. We noted no transactions entered into by the Entity during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- The determination of the allowance for discounts and uncollectible loans and other receivables
- Useful lives of property and equipment
- Claims liability
- Employee benefit plan accruals, and
- Pollution remediation costs

Based on our audit procedures, we concur with the significant estimates and assumptions made by management in the preparation of the financial statements.

Financial Statement Disclosures

The disclosures in the financial statements are consistent, clear, and understandable. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- Loans receivable and the related allowances
- Properties held for sale
- Employee pension plan disclosures
- Contingent liabilities, and
- Environmental risk

Significant Unusual Transactions

We encountered no significant unusual transactions during our audit of Prosper Portland's financial statements.

Significant Difficulties Encountered in Performing the Audit

Professional standards require us to inform you of any significant difficulties encountered in performing the audit. No significant difficulties were encountered during our audit of Prosper Portland's financial statements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. No such disagreements arose during the course of our audit.

Circumstances that Affect the Form and Content of the Auditor's Report

There may be circumstances in which we would consider it necessary to include additional information in the auditor's report in accordance with accounting principles generally accepted in the United States of America. There were no circumstances that affected the form and content of the auditor's report.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all factual and judgmental misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management.

For purposes of this letter, professional standards define an audit adjustment as a proposed correction of the financial statements made subsequent to the start of audit final fieldwork. An audit adjustment may or may not indicate matters that could have a significant effect on Prosper Portland's financial reporting process (that is, cause future financial statements to be materially misstated). We identified the following audit adjustment during the course of our audit procedures:

- 1) Adjustment to remove the impact to beginning net position incorrectly posted for adoption of GASB 87 Leases - \$9,734,000

Passed adjustments are those entries found during the course of the audit that management has decided to not post to the financial statements. We identified no passed audit adjustments during the course of our audit procedures.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated October 25, 2022.

Management Consultation with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to Prosper Portland's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Significant Audit Findings or Issues

We are required to communicate to you other findings or issues arising from the audit that are, in our professional judgment, significant and relevant to your oversight of the financial reporting process. There were no such items identified.

This information is intended solely for the use of the audit committee and management of Prosper Portland and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Moss Adams LLP".

Portland, Oregon
October 25, 2022



MOSSADAMS



PROSPER PORTLAND

Building an Equitable Economy

RESOLUTION NO. 7474

RESOLUTION TITLE:

ACCEPTING AND APPROVING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR 2021-22 AND ACCEPTING THE COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE


Adopted by the Prosper Portland Commission on December 14, 2022

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner William Myers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Peter Platt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Sam Rodriguez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Serena Stoudamire Wesley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda				

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Prosper Portland Commission and as duly recorded in the official minutes of the meeting.

	Date: December 15, 2022
Pam Feigenbutz, Recording Secretary	