

Portland Development Commission **PROPOSED BUDGET** **FY**2012-13

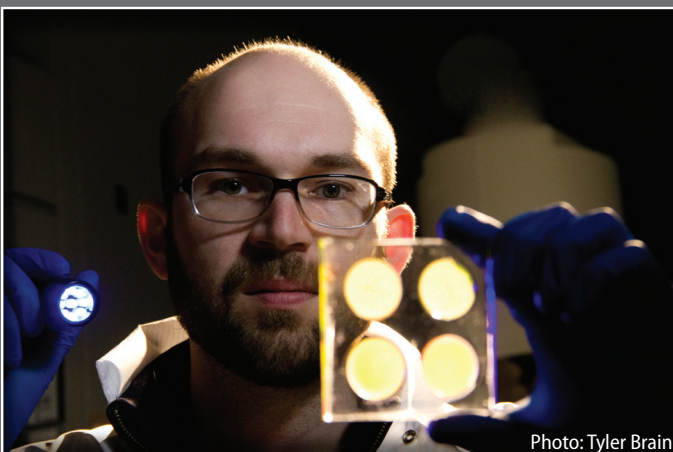


Photo: Tyler Brain



Top: graduates of a sustainability-oriented OSHA 30 class funded by the EOJ Green Careers Scholarship Fund; bottom left: the Portland State University wet lab is a center of research and innovation; bottom right: representatives from the six Neighborhood Prosperity Initiative areas

Proposed Budget FY 2012-13



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**PORTLAND DEVELOPMENT COMMISSION
FY 2012-13 Proposed Budget**

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A Message from Patrick Quinton Executive Director



To the Members of the Portland Development Commission (PDC) and Portland City Council:

In January of this year, PDC's Board adopted a revised mission statement to reflect the new direction charted by the agency since the adoption of Portland's Five-Year Economic Development Strategy in 2009. PDC's newly-stated mission is "to create one of the world's most desirable and equitable cities by investing in job creation, innovation and economic opportunity throughout Portland." This mission statement incorporates not only the job creation and innovation priorities of the City's Economic Development Strategy but also the commitment to social equity and healthy neighborhoods in the City's Neighborhood Economic Development (NED) Strategy and, more importantly, the recently-adopted Portland Plan.

The enclosed FY 2012-13 Budget for PDC reflects the agency's aggressive efforts to make the values expressed in our mission a reality: strong traded sector job creation, thriving small businesses and neighborhood commercial corridors, and prosperity shared by Portlanders of all colors, incomes, and neighborhoods. These goals drive PDC's 2010-2014 Strategic Plan, which translates the City's strategic objectives into concrete actions that are consistent with our fiduciary duty to be effective stewards of taxpayer dollars.

When City Council adopted the Economic Development Strategy three years ago, the nation was in the midst of the worst economic recession in a generation. By February 2012, less than three years after adoption of the strategy, Multnomah County added 13,100 jobs and the County's unemployment rate dropped to 8.1 percent, below the national average for the first time in 3 ½ years. While these improvements demonstrate the success of Portland and its regional partners in repositioning the local economy, much work remains to sustain recent economic growth and extend prosperity to all Portland businesses and residents. The core focus of this budget is to use our economic development tools and resources to continue our work, while beginning to create a more sustainable resource framework that will allow the agency to play this role for years to come.

BUDGET OVERVIEW AND PROCESS

The total FY 2012-13 PDC Budget is \$205 million, with \$162 million in expenditures. This budget represents a significant decrease from past expenditure budgets of \$181 million in FY 2011-12 and \$188 million in 2010-11. For FY 2012-13, our total employee count is 135.3. This ongoing trend in reduced resources is due to aging and expiring urban renewal areas, and will continue for the foreseeable future. Consequently, the agency is preparing for further reductions in operations beginning in FY 2014-15.

The process to create the FY 2012-13 Budget began in late Fall 2011 when staff and stakeholders discussed and prioritized programs for each urban renewal area. This work was reviewed by the PDC Board and Mayor Adams in January prior to submitting the Requested Budget to the City of Portland. Following production of the Proposed Budget, the budget will be presented to Portland City Council for approval in May. It will then be presented to the PDC Board for adoption in June.

BUDGET HIGHLIGHTS

NEIGHBORHOOD BUSINESS VITALITY AND SOCIAL EQUITY

The overlapping objectives of the Portland Plan and the City's NED Strategy frame PDC's neighborhood work. Due to Portland's documented disparities within communities of color and neighborhoods in East Portland, PDC's actions will focus on businesses and commercial districts that have a direct impact on fostering opportunities for people of color and within priority neighborhoods. An equity lens that examines the benefits we bring to the community through our investments and financial commitments will guide every action, investment, and program. Performance will be measured to ensure equitable outcomes, with data disaggregated by race, ethnicity, and geography.

This budget also advances a grassroots approach to helping communities through the Council-adopted Neighborhood Prosperity Initiative (NPI) districts. Six small urban renewal areas have been established around commercial corridors in East and outer Northeast Portland. In partnership with the City and Multnomah County, these six communities will establish and implement neighborhood-specific plans to enhance the environment for business success and promote local prosperity.

In order to monitor progress and provide advice as specific initiatives are implemented, PDC established a citywide NED Leadership Group. This new model of public involvement empowers a geographically and demographically diverse team with wide ranging expertise to guide PDC's implementation of the NED Strategy.

As a full partner in the development and implementation of the Portland Plan, PDC is committed to advancing social equity through every aspect of our operations, including the dollars that we spend on professional services and construction contracting. In addition, PDC is undertaking a comprehensive review of its internal policies and procedures to ensure that the agency lives its equity values in terms of the diversity of our workforce, the openness and transparency of our public participation processes and the quality of our relationships with stakeholders, particularly those who have not historically benefitted from PDC's investments.

TRADED SECTOR CLUSTERS AND ENTREPRENEURSHIP

PDC's traded sector work drives job creation by raising the national and international profile and competitiveness of Portland's target cluster industries: Clean Tech, Advanced Manufacturing, Athletic & Outdoor, and Software. By focusing the traditional economic development tools of business retention and expansion, recruitment, innovation, entrepreneurship, land assembly and workforce development around four key industries, the City, PDC and our public and private partners have been able to catalyze measurable job growth and new business formation and attraction in a limited period of time. This proposed budget maintains the momentum around PDC's core job creation initiatives.


Our focus on traded sector clusters requires us to look beyond our borders and connect local companies to international business opportunities that expand the regional economic pie. The Brookings Institution recently named Portland as one of four pilot cities in the Metro Export Initiative, and helped develop a regional plan to drive increased export activity from businesses throughout the metro area. PDC, working with Greater Portland, Inc., will begin implementation of that plan in FY 2012-13.

This budget also includes an increased investment in entrepreneurship, with a particular focus on building the foundation of an innovation economy, including enhanced research and commercialization capabilities at our local universities and access to risk capital. PDC will continue to support initiatives that reduce barriers to entrepreneurship, such as the Portland Seed Fund, which provides predictable capital for early-stage companies. Prioritizing locally-grown businesses is critical to diversifying Portland's employment base and has established the City as an emerging alternative to areas such as Silicon Valley, Seattle, and Austin for aspiring entrepreneurs.

The creation of the Education Urban Renewal Area is another building block for the City's innovation economy. This URA sets forth long-term partnerships between Portland State University, Portland Public Schools, Multnomah County, and the City, with the objectives of delivering educational excellence, attracting private investment, enhancing blighted properties and developing the region's workforce. The district is forecasted to provide up to \$169 million for investments that provide seed funding for research facilities, business accelerators, affordable housing, and private development.

We appreciate the confidence our Board and City Council have demonstrated in tasking PDC with pursuing the City's job creation and economic growth priorities and look forward to producing results that benefit the entire community in 2012-13.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Quinton". The signature is fluid and cursive, with the first name "Patrick" and last name "Quinton" clearly distinguishable.

Patrick Quinton
Executive Director

Budget Structure

The FY 2012-13 Budget includes \$205.3 million in resources from tax increment debt proceeds, sale of property and loan collections, and City of Portland General Fund. Resources also included an estimated beginning fund balance of \$84.8 million, primarily from prior bond proceeds retained for specific projects. In FY 2012-13, PDC is planning to access approximately \$88.0 million in tax increment debt proceeds to support program investments across seven of the 11 urban renewal areas. The other four urban renewal areas no longer have capacity to issue additional debt.

Total expenditures equal \$162.4 million for Business Development, Housing, Infrastructure, and Property Redevelopment programs, along with the staff and administration required to implement the programs. Overall, expenditures decreased \$19.0 million from the FY 2011-12 Revised Budget.

Basis of Budgeting

Per State of Oregon Local Budget Law, PDC is required to appropriate expenditures in each fund by either organizational units or programs. In FY 2012-13 PDC is appropriating all expenditures by the following business lines:

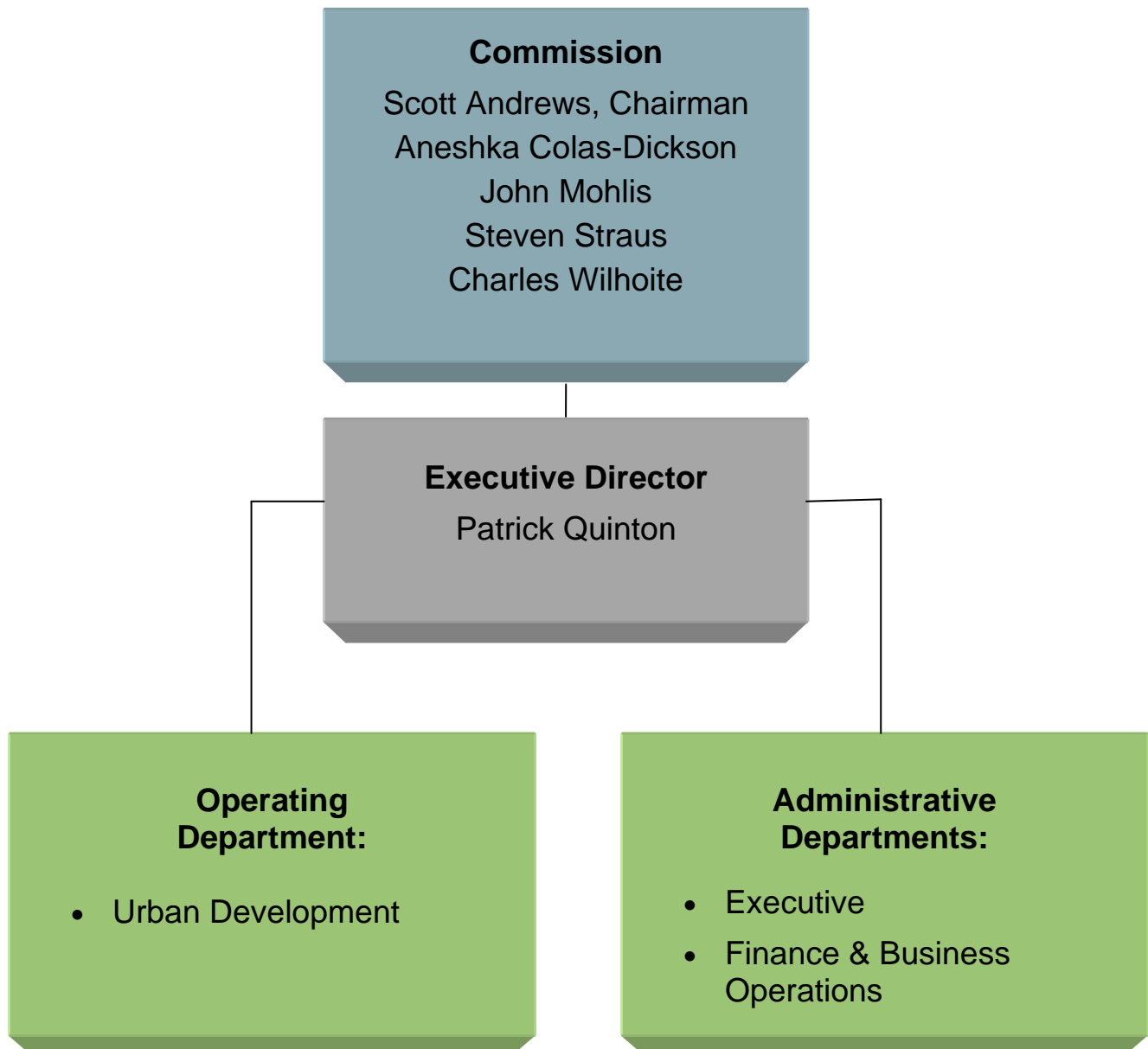
- Business Development (job creation focus programs)
- Housing (IGA with Portland Housing Bureau for Tax Increment Housing Set-aside)
- Infrastructure (programs that result in transportation, park and public facilities)
- Property Redevelopment (real estate redevelopment focus)
- Administration (functions that support general, agency-wide costs including urban renewal plan area development, strategic planning, and financial administration).

The FY 2012-13 Budget Document includes the following sections:

- **Budget Process** - provides a step-by-step overview of each phase of the budget process;
- **Strategic Plan/Metrics** - delivers key strategic issues and performance measures over time;
- **Financial Summary** - provides a more in-depth discussion on changes in resources and requirements;
- **Urban Renewal Area Summaries** - includes the maps and detailed program and project budgets and four-year forecast for each of PDC's eleven urban renewal areas;
- **Staffing** - describes current and past staffing assumptions;
- **Fund Summaries** - shows the legal appropriation totals for each of PDC's funding sources as required by Local Budget Law.

Welcome to PDC

The following chart summarizes the Portland Development Commission's (PDC) organizational structure:





**Scott Andrews,
Chairman**



**Aneshka
Colas-Dickson**



John Mohlis



Steven Straus



Charles Wilhoite

About PDC

Created by Portland voters in 1958, PDC has played a major role in keeping Portland one of America's most livable cities. During the past half century, PDC has taken forward 20 urban renewal plans that have changed the face of Portland – making it a better place to live for all Portlanders.

PDC focuses on what matters to Portland: job creation, economic vitality, collaboration and partnership, and responsible stewardship of public funds. As Portland's urban renewal and economic development agency, PDC is pursuing an aggressive strategy to create the most sustainable economy in the world.

PDC is governed by a volunteer Board of Commissioners which is approved by City Council and reports directly to Portland's Mayor. The Board is authorized by City Charter to administer the business activities of the agency.

PDC has 11 active urban renewal areas and works extensively in Portland's neighborhoods to deliver a broad range of neighborhood improvement programs. It also carries out a comprehensive range of economic development programs that create jobs for Portland residents.

PDC delivers its services through its Urban Development Department. Administrative and support functions are handled by the Executive and Finance & Business Operations Departments.

Mission and Values

Mission

Our mission is to create one of the world's most desirable and equitable cities by investing in job creation, innovation, and economic opportunity throughout Portland.

Values

Our core values guide how we will accomplish our mission.

Core Values

Excellence and Innovation – We strive to deliver top quality projects, programs, and services with professionalism, integrity, and vision. This requires being sensitive and responsive to our clients' needs, encouraging ourselves and others to realize our fullest potential, and rewarding creativity and candor. We actively seek new ideas and encourage responsible risk-taking. We work to maximize community value by encouraging and implementing integrated opportunities for development, leveraging resources, and linking citizens to our strategies and the prosperity of the city.

Stewardship – We take a leadership role in encouraging the wise use of all resources. We encourage sustainable development practices to minimize natural resource consumption in projects we support. We are fiscally responsible, looking for ways to achieve the most value at the least cost to the public as well as ways to best leverage public investment with private dollars. We speak out on issues important to our mission, serving as advocates for Portland citizens.

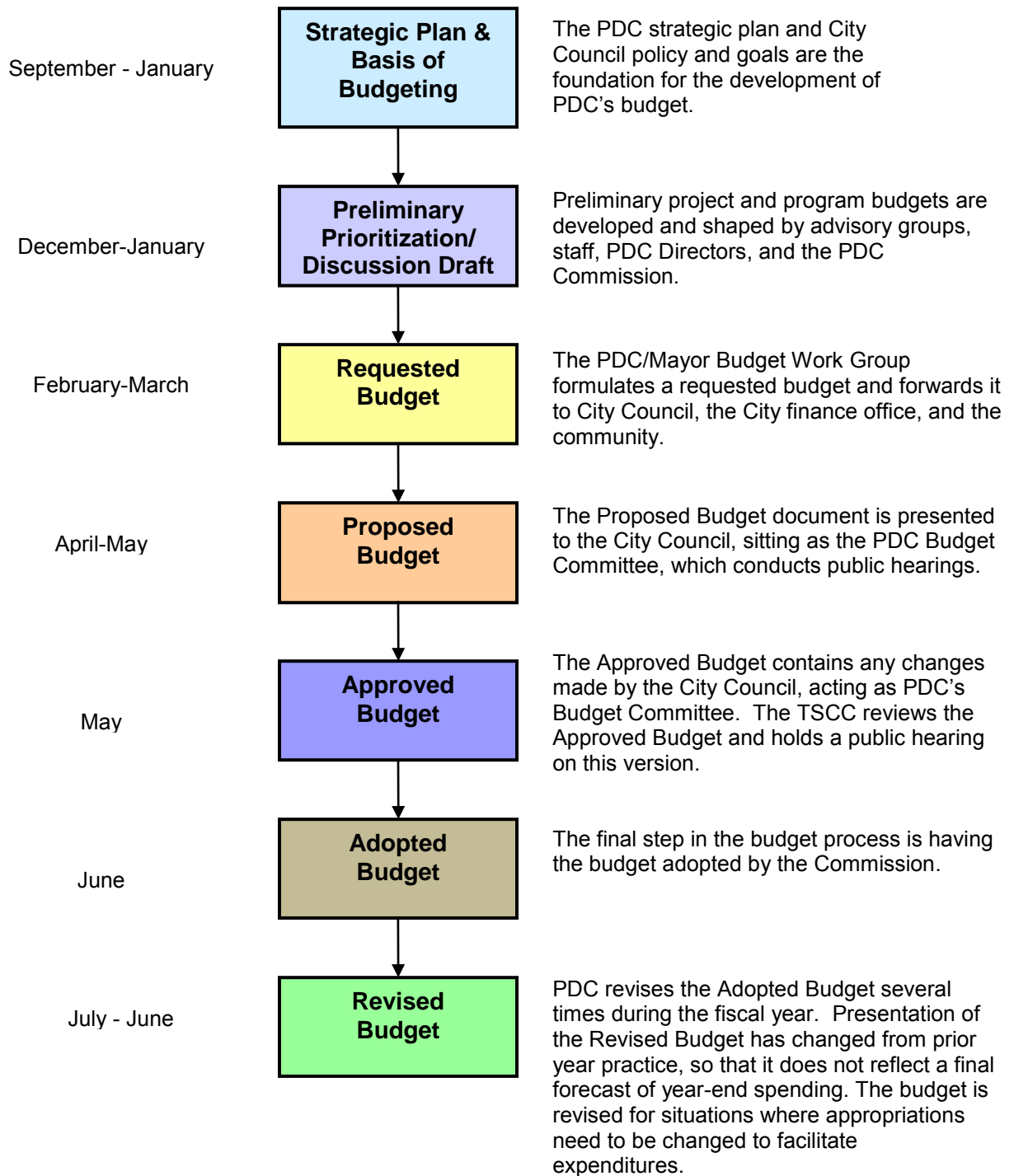
Diversity – We embrace the diverse nature of others, both within our organization and the wider community we serve. We seek diversity in our workplace and community and in ideas. We treat co-workers, clients, and all people with dignity and respect.

Collaboration and Teamwork – We collaborate with others for the maximum benefit of those we serve. We take pride in building relationships and alliances with stakeholders and the public, valuing their contributions. Likewise, within our organization, we recognize the important synergies gained by effective teamwork. We encourage open communication within and across departments and bring together outstanding individual talents for impressive cooperative results.



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Budget Process



Strategic Plan & Basis of Budgeting

PDC's Strategic Plan – Development of the budget is a critical element in how PDC implements its Strategic Plan. The Strategic Plan prescribes the overall organizational strategy and direction. It includes PDC's Mission, Vision, and Values and contains a system of measuring success through Performance Outcomes and Measures. Strategic planning is incorporated throughout the budget process.

Basis of Budgeting - PDC budgets revenues and expenditures for all funds except Agency Funds on the modified accrual basis of accounting. PDC reports expenditures and revenues in its Comprehensive Annual Financial Report (CAFR) on a modified accrual basis of accounting for all governmental funds and a full accrual basis of accounting for all proprietary funds. Governmental funds include all funds except the Enterprise Loan Fund which is classified as a proprietary fund.

Under the modified accrual basis of accounting, revenues are recognized as soon as they are both measurable and available. Under the full accrual basis of accounting, revenues are recorded when earned regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements of the grantor have been met. Under both bases of accounting, expenditures are recorded when a liability is incurred with one exception: expenditures related to compensated absences, claims and judgments are recorded only when payment is due under the modified accrual basis of accounting.

Comprehensive Annual Financial Report (CAFR) – For the CAFR, PDC prepares its government-wide financial statements in conformance with generally accepted accounting principals (GAAP) and other requirements specified by the Governmental Accounting Standards Board (GASB). Where differences exist between GAAP/GASB statements prepared in the CAFR and the modified-accrual basis used to prepare the budget, reconciliations are included to explain those differences. One of the most significant differences included in these reconciliations relates to governmental fund capital assets. Governmental fund statements report capital assets as expenditures. On the government-wide statements, the cost of the same assets is allocated over their estimated useful lives and reported as depreciation expense.

**Preliminary
Prioritization/
Discussion Draft**

Preliminary Prioritization – PDC’s Commission and the Portland City Council are crucial to the budget process. The Commission and the Council provide strategic direction with key policy decisions as they relate to the budget. PDC uses this direction to prioritize its efforts in the following program areas that are consistent with PDC’s appropriation structure:

Business Development – This category includes all Cluster Industry Development, Business Lending and Small Business/Entrepreneurship activities.

Property Redevelopment – This category includes all projects and programs that facilitate private development through various loans and grants programs as well as development and disposition agreements.

Housing – This category includes all affordable housing activities funded through an intergovernmental agreement with the Portland Housing Bureau.

Infrastructure – This category includes all projects and programs that are public infrastructure improvements, such as parks, light-rail, and public facilities.

Administration – This category includes all administrative functions.

Each Urban Renewal Area project is also evaluated against its specific URA Plan Goals.

The development of this year’s budget began with a compilation of priority projects using PDC’s FY 2011-12 Adopted Budget and Five-Year Forecast. Urban Renewal Area inter-departmental teams refined the prioritized lists of projects, updated project timing, and balanced costs for recommended projects against available resources.

The Commission holds budget work sessions in February to review the Discussion Draft budget with the Mayor. The product of the work sessions is the Requested Budget.

Requested Budget

PDC submits a Requested Budget to City Council for review and comment. This budget continues the integration between the PDC and City Budget Processes.

Concurrent to the development of the Requested Budget, the Urban Development Department creates work plans to frame the development of the FY 2012-13 Requested Budget. The work plans highlight specific activities planned for FY 2012-13 along with how those activities align with Council established goals and initiatives. The work plans also discuss specific innovations and how the Urban Development Department will measure results and performance.

The following are key elements of the Requested Budget:

Five Year Estimates – The budget process develops a one year detailed budget and four future years of more general information. This includes tax increment resource projections and identified prioritized project and program costs (citywide objectives such as “Housing Set-Aside” affordable housing obligations, activities required by bond covenants, and future year commitments of existing activities). This tracks obligations and opportunities in the future in order to preserve capacity for issuing bonds and lines of credit.

Personnel Services – Budgeting for Personnel Services is managed by the Finance & Business Operations Department which calculates salary information for each position. Health insurance and benefit rates are calculated at 43.93%. Further details of these budgeted costs are detailed in the Staffing Section that follows later in this Budget Document.

Materials and Services – PDC budgets and monitors multiple accounts categorized under Materials and Services. Professional Service Contracts is the largest line item. The balance between staffing and Professional Service Contracts is reviewed annually to ensure that each is sufficiently budgeted.

Indirect Cost Allocation – The Indirect Cost Allocation Plan is reviewed and approved annually. The allocation reimburses all overhead costs that are not directly charged to the operating departments' activities.

Revenue – Estimates are developed by the Financial Planning section. The operating departments advise on estimates of rent income, grants, and land sales. Tax increment debt proceeds estimates are calculated in conjunction with the City's Debt Management Group.

Contingency – A contingency amount is budgeted to cover unanticipated requirements and reserve funds for future projects in the Five-Year Forecast. A sufficient contingency is important in PDC's capital funds where large capital projects are often funded over multiple years. Funds budgeted under Contingency are available through a budget amendment or supplemental budget.

Carry-over of Funds – Unspent funds at year-end do not automatically carry-over to fund activities in the following fiscal year. The funds must be requested and the carry-over approved by the Executive Director and adopted by the Commission. This is accomplished as part of the supplemental budget process.

Proposed Budget

Proposed Budget Development – The FY 2012-13 Proposed Budget and four year forecast are presented to the Executive Director and Chief Financial Officer. They review the list of projects and administrative budgets and approved final edits to the Proposed Budget.

The Proposed Budget is balanced, that is resources (beginning fund balance + revenue) = requirements (expenditures + contingency).

The Financial Planning section is responsible for updating resource projections for each fund. Operating Departments update revenue and expenditure estimates that relate to specific projects, such as rent income, grants, and land sales. An important element of this last phase involves balancing authorized staffing positions against the project list. The outcome is the Executive Director's Proposed Budget.

As the revenue projections are updated and the budget balanced, projects are added and/or removed from the funded list. As balancing unfolds, projects continue to be evaluated against the criteria described above to ensure that projects most critical to meeting PDC's goals are funded.

Approved Budget

Approved Budget Development – The budget is presented to PDC's Commission and the City Council a number of times. The first comprehensive version of the budget the City Council (acting in its role as Budget Committee) reviews is the Proposed Budget. Any changes to the Proposed Budget recommended by the Budget Committee are incorporated into the Approved Budget.

The Approved Budget is balanced, that is resources (beginning fund balance + revenue) = requirements (expenditures + contingency).

The Approved Budget is submitted to the Tax Supervising and Conservation Commission (TSCC) for review. Specifically, this advisory body ensures that PDC's budget is in compliance with Oregon Local Budget Law. TSCC holds a public hearing with the PDC Commission in attendance and certifies that the budget is in compliance with Oregon Local Budget Law.

Adopted Budget

Adopted Budget Development – Subsequent to TSCC certification, the Commission adopts the budget in late June. Usually, only technical changes are made between the Approved and Adopted budget versions.

The Adopted Budget is balanced, that is resources (beginning fund balance + revenue) = requirements (expenditures + contingency).

Budget Controls – Oregon Local Budget Law allows PDC to appropriate its budget by funding source and by program or organizational unit. PDC appropriates the expenditure budget by program.

Expenditure detail is also provided by the following categories: Personal Services, Materials and Services, Capital Outlay, Financial Assistance, Debt Service, Cash Transfers Out, Indirect, and Contingency.

The Finance & Business Operations Department monitors the budget throughout the fiscal year to ensure that spending is within the appropriation limits. Spending is also monitored to ensure that it is in line with bond covenants and other expenditure restrictions.

Revised Budget

Changes after Adoption – Amendments to the Adopted Budget may be made during the fiscal year by action of the Commission. Oregon Local Budget Law requires the Commission to amend or supplement the budget when it:

- Recognizes new revenues and appropriates them
- Moves appropriation authority from one appropriation category to another
- Moves appropriation authority from Contingency to another category

Certain budget amendments require the preparation of a supplemental budget. A supplemental budget requires a public notice and in some cases a hearing before the TSCC. Examples of supplemental budget changes that require a hearing before the TSCC include amendments transferring from Contingency more than 15% of a fund's total appropriation and the establishment of a new fund. Any changes resulting in budgeted expenditures of a fund increasing by more than 10% is also subject to a supplemental budget hearing with the PDC Commission. Expenditure increases below 10% still require a supplemental budget but not a hearing with the TSCC.



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Strategic Plan

Portland is well-recognized as a city with an exceptionally high quality of life, a vibrant urban core surrounded by dynamic neighborhoods, each with a distinctive identity and commercial character, and an ethos of progressive politics and community participation. In recent years, Portland has added another element to its reputation: national leadership in promoting a sustainable, 21st century economy.

Portland's leadership is no accident. PDC focuses on what matters to Portland residents and businesses: job creation, economic opportunity, collaboration and responsible stewardship of public funds. The agency makes explicit investments in business growth, workforce training, catalytic projects and an ecosystem that nurtures small businesses, entrepreneurs and innovators alike. Over the past two years, we have been particularly focused on strengthening the city's signature traded sector clusters: athletic and outdoor, clean technology, advanced manufacturing and software.

This revised 2010 – 2014 Strategic Plan is intended to guide our work over the remaining three years of this planning cycle. This plan serves as the basis for our work plans and budgets, as well as our annual report on accomplishments and performance, where we evaluate the effectiveness and efficiency of our key actions.

To achieve this end, this revised 2010 – 2014 Strategic Plan focuses PDC's efforts around five goals:

- Strong Economic Growth and Competitiveness
- Social Equity
- Healthy Neighborhoods
- A Vibrant Central City
- Effective Stewardship over our Resources and Operations, and Employee Investment

Within each of these goals are the desired outcomes PDC is working toward over the remaining three years of this strategic plan. Following each outcome are several key actions (the tactical work) PDC commits to undertake.

PDC's Strategic Plan sets a course for action. PDC develops its business work plans, budget and individual performance expectations in alignment with this Plan. Our annual strategic planning and performance evaluation ensures our strategic direction remains relevant and our service delivery efficient and effective.

Budgeted Expenditures By Business Line

The following chart summarizes PDC's FY 2012-13 expenditures by Business Line (appropriation) and Expense Category. The FY 2012-13 budgeted expenditures were guided using the goals identified in the Revised 2010-2014 Strategic Plan and workplans developed across the agency to meet those goals.

Business Line & Key Activity	Expense Category				Total
	Personnel Services	Materials and Services	Capital Outlay	Financial Assistance	
Business Development	2,999,449	4,938,935	0	15,151,769	23,090,153
Business Lending	674,289	387,500	0	9,361,624	10,423,413
Cluster Industry Development	1,501,283	3,522,871	0	1,215,000	6,239,154
Small Business & Entrepreneurs	823,877	1,028,564	0	4,575,145	6,427,586
Infrastructure	360,650	172,759	26,600,520	0	27,133,929
Parks	88,277	0	5,540,000	0	5,628,277
Public Facilities	101,755	0	1,332,520	0	1,434,275
Transportation	170,618	172,759	19,728,000	0	20,071,377
Property Redevelopment	3,521,497	3,393,931	29,884,815	16,543,666	53,343,909
Commercial Property Redevelopm	2,649,839	3,383,931	29,884,815	7,520,000	43,438,585
Commercial Real Estate Lending	221,264	0	0	5,610,000	5,831,264
Community Redevelopment Grants	650,394	10,000	0	3,413,666	4,074,060
Administration	9,911,080	6,859,087	296,620	0	17,066,787
Agency Infrastructure	1,490,106	3,420,519	295,620	0	5,206,245
Financial Administration	2,160,755	1,697,048	1,000	0	3,858,803
General Administration	5,080,369	982,970	0	0	6,063,339
Legal	268,216	76,850	0	0	345,066
PHB Housing Support	94,041	0	0	0	94,041
Social Equity	231,496	519,700	0	0	751,196
Strategic Planning/Policy and	509,245	96,000	0	0	605,245
Urban Renewal Plan Area Develo	76,852	66,000	0	0	142,852
Total	16,792,676	15,364,712	56,781,955	31,695,435	120,634,778
Housing	2,189	41,779,910	8,000	0	41,790,099
PHB Housing	2,189	41,779,910	8,000	0	41,790,099
Total With Housing	16,794,865	57,144,622	56,789,955	31,695,435	162,424,877

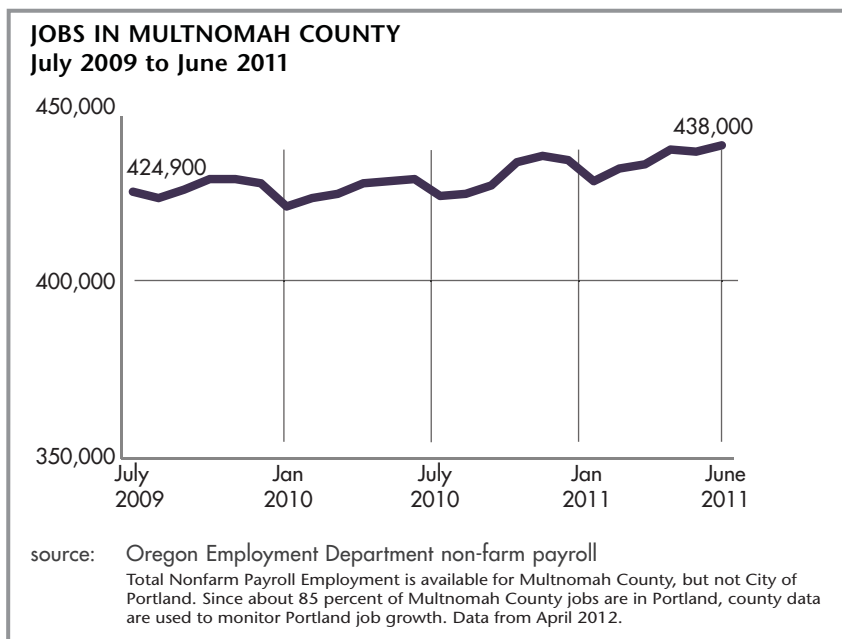
KEY PERFORMANCE METRICS

FY 2001-02 through FY 2010-11

The metrics presented here align with the five Goals of the Portland Development Commission (PDC) 2010 Strategic Plan. Each goal focuses on a set of outcomes for economic growth, sustainability and social equity, healthy neighborhoods, a vibrant central city, and effective stewardship of PDC's resources and operations.

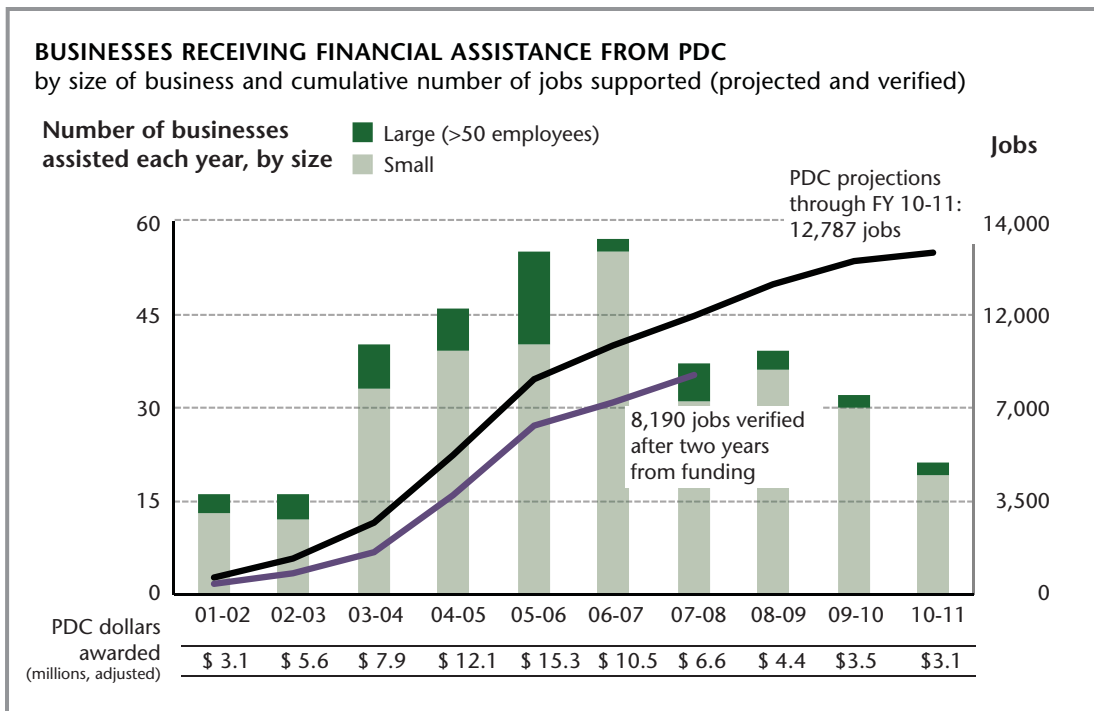
STRONG ECONOMIC GROWTH AND COMPETITIVENESS

Although most investments are limited to Urban Renewal Areas (URAs) that cover less than 15 percent of Portland's taxable acreage, job creation throughout Portland is the highest priority of the PDC. The City of Portland Economic Development Strategy, of which PDC is a primary driver, sets an ambitious target of creating 10,000 new jobs in Portland by 2014. At the adoption of the Economic Development Strategy in July 2009, there were about 425 thousand jobs in Multnomah County. Since the adoption of the Strategy two years ago, employment in Multnomah grew by three thousand jobs.



PDC contributes to job retention and job growth in several ways. Most directly, PDC finances the development of large and small businesses. Over the past ten years PDC assisted hundreds of businesses with more than \$72 million in loans and grants. The majority of those businesses employ 50 or less. At the time funding for these businesses is approved, the business projects the number of jobs retained or to be created. Of the thousands of jobs projected by these businesses, PDC's job verification shows that 80 percent of these projections are met. For the six year period between FY 2001-02 and FY 2007-08, PDC verified the retention and creation of about 8,200 jobs at the businesses it assisted.

STRONG ECONOMIC GROWTH AND COMPETITIVENESS



PDC's Strategic Plan and the City of Portland Economic Development Strategy focus business development efforts on four industry clusters. Since the adoption of the Strategy, almost half of PDC's business development loans and grants were awarded to firms in these four clusters. Similarly, more than half of projected jobs are in these four clusters.

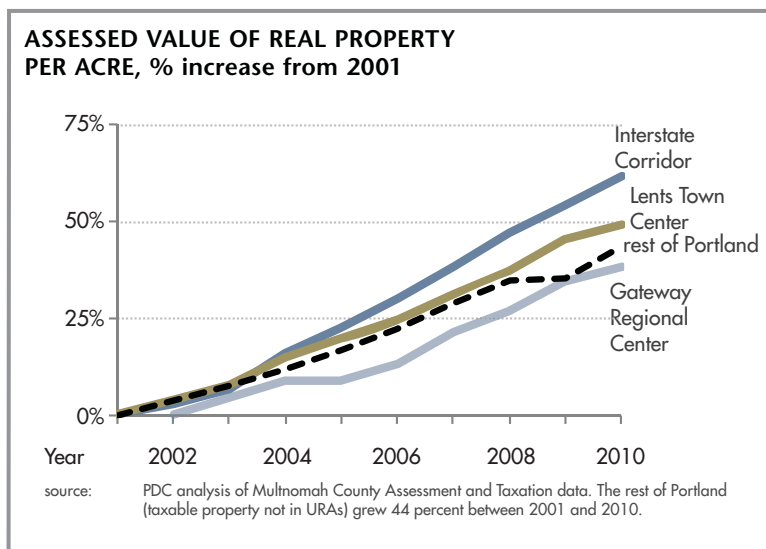
BUSINESSES AWARDED PDC BUSINESS FINANCE LOANS AND GRANTS in FY 2009-10 and FY 2010-11, by cluster

Targeted Cluster	\$ Loans / Grants awarded, millions	Businesses assisted	Supported Jobs retained / to create* *after two years
Activewear & Design.....	\$1.0	7	252 / 80
Advanced Manufacturing.....	\$0.1	2	6 / 0
Clean Tech. & Sustainable Services.....	\$1.9	7	77 / 104
Software	\$0.8	6	84 / 55
High Growth, non-cluster	\$0.0	0	0 / 0
Neighborhood Economic Development...	\$2.8	31	305 / 182
Total	\$6.6	53	724 / 421

HEALTHY NEIGHBORHOODS

Through investments in public infrastructure, storefront improvements, redevelopment projects, and financial assistance to businesses and community partners, PDC helps Portland neighborhoods thrive. These investments and other incentives for community development ultimately contribute to the tax base which generates long-term income for the city and county.

The assessed value of real property per acre within neighborhood URAs grew between 38 and 62 percent over the past ten years, compared to 44 percent in the rest of Portland.



HEALTHY NEIGHBORHOODS

Investments in public infrastructure, loans and grant to businesses, and grants for storefront improvements are some of the major economic development and livability investments that PDC makes in Portland neighborhoods. PDC invested more than \$105 million among neighborhood URAs and other areas outside of the Central City over the past ten years.

PDC NEIGHBORHOOD INVESTMENTS, Ten-year totals

PDC INVESTMENT IN PUBLIC INFRASTRUCTURE

(and as a % of URA spending) FY 2001-02 to FY 2010-11, by area

Neighborhood URAs	<u>\$ invested (millions adjusted)</u>		% of total TIF URA spending
	streets / transportation	parks / public amenities	
GATEWAY REGIONAL CTR.....	\$4.3	\$13.5	54%
LENTS TOWN CENTER.....	\$12.2	\$4.0	20%
INTERSTATE CORRIDOR	\$45.9	\$2.5	56%
Ten-year total	\$62.4	\$20.0	

PDC INVESTMENT IN STOREFRONT IMPROVEMENT PROJECTS

Neighborhood URAs	<u>\$ invested</u>	<u># of</u>
	millions (adjusted)	projects
GATEWAY REGIONAL CTR.....	\$0.6	34
LENTS TOWN CENTER.....	\$2.0	106
INTERSTATE CORRIDOR	\$3.6	222
OREGON CONVENTION CTR.*	\$1.8	115
Neighborhoods outside URAs	\$2.2	132
Ten-year total	\$10.2	609

PDC INVESTMENT IN DIRECT BUSINESS ASSISTANCE

Neighborhood URAs	<u>\$ invested</u>	<u># of</u>
	millions (adjusted)	businesses
GATEWAY REGIONAL CTR.....	\$1.5	6
LENTS TOWN CENTER.....	\$6.1	21
INTERSTATE CORRIDOR	\$9.2	73
OREGON CONVENTION CTR.*	\$10.0	44
Neighborhoods outside URAs	\$5.3	38
Ten-year total	\$32.1	182

* Data from FY 08-09 includes only the Martin Luther King Boulevard portion. Previous years include all areas of Oregon Convention Center.

A VIBRANT CENTRAL CITY

Home for about 12 percent of the jobs in the 7-county metropolitan area, the Central City is Portland's employment core. PDC is committed to provide assistance to businesses that grow jobs in the Central City. Following the economic downturn, the Central City lost about 11,000 jobs since 2008, with government experiencing the steepest percentage job decline at 27 percent.

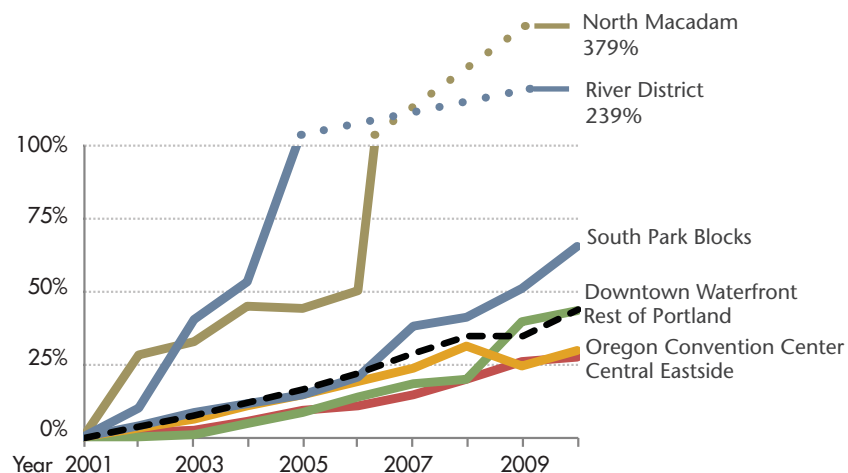
JOBS IN THE CENTRAL CITY, 2002 through 2008

	2002	2008	2009	2010
Government.....	13,869	14,377	14,198	10,480
Education, health care, social services..	10,352	11,685	12,093	12,755
Private sector.....	102,407	108,580	100,502	100,069
TOTAL	126,628	134,642	126,793	123,304

source: PDC analysis of Oregon Employment Department Covered Employment and Wage data. Data was not analyzed for years 2003 through 2007.

In many URAs, PDC investments result in considerable increases in assessed property values. The assessed value of real property per acre among Central City URAs grew between 28 and 379 percent over the past ten years, compared to 44 percent in the rest of Portland.

ASSESSED VALUE OF REAL PROPERTY PER ACRE, % increase from 2001



source: PDC analysis of Multnomah County Assessment and Taxation data. The rest of Portland (taxable property not in URAs) grew 44 percent between 2001 and 2010.

A VIBRANT CENTRAL CITY

Investments in public infrastructure, loans and grant to businesses, and grants for storefront improvements are some of the major economic development and livability investments which maintain and improve the vibrancy of Portland's core. Through these programs, PDC invested more than \$230 million in Portland's Central City and downtown over the past ten years.

PDC CENTRAL CITY INVESTMENTS, Ten-year totals

PDC INVESTMENT IN PUBLIC INFRASTRUCTURE

(and as a % of URA spending) FY 2001-02 to FY 2010-11, by area

Central City URAs	<u>\$ invested (millions adjusted)</u>		% of total TIF URA spending
	streets / transportation	parks / public amenities	
DOWNTOWN WATERFRONT	\$28.0	\$34.4	32%
NORTH MACADAM	\$30.8	\$15.6	40%
RIVER DISTRICT	\$24.6	\$45.4	29%
SOUTH PARK BLOCKS	\$8.4	\$5.1	12%
CENTRAL EASTSIDE.....	\$9.8	\$12.4	30%
OREGON CONVENTION CTR.	\$11.6	\$8.2	17%
Ten-year total	\$113.2	\$121.1	

PDC INVESTMENT IN STOREFRONT IMPROVEMENT PROJECTS

Central City URAs	<u>\$ invested</u>	<u># of</u>
	millions (adjusted)	projects
DOWNTOWN WATERFRONT	\$2.0	122
NORTH MACADAM	NOT OFFERED	—
RIVER DISTRICT	\$1.8	115
SOUTH PARK BLOCKS	\$1.5	80
CENTRAL EASTSIDE.....	\$1.5	100
OREGON CONVENTION CTR. *	\$1.5	92
Ten-year total	\$8.3	509

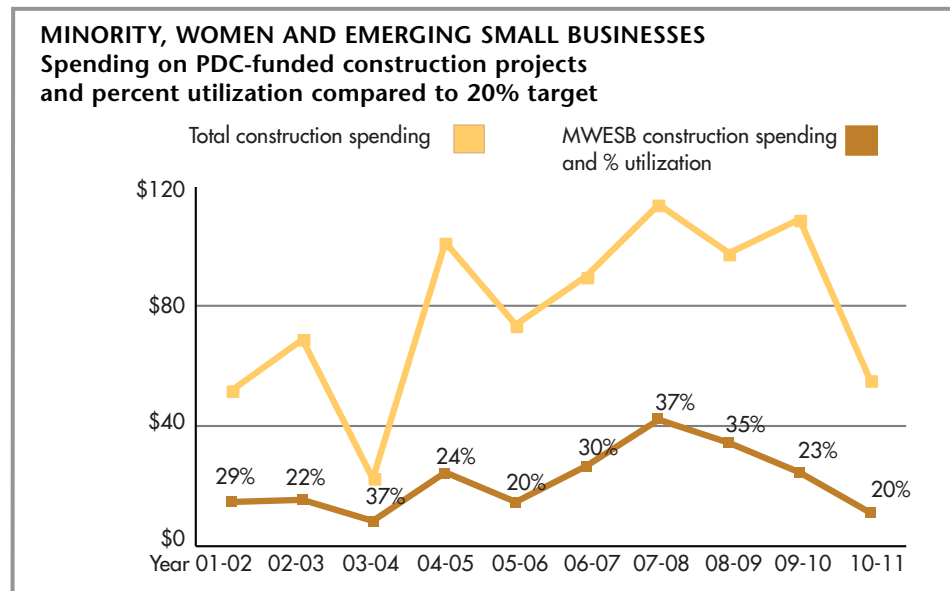
PDC INVESTMENT IN DIRECT BUSINESS ASSISTANCE

Central City URAs	<u>\$ invested</u>	<u># of</u>
	millions (adjusted)	businesses
DOWNTOWN WATERFRONT	\$7.3	41
NORTH MACADAM	\$0.5	2
RIVER DISTRICT	\$6.5	26
SOUTH PARK BLOCKS	\$4.3	13
CENTRAL EASTSIDE.....	\$11.2	64
OREGON CONVENTION CTR. *	\$8.7	33
Ten-year total	\$38.5	179

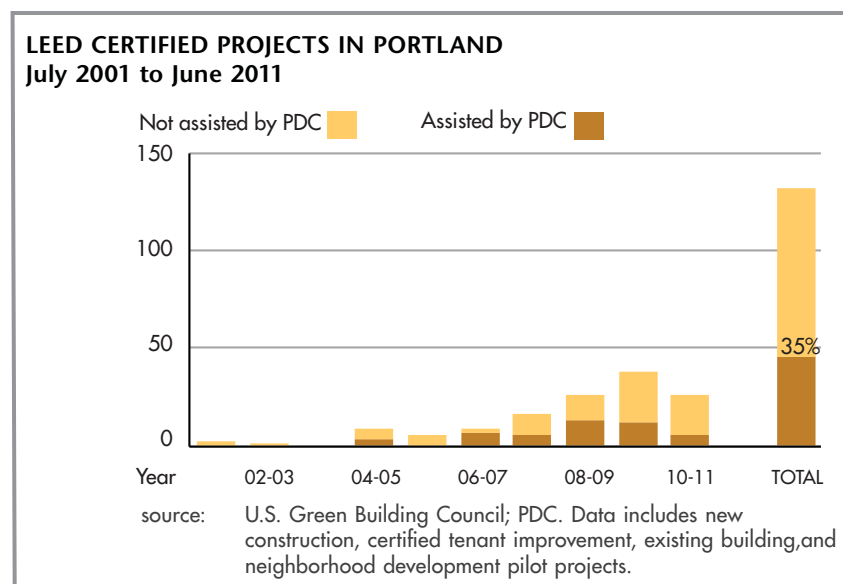
* Data from FY 08-09 includes only the Lloyd Center portion. Previous years include all areas of Oregon Convention Center.

SUSTAINABILITY AND SOCIAL EQUITY

One way that PDC policies and business practices advance social equity is by targeting construction contracts to minority, women and emerging small businesses (M/W/ESB). In FY 2010-11, twenty percent of total construction spending on PDC funded-projects went to M/W/ESB firms — a total of \$11 million.



PDC development policy and investment standards contribute to Portland being one of the most sustainable cities in the nation. Through June 2011, PDC assisted 35 percent of the city's total Leadership in Energy and Environmental Design (LEED) certified buildings and developments.



EFFECTIVE STEWARDSHIP OVER OUR RESOURCES AND OPERATIONS, AND EMPLOYEE INVESTMENT

The amount of other public and private funds contributed to PDC projects, or leverage, is an important indicator of PDC's stewardship of the public funds it manages. Average leverage among programs and projects varies year to year. PDC's necessary contribution depends upon project type and size, economic conditions and the lending environment. PDC investments leveraged more than 177 million in FY 2010-11.

FUNDS LEVERAGED FROM PDC LOANS and GRANTS, FY 2010-11

PDC PROGRAM [†]	PDC FY 2010-11 INVESTMENT	TOTAL LEVERAGE	RATIOS (rounded)	
			AVERAGE	MEDIAN
Business Finance Program Businesses assisted (n=21)	\$3.1 million	\$26.0	1:8	1:2
Commercial Property Redevelopment ^{††} Loan/Grant projects (n=15) ..	\$27.6 million	\$145.8	1:5	1:1
Community Livability Program Grant recipients (n=8)	\$0.5 million	\$0.9	1:2	1:<1
Green Features Grant Program Grant recipients (n=11)	\$0.3 million	\$0.7	1:2	1:<1
Storefront Program New projects (n=122).....	\$2.2 million	\$3.9	1:2	1:<1

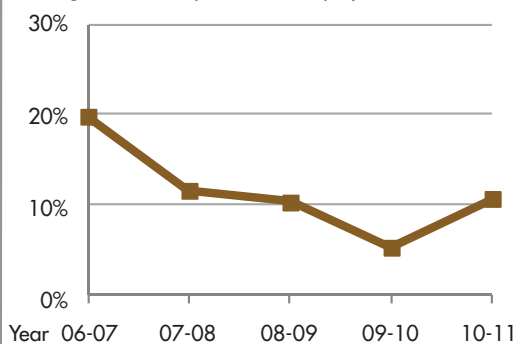
[†]Some of the loan/grant recipients may have received funding from another program; therefore total leverage per recipient may be slightly less than shown.

^{††}Includes loans and grants for Commercial Redevelopment that were approved by the PDC Board or Executive Director.

Last year the rate of employee separations from PDC was 11 percent. Averaged over the past five years, PDC turnover is around 12 percent.

PDC EMPLOYEE TURNOVER

voluntary and involuntary separations as a percentage of average number of permanent employees each month





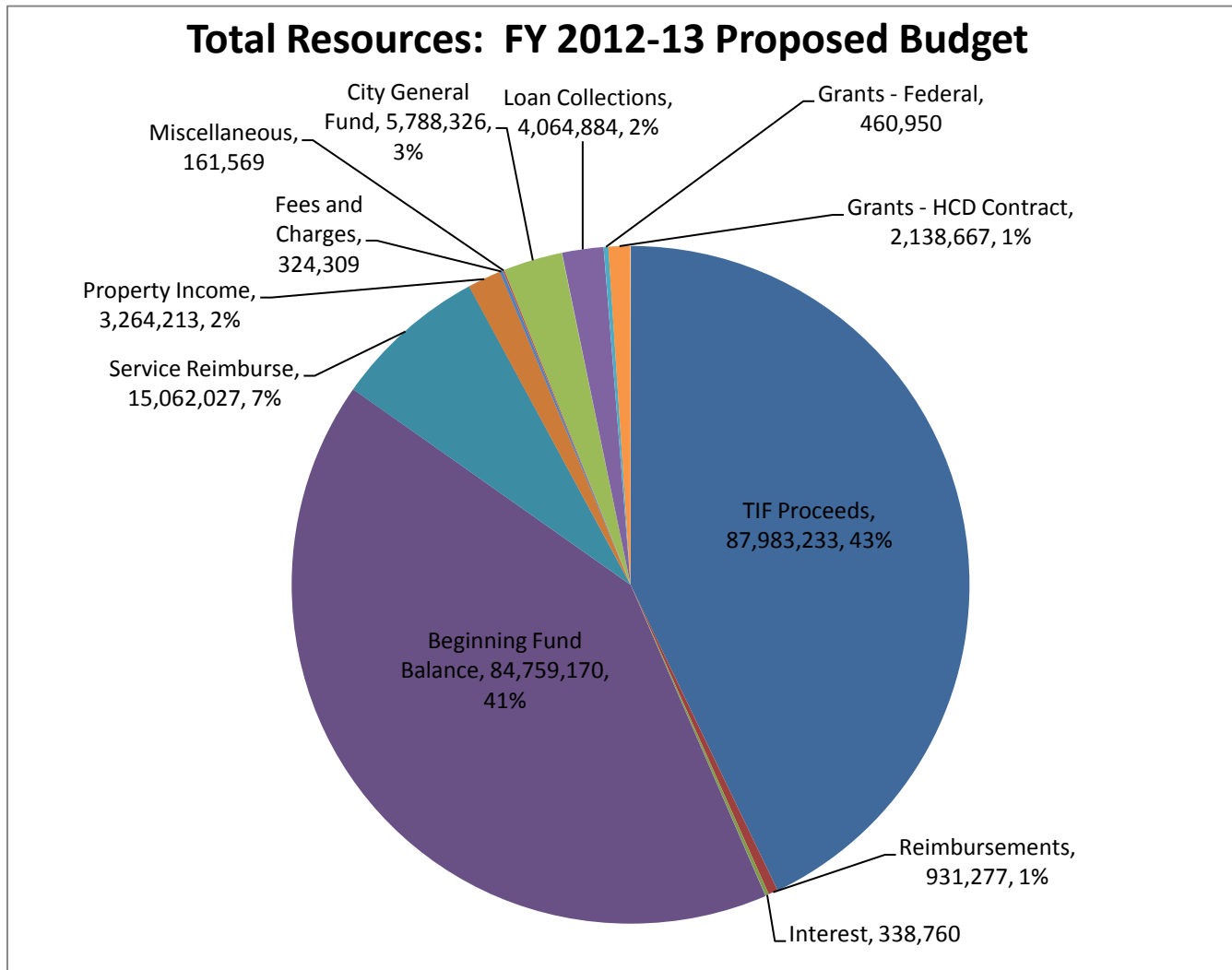
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Financial Summary

Financial Summary

Total Resources

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	105,410,843	97,146,459	78,339,031	84,759,170	0	0
Revenue						
City General Fund	8,288,461	4,159,959	5,788,326	5,788,326	0	0
Contra Program Income	-990,212	0	0	0	0	0
Debt Proceeds	5,035,871	0	0	0	0	0
Fees and Charges	581,016	1,046,192	429,714	324,309	0	0
Grants - Federal Except HCD	5,102,089	0	539,050	460,950	0	0
Grants - HDC Contract	6,849,592	3,302,911	2,376,034	2,138,667	0	0
Grants - State & Local	0	0	208,500	0	0	0
Interest on Investments	1,240,378	678,974	265,873	338,760	0	0
Loan Collections	19,965,067	4,969,751	8,331,992	4,064,884	0	0
Miscellaneous	252,155	2,093,955	687,603	161,569	0	0
Property Income	11,416,921	8,936,506	10,942,266	3,264,213	0	0
Reimbursements	857,976	1,676,125	1,862,303	931,277	0	0
Service Reimbursements	23,681,321	18,537,091	14,438,426	15,062,027	0	0
TIF Proceeds	89,778,161	85,287,184	142,368,327	87,983,233	0	0
Transfers In	7,103,217	12,939,816	3,101,434	0	0	0
Total Revenue	179,162,013	143,628,464	191,339,848	120,518,215	0	0
Total Resources	284,572,856	240,774,923	269,678,879	205,277,385	0	0

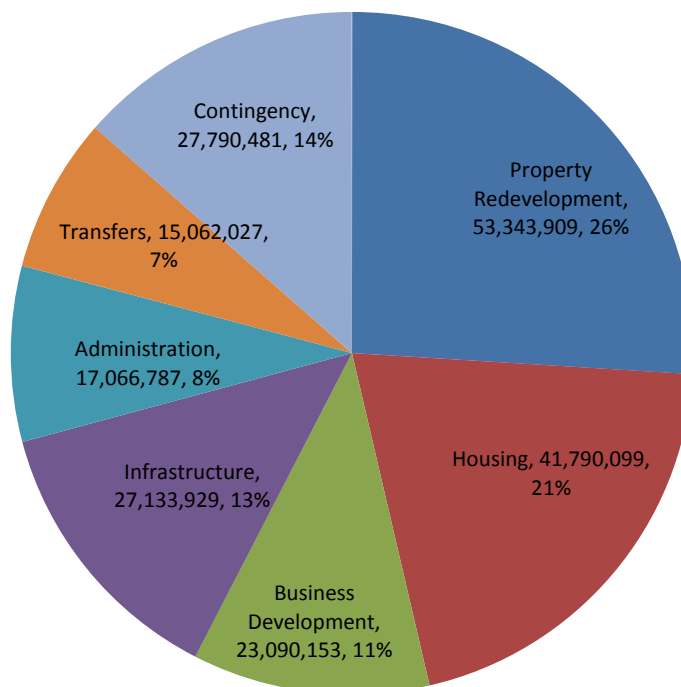


Financial Summary Total Requirements

Requirements

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Expenditures						
Business Development	16,005,390	13,741,099	24,685,530	23,090,153	0	0
Housing	66,607,226	33,853,770	55,987,083	41,790,099	0	0
Infrastructure	21,890,328	18,071,041	19,605,636	27,133,929	0	0
Property Redevelopment	18,609,036	41,801,772	63,786,408	53,343,909	0	0
Administration	33,529,880	22,993,251	17,325,833	17,066,787	0	0
Total Expenditures	156,641,860	130,460,933	181,390,490	162,424,877	0	0
Transfers	30,784,539	31,476,906	17,539,860	15,062,027	0	0
Contingency	0	0	70,748,529	27,790,481	0	0
Ending Fund Balance	97,146,458	78,837,084	0	0	0	0
Total Requirements	284,572,856	240,774,923	269,678,879	205,277,385	0	0

Total Requirements: FY 2012-13 Proposed Budget



Financial Summary

Summary of Resources

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	105,410,843	97,146,459	78,339,031	84,759,170	0	0
Revenue						
City General Fund						
City General Fund	8,288,461	4,159,959	5,788,326	5,788,326	0	0
City General Fund Total	8,288,461	4,159,959	5,788,326	5,788,326	0	0
Contra Program Income						
Contra Program Income	-990,212	0	0	0	0	0
Contra Program Income Total	-990,212	0	0	0	0	0
Debt Proceeds						
Line of Credit	5,035,871	0	0	0	0	0
Debt Proceeds Total	5,035,871	0	0	0	0	0
Federal & Other Grants						
Grants - Federal except HCD	5,102,089	0	539,050	460,950	0	0
Grants - HCD Contract	6,849,592	3,302,911	2,376,034	2,138,667	0	0
Grants - State & Local	0	0	208,500	0	0	0
Federal & Other Grants Total	11,951,681	3,302,911	3,123,584	2,599,617	0	0
Fees and Charges						
Application Fees and Dues	25,189	60,482	100,742	0	0	0
Loan Fees	238,518	41,054	2,500	0	0	0
Loan Late Charges	8,683	6,067	11,000	0	0	0
Loan NSF Charges	101	175	0	0	0	0
Other Contracts	308,526	938,414	315,472	324,309	0	0
Fees and Charges Total	581,016	1,046,192	429,714	324,309	0	0
Interest on Investments						
Interest - All Other	4,530	41,677	0	0	0	0
Interest - City Invest Pool	1,235,848	637,297	265,873	338,760	0	0
Interest on Investments Total	1,240,378	678,974	265,873	338,760	0	0
Loan Collections						
Loans - Interest Capitalized	674,533	31,501	0	0	0	0
Loans - Interest Earned	2,545,133	1,110,075	803,172	496,967	0	0
Loans - Principal Collection	16,745,401	3,828,175	7,528,820	3,567,917	0	0
Loan Collections Total	19,965,067	4,969,751	8,331,992	4,064,884	0	0
Miscellaneous						
Miscellaneous Income	141,155	1,275,026	587,603	161,569	0	0
Private Grants & Donations	91,000	82,500	100,000	0	0	0
Write-Off Recovery	20,000	736,430	0	0	0	0
Miscellaneous Total	252,155	2,093,955	687,603	161,569	0	0
Property Income						
Real Property Sales	8,930,241	6,748,956	7,590,923	1,000,000	0	0
Rent and Property Income	2,486,680	2,187,550	3,351,343	2,264,213	0	0
Property Income Total	11,416,921	8,936,506	10,942,266	3,264,213	0	0
Reimbursements						
Reimbursement	857,976	1,676,125	1,862,303	931,277	0	0

Financial Summary

Summary of Resources

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Reimbursements Total	857,976	1,676,125	1,862,303	931,277	0	0
Service Reimbursments						
Serv Reimbursements - Admin	20,542,779	16,866,242	14,438,426	15,062,027	0	0
Serv Reimbursements - Dept OH	3,138,542	1,670,849	0	0	0	0
Service Reimbursments Total	23,681,321	18,537,091	14,438,426	15,062,027	0	0
TIF Proceeds						
Tax Increment - L-T Debt Exempt	8,236,051	3,990,822	26,710,955	19,500,000	0	0
Tax Increment - L-T Debt Non-Exempt	30,247,530	25,034,507	57,159,961	20,800,000	0	0
Tax Increment - S-T Debt Exempt	50,544,580	56,261,855	58,497,411	47,683,233	0	0
Tax Increment - S-T Debt Non-Exempt	750,000	0	0	0	0	0
TIF Proceeds Total	89,778,161	85,287,184	142,368,327	87,983,233	0	0
Transfers In						
Budgeted Transfers	7,103,218	12,939,815	3,101,434	0	0	0
Transfers In Total	7,103,218	12,939,815	3,101,434	0	0	0
Total Revenue	179,162,013	143,628,464	191,339,848	120,518,215	0	0
Total Resources	284,572,856	240,774,923	269,678,879	205,277,385	0	0

Financial Summary

Summary of Requirements

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Requirements/Expenditures by Fund						
Capital Projects Fund						
Airport Way URA Fund	815,453	3,445,541	2,066,801	1,328,733	0	0
Central Eastside URA Fund	9,882,652	5,753,742	8,174,145	3,996,670	0	0
Convention Center URA Fund	7,974,038	5,286,327	28,074,540	33,946,616	0	0
Downtown Waterfront URA Fund	3,694,364	7,570,630	2,634,449	7,515,368	0	0
Gateway Reg Center URA Fund	3,304,320	1,401,952	4,240,295	6,608,517	0	0
Interstate Corridor URA Fund	10,070,159	18,084,331	21,441,717	14,939,535	0	0
Lents Town Center URA Fund	10,166,532	7,907,645	17,553,911	12,255,499	0	0
North Macadam URA Fund	4,950,514	8,334,530	15,436,480	24,606,707	0	0
River District URA Fund	33,682,808	35,770,468	41,455,176	21,809,089	0	0
South Park Blocks URA Fund	12,338,353	4,832,152	9,204,378	5,473,419	0	0
Willamette Industrial URA Fund	122,200	47,148	1,084,167	1,060,454	0	0
Enterprise Fund						
Enterprise Loans Fund	16,502,710	3,479,529	1,628,420	1,172,991	0	0
Enterprise Management Fund	1,112,560	985,672	1,287,564	1,287,564	0	0
General Fund						
General Fund	30,424,213	23,461,119	22,652,854	22,445,747	0	0
Internal Service Fund						
Risk Management Fund	207,407	3,108	248,765	248,765	0	0
Special Revenue Fund						
Ambassador Program Fund	11,289	2,900	20,324	17,084	0	0
Enterprise Zone Fund	84,594	63,401	865,302	674,751	0	0
HDC Contract Fund	6,345,073	3,164,368	2,178,437	1,945,344	0	0
Home Grant Fund	4,744,827	118,068	0	0	0	0
Other Federal Grants Fund	207,793	748,304	1,142,765	1,092,024	0	0
Total Expenditures	156,641,859	130,460,933	181,390,490	162,424,877	0	0
Transfers	30,784,539	31,476,906	17,539,860	15,062,027	0	0
Contingency	0	0	70,748,529	27,790,481	0	0
Ending Fund Balance	97,146,459	78,837,083	0	0	0	0
Total Requirements	284,572,856	240,774,923	269,678,879	205,277,385	0	0

Financial Summary

Summary of Requirements

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Requirements/Expenditures by Expense Category						
Capital Outlay	36,776,623	27,269,642	66,117,888	56,789,955	0	0
Debt	3,262,121	3,016,545	0	0	0	0
Financial Assistance	66,245,762	32,671,580	35,631,087	31,695,435	0	0
Materials and Services	22,976,663	49,598,811	62,694,797	57,144,622	0	0
Other Interest Expense	5,205,263	0	0	0	0	0
Personnel Services	22,175,427	17,904,355	16,946,718	16,794,865	0	0
Total Expenditures	156,641,859	130,460,933	181,390,490	162,424,877	0	0
Transfers	30,784,539	31,476,906	17,539,860	15,062,027	0	0
Contingency	0	0	70,748,529	27,790,481	0	0
Ending Fund Balance	97,146,459	78,837,083	0	0	0	0
Total Requirements	284,572,856	240,774,923	269,678,879	205,277,385	0	0

Financial Summary

Description of Resources

PDC's operating and capital expenditures are supported by resources described below. Total resources, including Beginning Fund Balance for FY 2012-13, are budgeted at \$205.3 million, a decrease of \$64.4 million from the FY 2011-12 Revised Budget of \$269.7 million.

Beginning Fund Balance - The FY 2012-13 Beginning Fund Balance Budget is \$84.8 million, an increase of \$6.4 million from FY 2011-12 Revised Budget of \$78.4 million. This increase is primarily from prior bond proceeds that were retained for specific projects.

The bulk of PDC's Beginning Fund Balance are in Capital Funds, which carry balances resulting from long-term and short-term tax increment bond proceeds, loan repayments, and other receipts. These beginning balances are programmed to fund business development, housing, infrastructure, and property redevelopment projects.

The net proceeds from tax increment financing are spent over multiple years on identified projects and programs. The balances are budgeted in Contingency and carried over to Beginning Fund Balance in the succeeding fiscal year. These balances are only spent on projects eligible for the bond proceeds.

City General Fund - PDC relies on the General Fund allocation from the City of Portland to fund economic development activities outside of urban renewal areas. These activities generally fall in two categories – Traded Sector and Neighborhood Economic Development. PDC is budgeted to receive \$5.8 million in FY 2012-13 to fund general economic development activities. This is the same amount that was budgeted in FY 2011-12.

Federal and Other Grants - This revenue category includes two funding sources – Federal except HCD and HCD Contract. The overall budget is \$2.6 million in FY 2012-13. Federal except HCD is a Clean Technology Grant funded by the Federal Economic Development Administration for \$460 thousand. The HCD portion is comprised of Community Development Block Grant funds for Economic Opportunity programs at \$2.1 million.

Program Income - Program income derives from the following sources: Fees and Charges, Interest on Investments, Loan Collections, Miscellaneous, Property Income, and Reimbursements. These funds are used to support development efforts, to provide loans for capital projects, to fund program management in urban renewal areas, and other activities. Program income received in urban renewal areas is retained within the corresponding urban renewal area and expended on projects in accordance with the City's adopted urban renewal plans. Federal loan collection program income is restricted in expenditure by law.

Financial Summary

The program income budget for FY 2012-13 is \$9.1 million, a decrease from the FY 2011-12 Revised Budget of \$22.5 million. The only increase is in Interest in Investments which grew from \$266 thousand in FY 2011-12 to \$339 thousand FY 2012-13. The increase is attributed to growth in Beginning Fund Balance. The largest decrease is in Property Income declining from \$10.9 million in FY 2011-12 to \$3.3 million in FY 2012-13. PDC is forecasting decreases in both real property sales and rent and property income.

Service Reimbursements - Includes recovery for administrative expenses for PDC's support departments: Executive and Finance & Business Operations. It also accounts for administrative and personnel services charges for the Urban Development Department. The costs are allocated to operating department funds, which reimburse the General Fund for their share of the costs. Service reimbursements are budgeted at \$15.1 million in FY 2012-13 an increase of \$700 thousand over FY 2011-12's revised budget of \$14.4 million.

Tax Increment Debt Proceeds - Oregon Revised Statutes (Chapter 457) requires that urban renewal property taxes be used to pay debt service on bonds and notes issued to fund projects in urban renewal areas. The City of Portland collects urban renewal property taxes to make debt service payments on long-term urban renewal bonds, lines of credit or other interim financing, and short-term urban renewal bonds (known as "du jour" bonds). PDC receives the net proceeds of these debt obligations, after payment of issuance costs and required reserves, to use on eligible projects within designated urban renewal areas.

The financing plan for FY 2012-13 was developed in conjunction with the City of Portland using conservative assumptions on tax increment revenue collections and debt service requirements. PDC's FY 2012-13 tax increment debt proceeds of \$87.9 million is estimated to be \$54.4 million lower than in FY 2011-12 based on project timing.

Short Term (S-T) Debt – Short-term ("du jour") debt is overnight borrowing used to make tax increment revenues available to PDC that are in excess of amounts necessary for debt service on outstanding urban renewal bonds or other indebtedness. The FY 2012-13 Budget includes \$47.7 million of du jour, a decrease of \$10.8 million from FY 2011-12.

Urban renewal property taxes collected in four urban renewal areas - Airport Way, Convention Center, Downtown Waterfront, and South Park Blocks - do not vary as the Assessed Values within the urban renewal area boundary vary, because of the method chosen to collect tax increment revenues when Measure 50 was implemented. Therefore, du jour in those urban renewal areas generally does not change from year to year unless debt service requirements change.

Financial Summary

Urban Renewal property taxes collected in the other seven urban renewal areas - Central Eastside, Gateway Regional Center, Interstate Corridor, Lents Town Center, North Macadam, River District, and Willamette Industrial - do increase (or decrease) as the Assessed Values within the urban renewal area boundary change, and du jour revenues vary as a result. As more long-term debt is issued for these districts, higher debt service payments will reduce amounts available from du jour.

Long Term (L-T) Debt - The FY 2012-13 Budget for long term debt is \$40.3 million, a decrease of \$83.9 million from the FY 2011-12 Budget. This number is a combination of proceeds from bond sales and line of credit draws that will ultimately be financed by bond sales. The amount of long-term debt issued each year is based on a number of factors including the urban renewal area's capacity to issue long-term debt, the demand for resources based on projected expenditures and the optimal economic timing for bond sales. Additionally the Convention Center URA issued its final bonds in FY 2011-12.

PDC does not have any debt service in its budget related to tax increment funding. This is because the City of Portland issues all urban renewal long-term bonds, tax increment-secured lines of credit, and short term financing per City Charter. The City of Portland maintains separate debt service funds for each Urban Renewal Area. These debt service funds can be found through the City of Portland's budget at <http://www.portlandonline.com/>.

Each urban renewal area has its own plan which details the area including the legal boundaries, goals and objectives, definitions, project activities, and expiration dates. Each plan provides details on the condition of the area, maximum indebtedness, and fiscal impacts. Key facts about each urban renewal area and its capacity for debt issuance are shown on the following table:

Financial Summary

Urban Renewal Area	Maximum Indebtedness	Indebtedness Issued as of 6/30/11	Indebtedness Remaining as of 06/30/11	Last Date to Issue Long Term Debt
Airport Way	72,638,268	72,638,268	-	May 2011
Central Eastside	104,979,000	78,779,340	26,199,660	August 2018
Convention Center	167,511,000	118,746,155	48,764,845	June 2013
Downtown Waterfront	165,000,000	165,000,000	-	April 2008
Gateway Regional	164,240,000	27,680,073	136,559,927	June 2022
Interstate Corridor	335,000,000	117,351,223	217,648,777	June 2021
Lents Town Center	245,000,000	93,405,000	151,595,000	June 2020
North Macadam	288,562,000	95,800,000	192,762,000	June 2020
River District	489,500,000	209,909,718	279,590,282	June 2021
South Park Blocks	143,619,000	112,035,000	31,584,000	July 2008
Willamette Industrial	200,000,000	2,845,000	197,155,000	December 2024

Notes:

- (1) Reduced Rate Plan-Bonds and Local Option Levies approved after 10/06/2001 do not contribute to urban renewal.
- (2) Standard Rate Plan-All levies contribute to urban renewal.

An urban renewal area's maximum indebtedness represents the principal amount of indebtedness that may be issued for a given urban renewal area, and does not include debt service or refinancing costs. The maximum indebtedness limit is based on good faith estimates of project costs, including inflation, that are planned in each urban renewal area.

The plan expiration date is the stated date within each urban renewal area's Plan after which no additional new bonded indebtedness may be issued.

The number of acres included in the plan area represents those acres within the boundaries of the district as established by the Plan and subsequent amendments.

Estimates for future year indebtedness are included in the Five-Year Projections for each urban renewal area following this section.

Description of Requirements

PDC's Requirements Budget for FY 2012-13 is \$205.3 million (including \$27.8 million in Contingency), a decrease of \$64.4 million from the previous year. The decrease is partly a result of lower estimates of ending fund balances based on the spending of resources accumulated from prior year bond sales. The budget decrease also reflects a conservative approach to estimating funding requirements and improved cash holdings and debt optimization.

PDC's Total Expenditure Budget (net of Contingency, Transfers, and Ending Fund Balance) is \$162.4 million, a decrease of \$19.0 million from the prior fiscal year. PDC's budget is appropriated by Program Area. The budget includes Non-Departmental requirements for Debt Service and Cash Transfers Out.

Expenditure Trends by Program Area

The total budget for PDC's Program Areas in FY 2012-13 is \$162.4 million. Total expenditures are budgeted in the five program areas detailed below:

Business Development – The Business Development program budget is \$23.1 million. This category includes all business finance programs with a job creation and/or retention requirement.

Housing – The Housing program budget is \$41.8 million. This category includes all homeownership, home repair, and affordable rental housing projects and programs. These expenditures occur through the Portland Housing Bureau.

Infrastructure – The Infrastructure program budget is \$27.2 million. This category includes all projects and programs that are public infrastructure improvements.

Property Redevelopment – The Property Redevelopment program budget is \$53.3 million. This category includes all projects and programs that relate to property redevelopment.

Administration – The Administration program budget is \$17.1 million. This category includes all administrative and internal service functions.

Non-Program Requirements

Non-Departmental requirements are Transfers and Contingency.

Transfers – This category accounts for transfers between funds. There are cash transfers totaling \$15.1 million budgeted for FY 2012-13. This is related to moving Internal Service Reimbursements from Department Expenditures to Fund Transfers starting in FY 2009-10.

Contingency – A Contingency amount is budgeted to cover unanticipated requirements. The Contingency budget decreased from \$70.7 million to \$27.8 million in FY 2012-13. Contingency in the capital funds is generally budgeted at 5.0% of total Capital Outlay, Financial Assistance, and Materials & Services if cash is available. Funds budgeted under Contingency are available to PDC during the fiscal year, through a budget amendment, or supplemental budget.

Financial Summary

Account Summary by Expense Category

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Capital Outlay						
Capital Lease (PDC)						
Leasehold Improvements PDC	0	0	8,000	5,000	0	0
Leases	0	0	20,000	15,000	0	0
Computer Equipment & Software						
Computer Equipment	145,660	53,291	175,000	170,000	0	0
System Software Applications	5,247	1,072,233	656,965	120,120	0	0
Fixed Assets						
Acquisition	12,460,004	5,885,379	4,690,918	18,200,000	0	0
Bldg Improvements - DORMANT	0	0	0	30,000	0	0
Construction Costs	8,866,569	1,827,647	24,681,315	5,896,028	0	0
Demolition & Site Preparation	77,252	685,339	0	1,000,000	0	0
Environmental Analysis & Remed	1,227,130	825,630	523,017	1,161,000	0	0
Leasehold Improvements	119,387	0	0	0	0	0
Percent for Art Contribution	64,730	23,006	0	0	0	0
Permits, Review & Fees	85,452	57,604	319,598	1,825,000	0	0
Prof & Tech Services	-284,227	460,676	925,269	3,325,000	0	0
Infrastructure						
IGA Infrastructure Other Soft	0	106,132	2,882,550	0	0	0
IGA Infrastructure Construction	11,241,479	14,656,141	28,733,063	23,026,492	0	0
IGA Infrastructure Planning	80,340	296,122	1,357,711	1,147,815	0	0
IGA Infrastructure Prof Serv	2,551,626	975,816	1,115,000	368,000	0	0
Other Capital Equipment						
Furniture & Equipment	25,268	0	5,000	500	0	0
LID Special Assessments	0	78,057	0	500,000	0	0
Relocation Administrative Costs	6,781	47,812	0	0	0	0
Relocation Direct Costs	103,924	218,759	24,482	0	0	0
	36,776,623	27,269,642	66,117,888	56,789,955	0	0
Debt						
Debt						
Debt Service - Interest	62,482	727,463	0	0	0	0
Debt Service - Principal	3,199,639	2,289,082	0	0	0	0
	3,262,121	3,016,545	0	0	0	0
Financial Assistance						
Grants						
Grants CY disbursements	10,156,415	7,769,135	0	0	0	0
Grants CY Funded	0	0	0	20,000	0	0
Grants to Grantees	0	0	6,985,390	3,643,318	0	0
Loans						
Loans CY Disbursements	55,501,533	24,902,446	0	0	0	0
Loans To Borrowers	0	0	24,380,679	24,186,624	0	0
Loans To Borrowers CY Funded	0	0	0	200,000	0	0
Other Financial Assistance						
Community Contributions	0	0	600,000	500,000	0	0
Contractor Capacity Assistance	11,136	0	0	0	0	0
EcDev & Training Grants - Non-Portfol	535,000	0	252,240	3,145,493	0	0
Permit Fee Waivers	26,800	0	0	0	0	0
Technical Assistance Grants	0	0	3,412,778	0	0	0
Temporary Relocation Assistanc	14,878	0	0	0	0	0
	66,245,762	32,671,580	35,631,087	31,695,435	0	0
Materials and Services						
Bank Fees and Charges						
Bank Fees	21,170	16,519	0	0	0	0

Financial Summary

Account Summary by Expense Category

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Materials and Services						
Bond Underwriter Fees	4,425	0	0	0	0	0
DMC Admin Services	336,149	138,021	214,977	416,803	0	0
Interest Expense - Nondebt	759,043	1,038	0	0	0	0
City Charges						
City Overhead Charges	651,283	454,319	783,150	660,108	0	0
PHB Project Expenditures-CO/FS	0	28,227,480	44,433,151	38,849,159	0	0
PHB Project Expenditures-MS/PS	0	2,153,097	2,455,652	1,209,086	0	0
Insurance						
Claims Expense	50,266	499	0	0	0	0
Insurance	477,890	452,065	538,000	500,000	0	0
Loan Processing						
Loan Appraisals	5,000	0	0	0	0	0
Loan Documents	23,860	23,083	0	0	0	0
Loan Foreclosures Costs	169	160	0	0	0	0
Loan Servicing Costs	19,881	27,373	200	2,000	0	0
Miscellaneous						
Local Travel	47,387	31,866	40,775	8,825	0	0
Miscellaneous	70,176	3,710,486	22,924	19,484	0	0
Parking	33,287	19,657	22,630	9,050	0	0
Non Capital Equipment						
Computer Hardware	99,370	42,680	122,300	98,000	0	0
Furniture/Equip <\$5k	43,256	19,039	25,200	26,200	0	0
Hosted Services Maintenance	0	0	0	30,000	0	0
Software Applications	569,583	374,805	67,726	98,778	0	0
Software Maintenance	0	142,066	607,069	500,000	0	0
Office Expense						
General Office Expense	185,098	152,644	213,970	165,925	0	0
IGA Other Costs	0	252,925	955,083	955,083	0	0
Memberships, Dues,& Certifications	115,800	13,847	120,630	109,525	0	0
Organizational Memberships	0	71,463	0	15,000	0	0
Postage & Delivery	59,598	36,572	105,970	85,820	0	0
Printing & Graphics	105,611	47,223	43,755	67,200	0	0
Publications & Resource Mat'ls	21,133	12,681	8,850	11,580	0	0
PDC Managed Prop Exp						
Bldg Repairs & Maint - PDC	284,537	275,994	376,160	376,000	0	0
Equip Lease & Rentals - PDC	738	238	0	0	0	0
Equip Repairs & Maint - PDC	29,669	48,733	87,900	93,400	0	0
Rents/Leases - Fac	1,693,633	694,871	952,350	1,081,974	0	0
Vehicles Maintenance - PDC	3,572	4,507	7,000	15,000	0	0
Public Com & Marketing						
Advertising & Publ Notices	224,025	119,145	137,240	86,590	0	0
Event Sponsorship	5,000	244,771	55,805	215,500	0	0
Marketing - Resources Dev	0	115	0	0	0	0
Public Meeting Expenses	50,558	29,904	14,900	38,350	0	0
Public Meeting Food Expense	0	10,566	0	1,000	0	0
Special Event Food Expense	0	54,574	80,000	20,000	0	0
Special Events Expenses	442,869	52,212	233,606	70,492	0	0
Real Property Mang Prop Exp						
Asset Disposal Costs - RE	13,962	0	0	0	0	0
Bldg Repairs & Maint - RE	634,757	1,375,200	1,884,118	1,617,329	0	0
Prop Mgmt Fees - RE	0	26,640	247,003	0	0	0
Prop Mgmt Other - RE	1,414	0	5,000	0	0	0

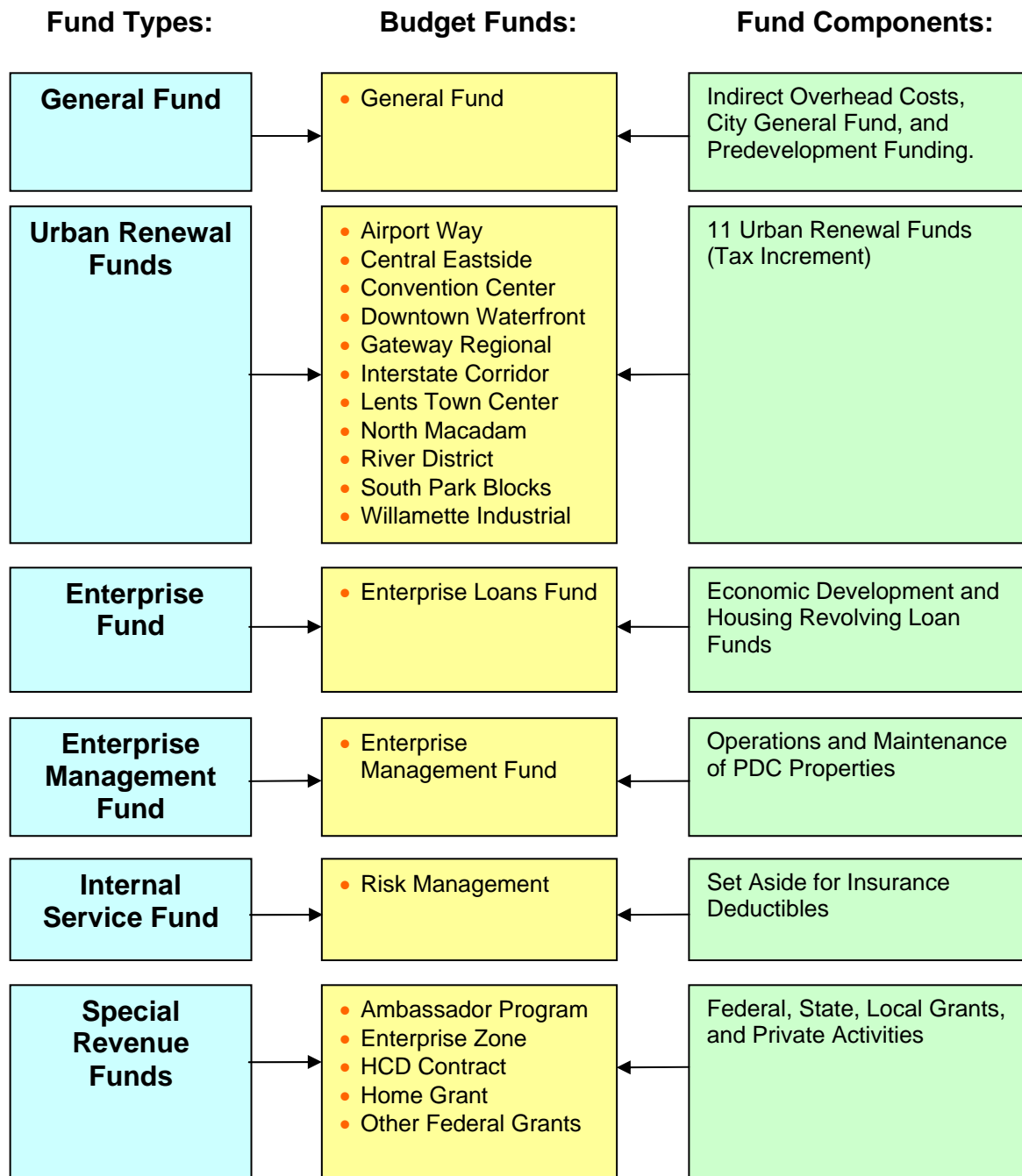
Financial Summary

Account Summary by Expense Category

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Materials and Services						
Property Taxes - RE	412,829	97,595	100,000	222,759	0	0
Property Utilities - RE	86,845	76,147	10,528	1,000	0	0
Rents/Leases - RE	92,647	170,190	0	0	0	0
Service Contracts						
IGA Prof Services Contracts	1,824,310	595,566	922,919	248,895	0	0
Legal Expenses	680,474	443,146	422,685	380,265	0	0
Prof Services Contracts	10,928,505	7,992,454	5,457,484	7,834,964	0	0
Recruitment Services	25	37,834	26,000	13,500	0	0
Temporary Services	877,443	123,976	113,000	83,627	0	0
Training, travel & meetings						
Business Meeting Expense	51,787	10,376	12,225	5,625	0	0
Business Meeting Food Expense	0	17,859	300	1,500	0	0
Out of Town Travel	119,165	75,840	164,572	213,644	0	0
Training Expense	252,032	106,446	221,527	314,775	0	0
Training Travel Expenses	107,994	12,819	15,777	15,500	0	0
Utilities						
Communication Services	348,629	377,693	222,686	225,307	0	0
Utilities and Water	109,808	101,795	142,000	130,000	0	0
	22,976,663	49,598,811	62,694,797	57,144,622	0	0
Other Interest Expense						
Other Interest Expense						
Line of Credit Expense	5,204,808	0	0	0	0	0
Line-of-Credit Interest Exp	455	0	0	0	0	0
	5,205,263	0	0	0	0	0
Personnel Services						
Benefits and Taxes						
Benefits and Taxes	5,979,747	5,068,425	5,140,486	5,487,031	0	0
Salaries and Wages						
Salaries and Wages	16,195,679	12,835,930	11,806,232	11,307,834	0	0
	22,175,427	17,904,355	16,946,718	16,794,865	0	0
Total Expenditures	156,641,859	130,460,933	181,390,490	162,424,877	0	0
Transfers	30,784,539	31,476,906	17,539,860	15,062,027	0	0
Contingency	0	0	70,748,529	27,790,481	0	0
Ending Fund Balance	97,146,459	78,837,083	0	0	0	0
Total Requirements	284,572,856	240,774,923	269,678,879	205,277,385	0	0

PDC's Fund Structure

PDC has 6 Fund Types and
20 Budget Funds



Description of PDC's Fund Structure

PDC has 20 budget funds. Within each budget fund, PDC has sub-funds to account for specific programs that require separate tracking. A brief description of each of the legal appropriation fund types is below:

General Fund - This is PDC's operating fund. The General Fund accounts for administrative activities including indirect overhead costs and the project management office. In addition, economic development programs funded by the City General Fund are budgeted here.

Urban Renewal Funds - These funds are used to manage the finances of PDC's urban renewal areas. The primary source of revenue for these funds is tax increment debt proceeds and program income derived from the investment of tax increment proceeds. PDC's Urban Renewal Funds are:

Airport Way – The Airport Way Urban Renewal Area (URA) was formed in 1986. Unique to Airport Way is its absence of a housing element and its proximity to major transportation infrastructure, including Portland International Airport. At 1,841 acres, the Airport Way URA is the City's third largest urban renewal district. Total acreage was 2,276 as of June 2009 but was reduced to 1,841 acres through a plan amendment which became effective in March 2010. Its maximum indebtedness of \$72.6 million has been reached and there is no capacity to issue additional debt. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$10.2 million in planned expenditures, which will be funded by resources generated from property sales.

The Urban Renewal Plan and the Airport Way Development Plan identified several objectives including: stimulating private investment; growing the base of industrial / manufacturing businesses; and constructing and improving infrastructure systems, such as roads & utilities. Today, the primary activities in Airport Way focus on job growth via: 1) the sale and redevelopment of the remaining 27 acres of PDC-owned development rights at Cascade Station; 2) the sale and redevelopment of PDC's remaining 7 acres of land at Riverside Parkway Corporate Center; and 3) providing financial assistance to businesses for expansion or remodeling.

Central Eastside – Central Eastside URA was established in 1986 and its last date to issue debt is August 2018. Total acreage is 692. Its maximum indebtedness is \$105.0 million of which \$79 million has been issued through June 30, 2011. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$29.3 million in planned expenditures.

Future investment will focus on supporting entrepreneurship and cluster industry job growth in the URA. Projects include establishment of a CES Entrepreneurial District and redevelopment of the Convention Plaza building and the Burnside Bridgehead site. Major infrastructure improvements (the Streetcar Loop and the Burnside / Couch couplet) were recently completed and will further support future economic development efforts.

Financial Summary

Convention Center – Convention Center URA was established in 1989 to meet urban renewal goals in the Lloyd District. The boundary was amended in 1993, in response to the adoption of the Albina Community Plan to include NE Martin Luther King, Jr. Boulevard from Russell Street to Rosa Parks Way. The boundary was also amended in August 2011 to remove approximately 185 acres north of Broadway/Schuyler. This acreage was subsequently added to the Interstate Corridor URA. Its last date to issue debt is June 2013. Total acreage is 410 (reduced from 595 in August 2011). Its maximum indebtedness is \$167.5 million of which \$118.7 million has been issued through June 30, 2011. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$57.1 million in planned expenditures.

The goals of the OCC URA are to assist the community in achieving its vision as defined by The Lloyd District Development Strategy and associated neighborhood plans. Future investments focus on cluster industry development and job growth, redevelopment projects immediately adjacent to the Oregon Convention Center (including a new Convention Center Hotel), improvements to the Veterans Memorial Coliseum as an enhanced spectator venue, and establishment of the Lloyd Eco-District.

Downtown Waterfront – Downtown Waterfront URA was established in 1974 and its last date to issue debt was April 2008. Total acreage was 279 as of June 2008 but was reduced to 233 acres through a plan amendment which became effective in July 2008. Its maximum indebtedness is \$165.0 million of which \$165.0 million has been issued through June 30, 2008. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$18.7 million in planned expenditures.

Priorities for the remaining resources will be investment in entrepreneurship and cluster industry job growth in the Old Town / Chinatown Creative Corridor and neighborhood enhancement through the redevelopment of underutilized blocks in Old Town / Chinatown.

Gateway Regional Center – The Gateway Regional Center Urban Renewal Area (Gateway URA) was formed in 2001 with the goal to spur the revitalization of the Gateway Regional Center as envisioned in the Metro 2040 Plan. The URA comprises 659 acres, with a maximum indebtedness of \$164.2 million of which \$27.8 million has been issued through June 30, 2011. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$24.4 million in planned expenditures.

The primary goals of the URA are job creation, business development, and transportation improvements, with a focus on the Gateway Transit Center redevelopment.

Interstate Corridor – The Interstate Corridor URA was established in 2000 and its last date to issue debt is June 2021. The boundary was amended in August 2011 to add 415 acres (including approximately 185 acres from the OCC URA) and remove 230 acres (undevelopable right-of-way). Total acreage is 3,990 (increased from 3,804 in August 2011). Its maximum indebtedness is \$335.0 million of which \$117.4 million has been issued through June 30, 2011. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$93.2 million in planned expenditures.

The URA's purpose is to revitalize the district through community-driven economic development, job growth, and investment in priority commercial corridors and key redevelopment projects.

Financial Summary

Lents Town Center – The Lents Town Center URA was established in 1998 and the plan was amended in June 2008. The plan amendment which became effective in July 2008 increased maximum indebtedness to \$245.0 million, extended the last date to issue debt to June 2020, and increased the acreage to 2,846. As of June 30, 2011, \$93.4 million of maximum indebtedness has been issued. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$71.0 million in planned expenditures.

The primary goals of the URA are focused on community-driven economic development to improve the Lents Town Center as outlined in the Metro 2040 Plan; provide support for the revitalization of commercial and residential properties and improvement of infrastructure throughout the district; and stimulate business development and investment in the area.

North Macadam – North Macadam was established in 1999 and its last date to issue debt is June 2020. Total acreage is 402. Its maximum indebtedness is \$288.6 million of which \$95.8 million has been issued through June 30, 2011. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$60.1 million in planned expenditures.

Future investment will focus on bioscience commercialization, property development in support of cluster industries, establishment of the South Waterfront Eco-District, and completion of major infrastructure projects such as the Portland-Milwaukie Light Rail project and the Central District Greenway.

River District – River District was established in 1998 and the plan was amended in June, 2009, effective July, 2009. The amendment increased the acreage by 41.98 acres to a total of 351 acres, increased maximum indebtedness to \$489.5 million, and extended the last date to issue debt to June 2021. As of June 30, 2011, \$209.9 million has been issued. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$249.1 million in planned expenditures.

The current goals of the URA are to support entrepreneurship, implement the downtown retail strategy, recruit cluster industries via redevelopment of strategic sites, reserve funds for a collaborative project with Multnomah County, and complete major infrastructure projects such as the Fields Neighborhood Park and the Streetcar Loop.

South Park Blocks – South Park Blocks was established in 1985 and its last date to issue new long term debt was July 2008. Total acreage was 161 as of June 2008 but was reduced to 156 through a plan amendment which went into effect in July 2008. Its maximum indebtedness is \$143.6 million of which \$112.0 million has been issued through June 30, 2011. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$18.1 million in planned expenditures.

Remaining resources will be focused on cluster industry development and job growth, and support of the PSU Eco-District through investment in the Oregon Sustainability Center.

Financial Summary

Willamette Industrial – The Willamette Industrial Urban Renewal Area was established in 2004 and its last date to issue debt is December 2024. Total acreage is 756. Its maximum indebtedness is \$200.0 million of which \$2.8 million has been issued as of June 30, 2011. The current budget and forecast for FY 2011-12 to FY 2016-17 include approximately \$6.6 million in planned expenditures.

Investments will continue to be targeted toward: 1) incenting the redevelopment of contaminated properties to encourage job growth and capital investments; and 2) undertaking restoration and habitat enhancements as part of the City's efforts to address environmental issues in the North Reach.

Enterprise Loans Fund - The Enterprise Loans Fund accounts for economic development and housing revolving loan funds. This Fund includes the budget for debt service related to the Private Lender Participation Program.

Enterprise Management Fund – The Enterprise Management Fund provides for activity related to the operations and maintenance of PDC properties or City of Portland properties PDC has contracted to manage outside of Urban Renewal Areas. Currently, this fund includes operating revenues and expenses of the Headwaters Apartment.

Internal Service Fund - The Internal Service Fund, or Risk Management Fund, was created to make funds available for insurance claims and other unforeseen circumstances.

Special Revenue Funds - PDC's Special Revenue Funds include the following: Ambassador Program, Enterprise Zone, HCD (Housing and Community Development), Home Grant, Housing Acquisitions, and Other Federal Grants. The Special Revenue Funds account for the proceeds of specific revenue sources that are dedicated for specific purposes. These funds account for federal, local grant, and private activities.

Ambassador Program – Funds accounts for economic development outreach activities with funding from other governmental jurisdictions and private businesses.

Enterprise Zone – Receives contributions from participating Enterprise Zone companies to provide North/Northeast Portland with workforce and business development opportunities.

HCD (Housing Community Development) – Contract Fund provides for Community Development Block Grant housing activities performed under contract with the Portland Housing Bureau.

Home Grant – Provides for federally funded HOME program activities performed under contract with the Portland Housing Bureau.

Other Federal Grants – Accounts for revenues and expenditures under BRAC Grant, EDA Industrial Sites and Revolving Loan, and EPA Brownfield Grant.



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Urban Renewal Area Summary

This section provides a higher level of detail about the eleven urban renewal areas than was introduced in the prior section under the heading of Descriptions of PDC's Fund Structure, Urban Renewal Funds. As mentioned in the earlier section, each urban renewal area (URA) has its own fund, and is a Budget Fund.

This section consists of a map and five-year projects at the project level for each URA.

Urban Renewal Area Maps

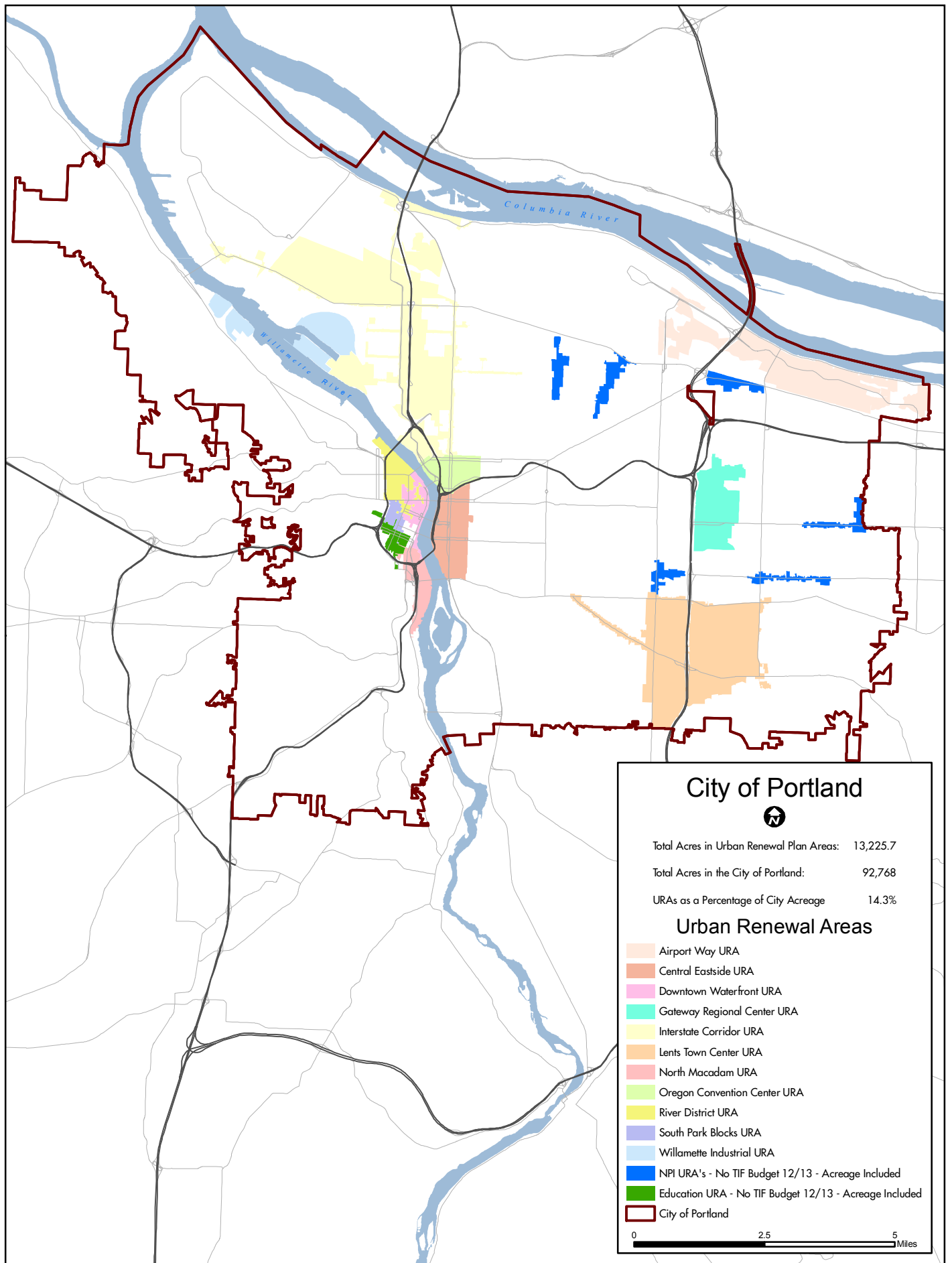
The URA maps outline the area included in each URA. Additionally the new Education URA and Neighborhood Prosperity Initiative URAs are included though they are not yet budgeted.

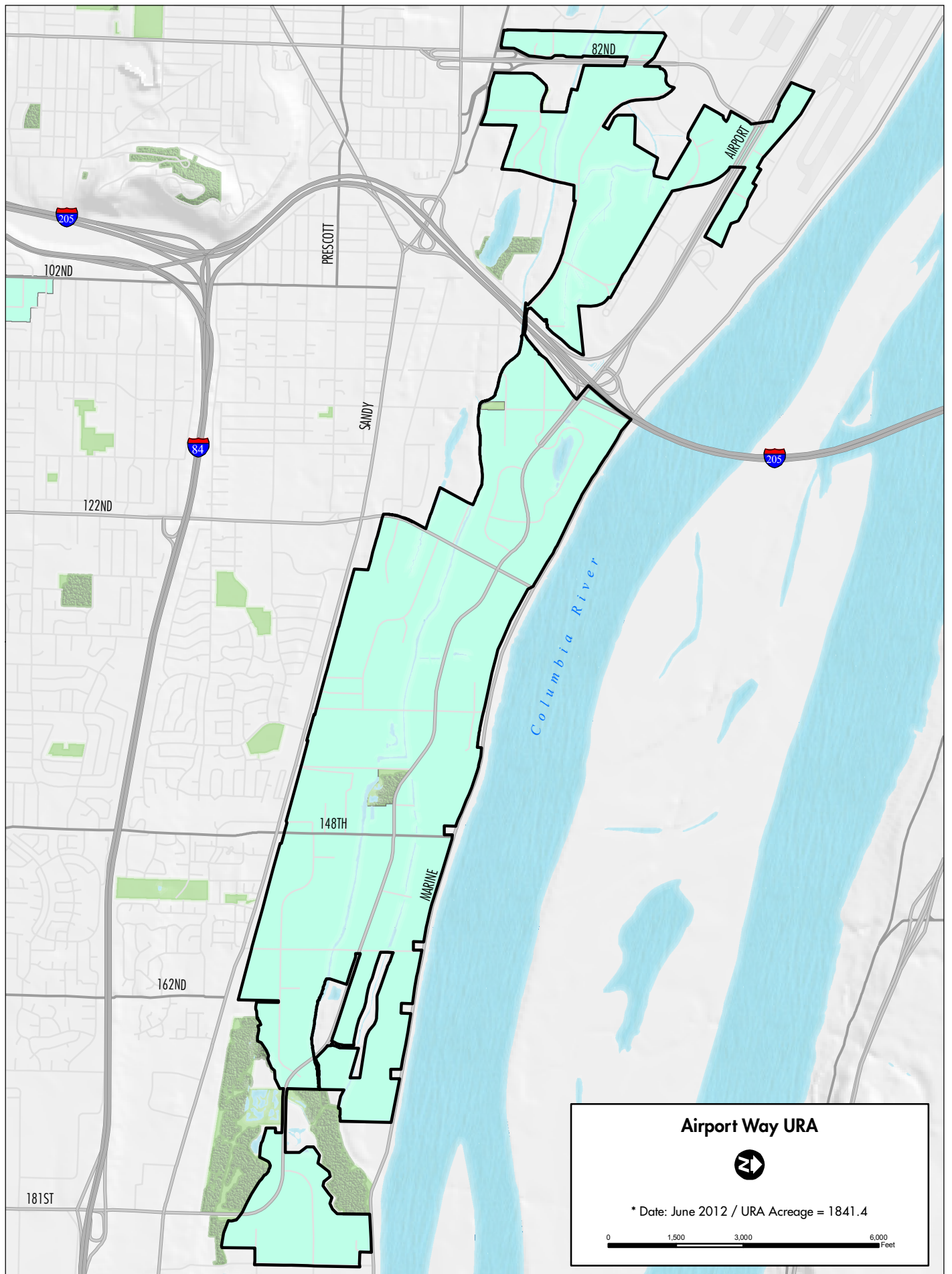
Five-Year Budget Projections

The projections display the FY 2011-12 Revised Budget, the FY 2012-13 Budget and four years of forecasted revenues and expenditures by project (FY 2013-14 through FY 2016-17) for PDC's 11 urban renewal funds.

These projections are provided for long-range planning for each of the 11 urban renewal areas.

The individual urban renewal fund budget projections are based on the best available information at the time they were compiled, and are subject to change. The forecasted data beginning in FY 2012-13 does not imply any commitment or obligation toward the projects that are included. The focus of these projections is on estimated resources and priority projects and programs. As such, resources and requirements may not be balanced for these projections.





Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Airport Way URA Fund						
Resources						
Beginning Fund Balance	5,156,070	2,949,492	1,440,197	429,279	481,768	543,425
Fees and Charges	10,000	0	0	0	0	0
Interest on Investments	30,000	25,000	25,000	10,000	10,000	10,000
Loan Collections	251,536	275,000	250,000	250,000	200,000	175,000
Property Income	10,000	0	0	1,000,000	1,000,000	1,000,000
Reimbursements	10,000	0	0	0	0	0
Total Resources	5,467,606	3,249,492	1,715,197	1,689,279	1,691,768	1,728,425
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-APW-A45101385	21,459	22,532	3,647	3,647	3,647	3,647
Administration Total	21,459	22,532	3,647	3,647	3,647	3,647
Business Dev						
Business Lending						
BIF-General-APW-L02100385	600,000	600,000	600,000	600,000	600,000	600,000
Cluster Industry Development						
Site Recruitment-APW-B15102385	14,250	14,250	14,250	0	0	0
Lean Manufacturing-APW-T01069385	30,000	30,000	30,000	30,000	30,000	0
Cluster Development-APW-B15100385	100,000	100,000	100,000	100,000	0	0
Business Dev Total	744,250	744,250	744,250	730,000	630,000	600,000
Property Redevel						
Commercial Property Redevelopm						
Riverside Pkwy Ind Pk-APW-Pred-P38551417	260,000	0	0	0	0	0
Riverside Pkwy Ind Pk-APW-Adm-P38551415	350,000	120,000	0	0	0	0
Real Estate Mgmt-APW-Adm-P38592015	70,000	70,000	70,000	70,000	70,000	70,000
Public Outreach-APW-Adm-P38591015	10,000	10,000	10,000	10,000	10,000	10,000
Cascade Station-APW-Pred-P38550417	23,452	0	0	0	0	0
Cascade Station-APW-mgmt-P38550419	75,300	0	0	0	0	0
Cascade Station-APW-Adm-P38550415	240,000	240,000	240,000	240,000	240,000	240,000
Property Redevel Total	1,028,752	440,000	320,000	320,000	320,000	320,000
Total Program Expenditures	1,794,461	1,206,782	1,067,897	1,053,647	953,647	923,647
Personnel Services	272,340	121,951	64,073	45,218	57,218	55,418
Transfers - Indirect	451,313	480,562	153,948	108,646	137,478	133,153
Total Fund Expenditures	2,518,114	1,809,295	1,285,918	1,207,511	1,148,343	1,112,218
Contingency	2,949,492	1,440,197	429,279	481,768	543,425	616,207
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	5,467,606	3,249,492	1,715,197	1,689,279	1,691,768	1,728,425

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Central Eastside URA Fund						
Resources						
Beginning Fund Balance	2,187,879	1,357,972	846,252	1,091,330	891,288	331,966
Interest on Investments	25,000	13,580	8,463	10,913	8,913	3,320
Loan Collections	184,840	621,633	167,257	327,187	192,676	187,845
Long Term Debt	3,200,000	0	0	0	1,000,000	0
Property Income	2,620,000	1,020,000	20,000	20,000	20,000	20,000
Short Term Debt	2,835,087	2,682,053	2,804,835	2,894,106	3,039,572	2,810,927
Total Resources	11,052,806	5,695,238	3,846,807	4,343,536	5,152,449	3,354,058
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-CES-A45101355	18,000	18,000	18,000	18,000	18,000	18,000
Administration Total	18,000	18,000	18,000	18,000	18,000	18,000
Business Dev						
Business Lending						
BIF-General-CES-L02100355	600,000	700,000	700,000	600,000	600,000	600,000
Cluster Industry Development						
Cluster Development-CES-B15100355	50,000	50,000	50,000	50,000	50,000	50,000
OMEP-Lean Manufacturing-CES-T01205355	50,000	0	0	0	0	0
Site Recruitment-CES-B15102355	38,000	38,000	38,000	0	0	0
Small Business & Entrepreneurs						
CES Entrepreneurial District-C-B55606355	150,000	150,000	150,000	150,000	0	0
Business Dev Total	888,000	938,000	938,000	800,000	650,000	650,000
Infrastructure						
Parks						
Eastbank/Asset Trsfr-CES-Adm-N35514815	155,000	10,000	0	0	0	0
Public Facilities						
Community Center-CES-Adm-N35525215	0	0	0	0	0	985,000
Transportation						
New Water Ave-CES-Adm-N35534315	0	250,000	0	0	0	0
East Streetcar LID-CES-Adm-N35534215	0	122,759	0	0	0	0
Eastside Streetcar-CES-Adm-N35534115	3,000,000	0	0	0	0	0
Infrastructure Total	3,155,000	382,759	0	0	0	985,000
Portland Hsg Bureau						
PHB Housing						
PHB Staff & Admin-CES-H15900355	96,549	34,937	35,247	87,857	150,008	83,963
Affordable Rental Hsg-CES-H15430355	0	0	0	1,000,000	2,500,000	0
Portland Hsg Bureau Total	96,549	34,937	35,247	1,087,857	2,650,008	83,963
Property Redevel						
Commercial Property Redevelopm						
Burnside Bridgehd Mgt-CES-Adm-P35557315	75,000	75,000	75,000	0	0	0
Burnside Bridgehd Rdv-CES-Adm-P35557215	2,500,000	1,000,000	0	0	0	0
CC 2035-CES-Adm-P35552215	0	33,428	0	0	0	0
Central City 2035-CES-A35401355	45,910	0	0	0	0	0
Public Outreach-CES-Adm-P35591015	11,000	11,000	11,000	11,000	11,000	11,000
Real Estate Mgmt-CES-Adm-P35592015	18,000	18,000	18,000	18,000	18,000	18,000
Commercial Real Estate Lending						

Financial Summary

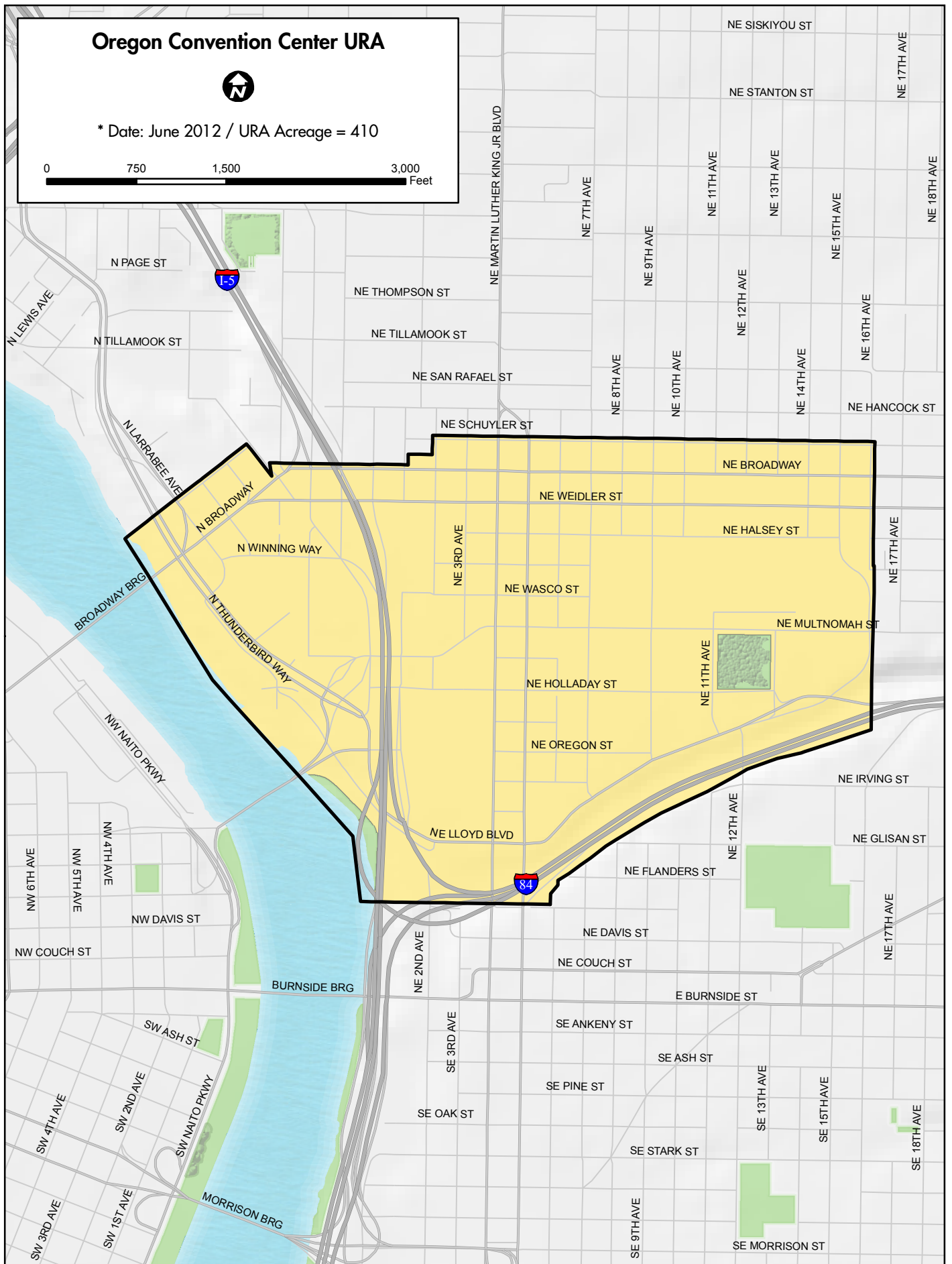
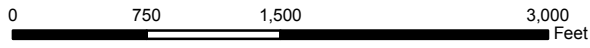
Fund Summary - Five-Year Budget Projections

		Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
CPRL-General-CES-R01100355		400,000	600,000	600,000	600,000	600,000	600,000
Community Redevelopment Grants							
SIP-General-CES-G03100355		300,000	200,000	200,000	200,000	200,000	200,000
DOS-General-CES-G02100355		150,000	100,000	100,000	100,000	100,000	100,000
Property Redev	Total	3,499,910	2,037,428	1,004,000	929,000	929,000	929,000
Total Program Expenditures		7,657,459	3,411,124	1,995,247	2,834,857	4,247,008	2,665,963
Personnel Services		516,686	585,546	186,856	151,748	140,954	130,941
Transfers - Indirect		1,520,689	852,316	573,374	465,643	432,521	401,799
Total Fund Expenditures		9,694,834	4,848,986	2,755,477	3,452,248	4,820,483	3,198,703
Contingency		1,357,972	846,252	1,091,330	891,288	331,966	155,355
Ending Fund Balance		0	0	0	0	0	0
Total Requirements		11,052,806	5,695,238	3,846,807	4,343,536	5,152,449	3,354,058

Oregon Convention Center URA



* Date: June 2012 / URA Acreage = 410



Financial Summary

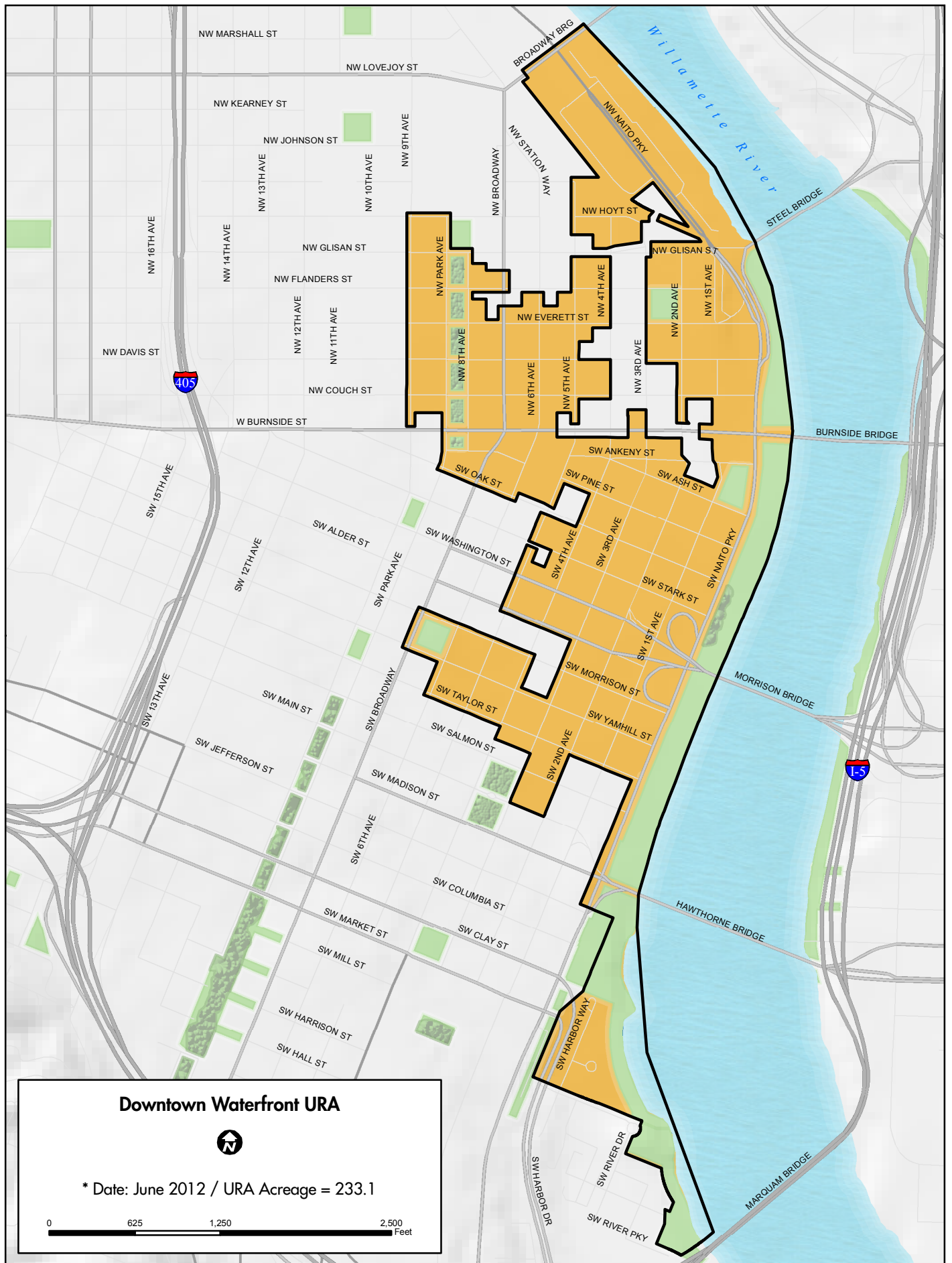
Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Convention Center URA Fund						
Resources						
Beginning Fund Balance	1,697,229	41,487,725	5,213,927	3,653,954	1,014,795	52,876
Interest on Investments	0	25,000	20,000	5,000	5,000	5,000
Loan Collections	1,200,000	300,000	400,000	400,000	350,000	350,000
Long Term Debt	43,300,000	0	0	0	0	0
Property Income	3,264,750	0	0	0	0	0
Reimbursements	1,473,339	0	0	0	0	0
Short Term Debt	4,500,000	0	0	0	0	0
Total Resources	55,435,318	41,812,725	5,633,927	4,058,954	1,369,795	407,876
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-CNV-A45101350	28,613	30,044	30,044	30,044	30,044	30,044
Administration Total	28,613	30,044	30,044	30,044	30,044	30,044
Business Dev						
Business Lending						
BIF-General-CNV-L02100350	250,000	250,000	250,000	250,000	250,000	0
Cluster Industry Development						
Cluster Development-CNV-B15100350	200,000	200,000	200,000	200,000	200,000	0
Site Recruitment-CNV-B15102350	50,000	50,000	50,000	50,000	50,000	0
Small Business & Entrepreneurs						
Business Development-CNV-B55800350	100,000	100,000	100,000	100,000	100,000	0
Business Dev Total	600,000	600,000	600,000	600,000	600,000	0
Infrastructure						
Public Facilities						
Green Streets-CNV-Adm-N35033115	0	150,000	0	0	0	0
MLK Jr Blvd Gtwy Impr-CNV-Adm-N35023715	30,000	0	0	0	0	0
Infrastructure Total	30,000	150,000	0	0	0	0
Portland Hsg Bureau						
PHB Housing						
PHB Staff & Admin-CNV-H15900350	212,204	0	0	0	0	0
Affordable Rental Hsg-CNV-H15430350	1,456,848	9,322,071	449,163	0	0	0
King/Parks Afford Hsg-CNV-H15932350	362,752	0	0	0	0	0
Lloyd Cascadian Phase II-CNV-H15903350	21,500	6,500	6,500	0	0	0
McCoy Apts Rehab-CNV-H15949350	480,614	0	0	0	0	0
MFH - 2nd and Wasco-CNV-H15902350	6,500	6,500	6,500	0	0	0
Portland Hsg Bureau Total	2,540,418	9,335,071	462,163	0	0	0
Property Redevel						
Commercial Property Redevelopm						
CC 2035-CNV-Adm-P35052215	0	67,522	0	0	0	0
Central City 2035-CNV-A35401350	138,029	0	0	0	0	0
Convention Center Hot-CNV-Pred-P35050717	0	4,000,000	0	0	0	0
Eco Distr Implement-CNV-Adm-P35057915	200,000	1,680,000	0	1,680,000	0	0
Eco District-CNV-Adm-P35050515	195,000	70,000	70,000	70,000	70,000	0
Inn At Convention Ctr-CNV-Adm-P35059815	100,000	100,000	0	0	0	0
Public Outreach-CNV-Adm-P35091015	5,000	5,000	0	0	0	0
Rose Quarter Revit-CNV-Adm-P35051315	23,000,000	17,000,000	0	0	0	0

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Block 47-CNV-Adm-P35051115	20,000	0	0	0	0	0
Commercial Real Estate Lending						
CPRL-General-CNV-R01100350	250,000	250,000	0	0	0	0
Community Redevelopment Grants						
SIP-General-CNV-G03100350	100,000	100,000	0	0	0	0
DOS-General-CNV-G02100350	50,000	50,000	0	0	0	0
Property Redev						
Total	24,058,029	23,322,522	70,000	1,750,000	70,000	0
Total Program Expenditures	27,257,060	33,437,637	1,162,207	2,380,044	700,044	30,044
Personnel Services	817,480	508,979	200,998	163,232	151,621	140,852
Transfers - Indirect	2,873,053	2,652,182	616,768	500,883	465,254	236,980
Total Fund Expenditures	30,947,593	36,598,798	1,979,973	3,044,159	1,316,919	407,876
Contingency	24,487,725	5,213,927	3,653,954	1,014,795	52,876	0
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	55,435,318	41,812,725	5,633,927	4,058,954	1,369,795	407,876



Financial Summary

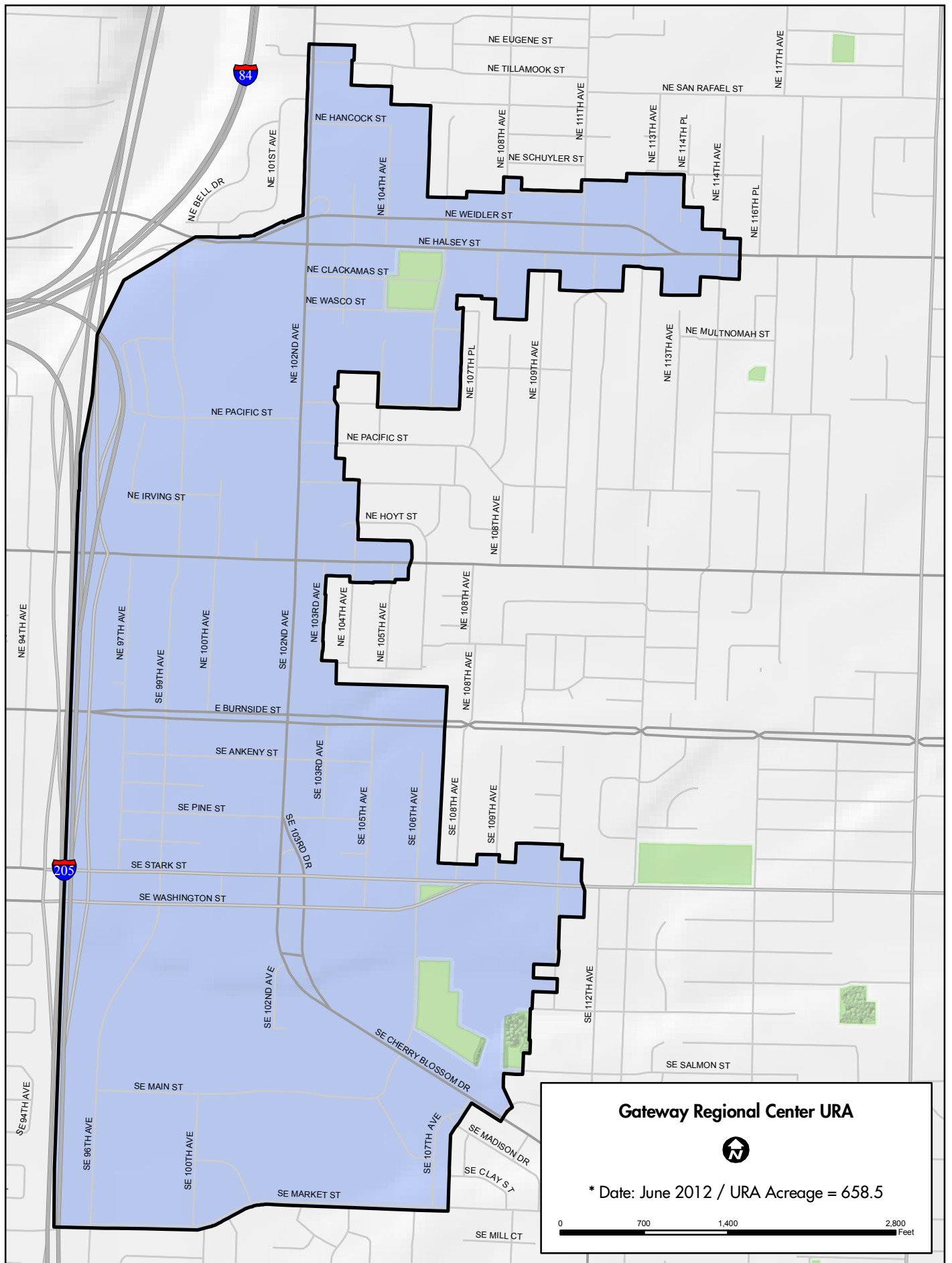
Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Downtown Waterfront URA Fund						
Resources						
Beginning Fund Balance	12,768,360	11,636,749	4,207,011	2,331,007	11,456	16,302
Interest on Investments	50,000	116,367	42,070	23,310	115	163
Loan Collections	1,725,490	523,519	584,675	607,299	499,663	3,052,399
Property Income	700	700	700	700	700	700
Total Resources	14,544,550	12,277,335	4,834,456	2,962,316	511,934	3,069,564
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-DTW-A45101320	8,000	8,000	8,000	8,000	8,000	8,000
Administration Total	8,000	8,000	8,000	8,000	8,000	8,000
Business Dev						
Business Lending						
BIF-Cluster Group-Budget-DTW-L02110320	500,000	500,000	500,000	200,000	75,000	500,000
BIF-General-DTW-L02100320	190,000	500,000	500,000	200,000	75,000	500,000
Business Dev Total	690,000	1,000,000	1,000,000	400,000	150,000	1,000,000
Infrastructure						
Public Facilities						
Ankeny/Burns Pub Impr-DTW-Adm-N32021515	40,000	0	0	0	0	0
Transportation						
Dtwn Retail Infra-DTW-Adm-N32030015	20,000	0	0	0	0	0
Infrastructure Total	60,000	0	0	0	0	0
Portland Hsg Bureau						
PHB Housing						
Affordable Rental Hsg-DTW-H15430320	0	0	517,400	1,717,345	0	0
Portland Hsg Bureau Total	0	0	517,400	1,717,345	0	0
Property Redev						
Commercial Property Redevelopm						
CC 2035-DTW-Adm-P32052215	0	95,846	0	0	0	0
3rd & Oak Parking Obl-DTW-Adm-P32054115	65,900	65,900	65,900	65,900	65,900	65,900
3rd & Taylor-DTW-Adm-P32054015	10,000	40,000	10,000	10,000	10,000	10,000
Block 8 Redev-DTW-Adm-P32052115	60,000	100,000	10,000	10,000	10,000	10,000
Central City 2035-DTW-A35401320	19,578	0	0	0	0	0
One Waterfront PI-DTW-Adm-P32054415	2,700	2,700	2,700	2,700	2,700	2,700
OT/CT Hsg-Flanders-DTW-Adm-P32053615	20,000	20,000	20,000	20,000	20,000	20,000
Real Estate Mgmt-DTW-Adm-P32092015	5,000	5,000	5,000	5,000	5,000	5,000
RiverPlace Marina-DTW-Adm-P32056515	20,000	15,000	15,000	15,000	15,000	15,000
Transit Mall Revit-DTW-Adm-P32012115	87,000	0	0	0	0	0
Block 33-Redev-DTW-Adm-P32050615	500,000	5,500,000	0	0	0	0
Commercial Real Estate Lending						
CPRL-General-DTW-R01100320	625,000	225,000	225,000	125,000	50,000	225,000
Community Redevelopment Grants						
SIP-General-DTW-G03100320	150,000	100,000	100,000	75,000	75,000	100,000
DOS-General-DTW-G02100320	0	100,000	100,000	0	0	0
Property Redev Total	1,565,178	6,269,446	553,600	328,600	253,600	453,600
Total Program Expenditures	2,323,178	7,277,446	2,079,000	2,453,945	411,600	1,461,600

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Personnel Services	311,271	237,922	124,740	146,037	24,696	87,696
Transfers - Indirect	273,352	554,956	299,709	350,878	59,336	210,704
Total Fund Expenditures	2,907,801	8,070,324	2,503,449	2,950,860	495,632	1,760,000
Contingency	11,636,749	4,207,011	2,331,007	11,456	16,302	1,309,564
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	14,544,550	12,277,335	4,834,456	2,962,316	511,934	3,069,564



Financial Summary

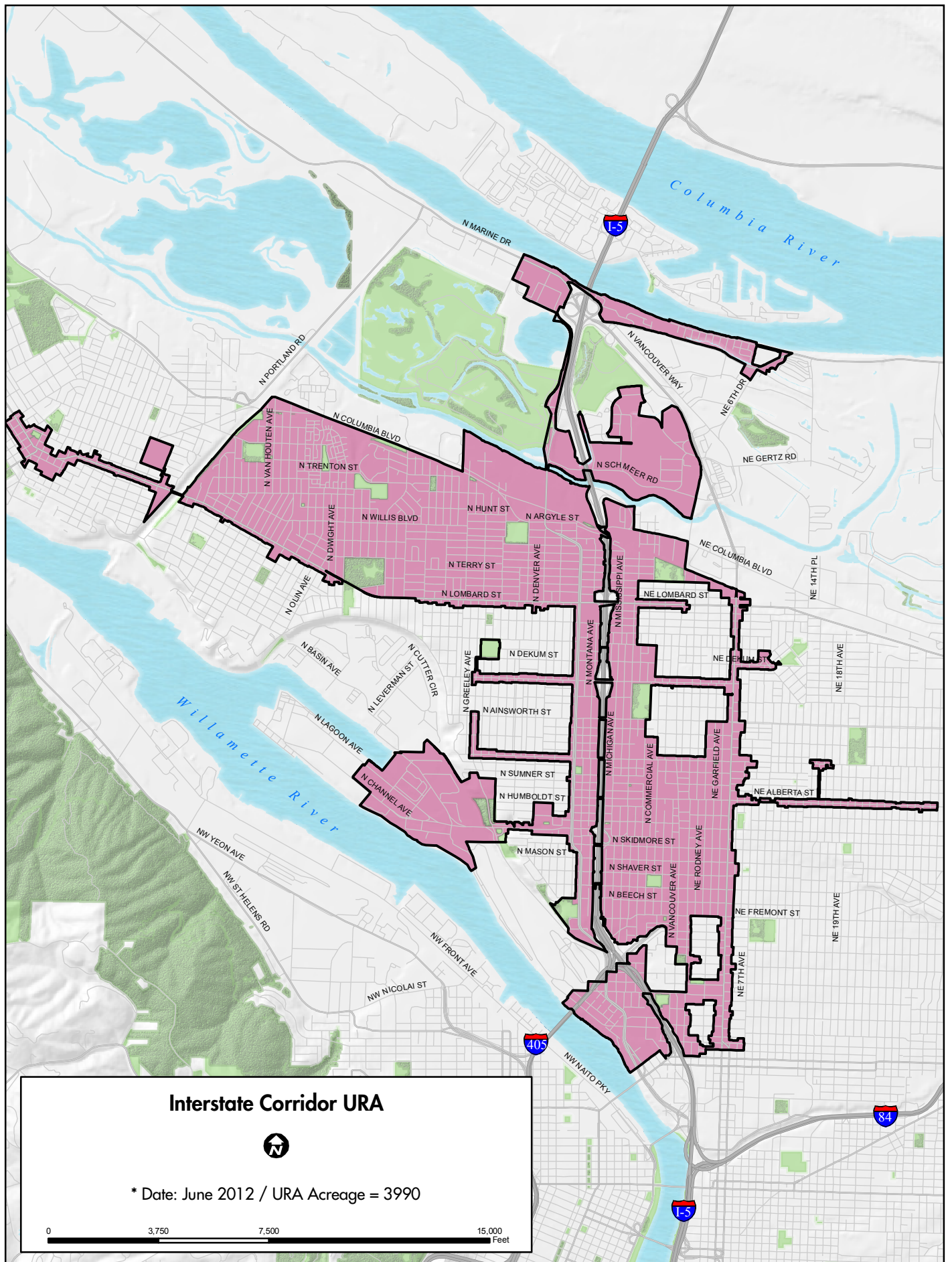
Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Gateway Reg Center URA Fund						
Resources						
Beginning Fund Balance	3,593,460	2,237,324	1,013,761	1,361,232	936,434	1,220,732
Interest on Investments	7,000	8,000	9,000	2,000	2,000	2,000
Intergovernmental Revenues	208,500	0	0	0	0	0
Loan Collections	22,702	11,011	17,802	18,419	18,419	18,419
Long Term Debt	0	3,200,000	1,500,000	555,000	0	0
Reimbursements	1,706	0	0	0	0	0
Short Term Debt	3,315,963	2,705,290	2,634,138	2,455,337	2,626,147	1,625,463
Total Resources	7,149,331	8,161,625	5,174,701	4,391,988	3,583,000	2,866,614
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-GTW-A45101380	10,000	10,000	10,000	10,000	10,000	10,000
Urban Renewal Plan Area Develo						
Public Outreach-GTW-Adm-P38091015	0	3,000	3,000	3,000	3,000	3,000
Administration Total	10,000	13,000	13,000	13,000	13,000	13,000
Business Dev						
Business Lending						
BIF-General-GTW-L02100380	150,000	150,000	150,000	150,000	150,000	150,000
Cluster Industry Development						
Cluster Development-GTW-B15100380	200,000	100,000	100,000	100,000	100,000	100,000
Lean Manufacturing-GTW-T01069380	25,000	25,000	25,000	25,000	0	0
Site Recruitment-GTW-B15102380	14,250	16,500	16,500	0	0	0
Small Business & Entrepreneurs						
Community Development-GTW-B55900380	150,000	100,000	100,000	100,000	100,000	100,000
Business Dev Total	539,250	391,500	391,500	375,000	350,000	350,000
Infrastructure						
Public Facilities						
Central Gateway Redev-GTW-Adm-N38028915	715,000	0	0	0	0	0
Receiving Ctr Prop-GTW-Adm-N38029215	17,015	0	0	0	0	0
Transportation						
Central Gateway Redev-GTW-Adm-N38028915	0	368,000	0	0	0	0
Infrastructure Total	732,015	368,000	0	0	0	0
Portland Hsg Bureau						
PHB Housing						
PHB Staff & Admin-GTW-H15900380	114,081	155,162	86,893	55,773	54,083	56,801
Gateway/Glisan-GTW-H15934380	1,414,000	3,700,000	0	0	0	0
Property Maintenance-GTW-H15292380	0	2,000	2,000	2,000	2,000	2,000
Ventura Park-GTW-H15917380	144,200	255,800	0	0	0	0
Affordable Rental Hsg-GTW-H15430380	0	0	0	900,000	0	0
Portland Hsg Bureau Total	1,672,281	4,112,962	88,893	957,773	56,083	58,801
Property Redev						
Commercial Property Redevelopm						
Commercial Dev-GTW-Adm-P38059015	222,034	1,000,000	2,150,000	1,100,000	1,000,000	1,000,000
Commercial Dev-GTW-mgmt-P38059019	32,366	0	0	0	0	0
Commercial Dev-GTW-Pred-P38059017	120,400	0	0	0	0	0

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Public Outreach-GTW-Adm-P38091015	3,000	0	0	0	0	0
Commercial Real Estate Lending						
CPRL-General-GTW-R01100380	250,000	200,000	200,000	200,000	200,000	200,000
Community Redevelopment Grants						
SIP-General-GTW-G03100380	100,000	100,000	100,000	100,000	100,000	100,000
DOS-General-GTW-G02100380	50,000	50,000	50,000	50,000	50,000	50,000
GFGP-General-GTW-G04100380	75,000	100,000	100,000	75,000	50,000	50,000
Property Redev						
Total	852,800	1,450,000	2,600,000	1,525,000	1,400,000	1,400,000
Total Program Expenditures	3,806,346	6,335,462	3,093,393	2,870,773	1,819,083	1,821,801
Personnel Services	433,949	273,055	176,986	143,732	133,508	124,026
Transfers - Indirect	671,711	539,347	543,090	441,049	409,677	380,577
Total Fund Expenditures	4,912,006	7,147,864	3,813,469	3,455,554	2,362,268	2,326,404
Contingency	2,237,325	1,013,761	1,361,232	936,434	1,220,732	540,210
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	7,149,331	8,161,625	5,174,701	4,391,988	3,583,000	2,866,614



Financial Summary

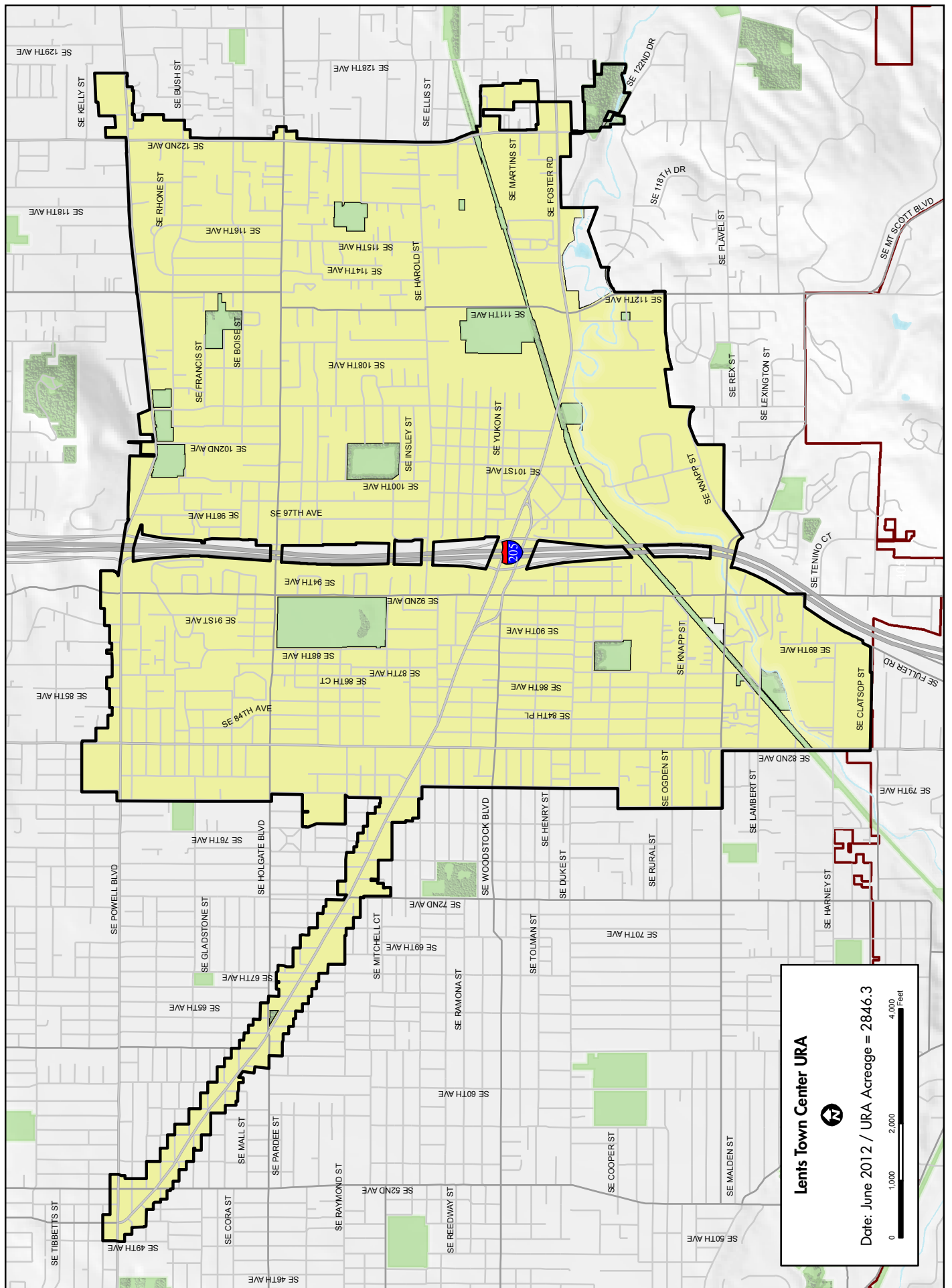
Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Interstate Corridor URA Fund						
Resources						
Beginning Fund Balance	16,905	22,579	18,301	3,285,796	2,102,364	65,072
Interest on Investments	20,000	20,000	20,000	20,000	20,000	20,000
Loan Collections	3,549,287	450,000	500,000	500,000	500,000	500,000
Long Term Debt	13,859,961	8,600,000	7,500,000	282,980	4,700,000	5,698,499
Property Income	600,000	0	0	0	0	0
Short Term Debt	7,984,008	7,992,000	7,992,000	7,992,000	7,992,000	7,992,000
Total Resources	26,030,161	17,084,579	16,030,301	12,080,776	15,314,364	14,275,571
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-ISC-A45101370	21,459	22,532	22,532	22,532	22,532	22,532
Administration Total	21,459	22,532	22,532	22,532	22,532	22,532
Business Dev						
Business Lending						
BIF-General-ISC-L02100370	1,332,656	500,000	500,000	500,000	2,500,000	2,500,000
Cluster Industry Development						
Cluster Development-ISC-B15100370	100,000	0	0	0	100,000	100,000
Lean Manufacturing-ISC-T01069370	70,000	70,000	70,000	70,000	70,000	70,000
Site Recruitment-ISC-B15102370	42,750	2,000,000	2,000,000	2,000,000	2,075,000	2,075,000
Small Business & Entrepreneurs						
Business Development-ISC-B55800370	75,000	75,000	75,000	75,000	75,000	75,000
Community Development-ISC-B55900370	0	200,000	200,000	200,000	200,000	200,000
Business Dev Total	1,620,406	2,845,000	2,845,000	2,845,000	5,020,000	5,020,000
Infrastructure						
Parks						
Small Scale Improv-ISC-Adm-N37017515	50,000	0	0	0	0	0
Bridgeton-ISC-Adm-N37017315	1,000,000	700,000	0	0	0	0
Dawson Park-ISC-Adm-N37017415	500,000	500,000	500,000	0	0	0
Transportation						
Lombard Investment-ISC-Adm-N37037815	50,000	600,000	0	2,000,000	1,000,000	0
Killingsworth Stscape-ISC-Adm-N37037715	1,000,000	1,000,000	1,000,000	0	0	0
Denver Streetscape-ISC-Adm-N37037615	15,000	15,000	0	0	15,000	0
Interstate Trans-ISC-Adm-N37032115	200,000	200,000	200,000	200,000	200,000	200,000
Infrastructure Total	2,815,000	3,015,000	1,700,000	2,200,000	1,215,000	200,000
Portland Hsg Bureau						
PHB Housing						
King-Parks-ISC-H15901370	952,660	1,433,336	0	0	0	0
Affordable Rental Hsg-ISC-H15430370	0	3,754,566	3,354,562	601,607	564,533	1,575,123
Bridge Meadows-ISC-H15047370	71,073	0	0	0	0	0
Habitat for Humanity HO-ISC-H15712370	19,250	0	0	0	0	0
HAP Afford Ownrshp/Rehab-ISC-H15929370	646,991	0	0	0	0	0
Home Buyer Assistance-ISC-H15420370	987,517	500,000	500,000	500,000	500,000	500,000
McCoy Apts-ISC-H15908370	679,368	0	0	0	0	0
Miracles Club-ISC-H15907370	171,348	0	0	0	0	0
PCRI Scat Sites 2 (NOFA)-ISC-H15928370	267,184	0	0	0	0	0
PHB Staff & Admin-ISC-H15900370	701,792	0	0	0	0	0
Home Repair Projects-ISC-H15410370	552,114	0	500,000	500,000	500,000	500,000
Killingsworth Station-ISC-H15906370	450,000	400,000	0	0	0	0

Financial Summary

Fund Summary - Five-Year Budget Projections

		Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Portland Hsg Bureau	Total	5,499,297	6,087,902	4,354,562	1,601,607	1,564,533	2,575,123
Property Redev							
Commercial Property Redevelopm							
Jefferson Frontage-ISC-Adm-P37051015		100,000	0	0	0	0	0
Public Outreach-ISC-Adm-P37091015		10,000	10,000	10,000	10,000	10,000	10,000
Nelson Acquisition-ISC-Adm-P37054015		0	255,000	0	0	0	0
MLK Gateway Improve-ISC-Impl-P37050318		600,000	0	0	0	0	0
Jefferson Frontage-ISC-Impl-P37051018		0	500,000	0	0	0	0
Interstate Redev-ISC-Adm-P37051815		2,410,923	0	0	0	1,600,000	1,000,000
Central City 2035-ISC-A35401370		63,347	0	0	0	0	0
CC 2035-ISC-Adm-P37052215		0	30,767	0	0	0	0
Kenton Redev Dtn-ISC-Adm-P37054815		800,000	0	0	0	500,000	0
Commercial Real Estate Lending							
CPRL-General-ISC-R01100370		2,530,071	0	0	0	2,000,000	2,000,000
Community Redevelopment Grants							
SIP-General-ISC-G03100370		1,067,658	600,000	600,000	600,000	600,000	700,000
CEWP-General-ISC-G05100370		1,500,000	0	0	0	0	0
CLG-General-ISC-G01100370		494,217	300,000	300,000	300,000	400,000	400,000
DOS-General-ISC-G02100370		355,903	150,000	150,000	150,000	150,000	150,000
GFGP-General-ISC-G04100370		596,189	200,000	200,000	200,000	200,000	200,000
Property Redev	Total	10,528,308	2,045,767	1,260,000	1,260,000	5,460,000	4,460,000
Total Program Expenditures		20,484,470	14,016,201	10,182,094	7,929,139	13,282,065	12,277,655
Personnel Services		957,247	923,334	630,597	500,853	487,873	439,724
Transfers - Indirect		2,011,381	2,126,743	1,931,814	1,548,421	1,479,354	1,349,799
Total Fund Expenditures		23,453,098	17,066,278	12,744,505	9,978,413	15,249,292	14,067,178
Contingency		2,577,063	18,301	3,285,796	2,102,363	65,072	208,393
Ending Fund Balance		0	0	0	0	0	0
Total Requirements		26,030,161	17,084,579	16,030,301	12,080,776	15,314,364	14,275,571



Financial Summary

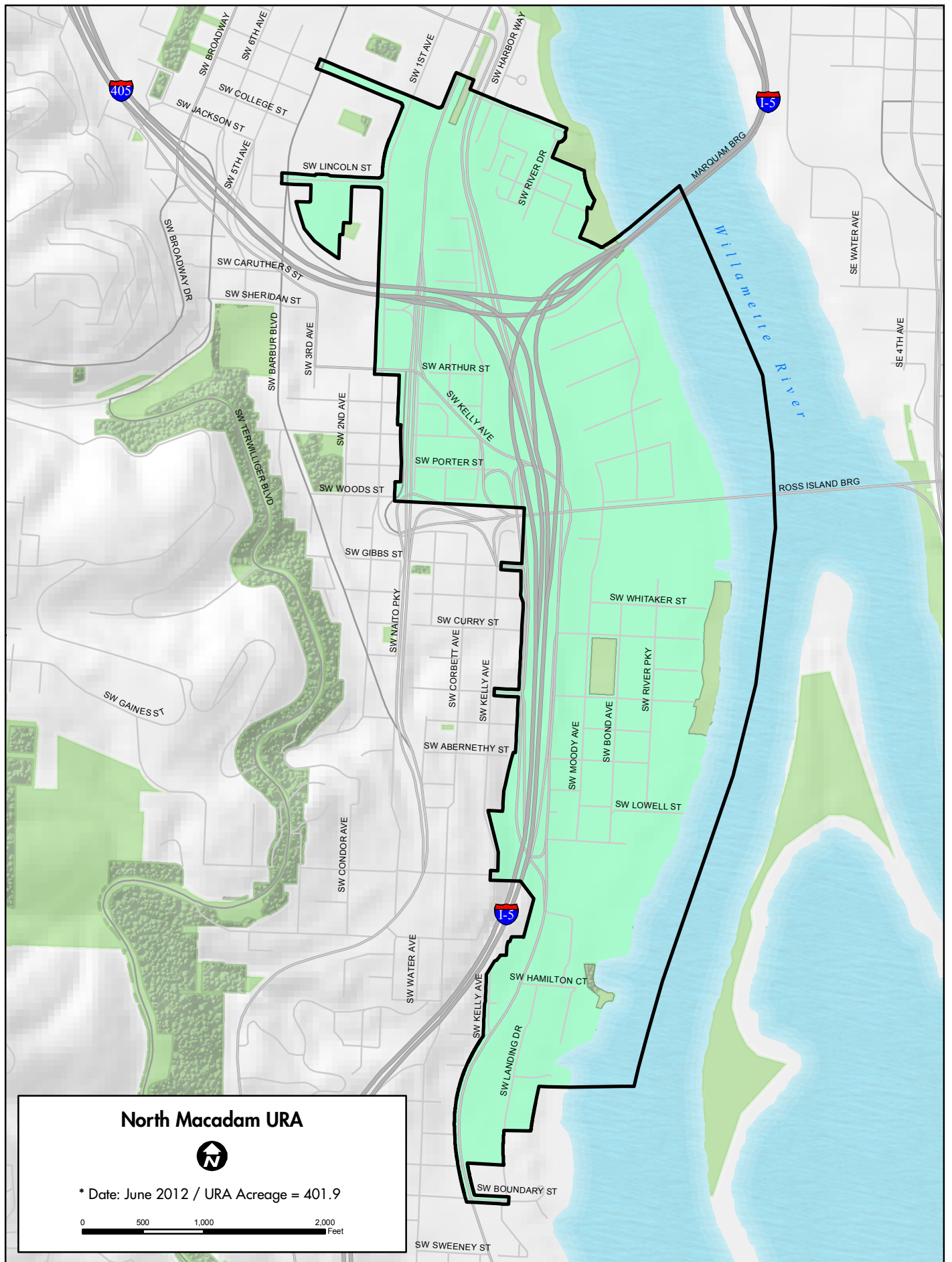
Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Lents Town Center URA Fund						
Resources						
Beginning Fund Balance	12,789,086	1,472,677	3,163,448	5,217,985	1,305,712	2,061,162
Interest on Investments	6,000	7,000	5,000	5,000	5,000	5,000
Loan Collections	149,000	173,000	173,000	173,000	173,000	173,000
Long Term Debt	0	9,000,000	8,500,000	0	2,868,963	0
Property Income	20,000	0	0	0	0	0
Reimbursements	0	300,000	0	0	0	0
Short Term Debt	7,562,840	6,561,365	6,612,917	6,593,963	7,169,513	6,500,482
Total Resources	20,526,926	17,514,042	18,454,365	11,989,948	11,522,188	8,739,644
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-LTC-A45101360	10,000	10,000	10,000	10,000	10,000	10,000
Urban Renewal Plan Area Develo						
Public Outreach-LTC-Adm-P36091015	0	1,000	1,000	1,000	1,000	1,000
Administration Total	10,000	11,000	11,000	11,000	11,000	11,000
Business Dev						
Business Lending						
BIF-General-LTC-L02100360	800,000	900,000	900,000	900,000	900,000	900,000
Cluster Industry Development						
Cluster Development-LTC-B15100360	30,000	30,000	30,000	30,000	30,000	30,000
Green Innovation Park-LTC-B15202360	185,000	0	0	0	0	0
Lean Manufacturing-LTC-T01069360	30,000	30,000	30,000	30,000	30,000	30,000
Site Recruitment-LTC-B15102360	38,000	16,500	16,500	0	0	0
Small Business & Entrepreneurs						
Community Development-LTC-B55900360	200,000	200,000	200,000	200,000	200,000	200,000
Business Dev Total	1,283,000	1,176,500	1,176,500	1,160,000	1,160,000	1,160,000
Infrastructure						
Parks						
Parks Public Impr-LTC-Adm-N36012515	265,000	200,000	900,000	0	0	0
Transportation						
Foster-52nd to 82nd-LTC-Adm-N36031545	0	0	1,000,000	1,000,000	0	0
Street/Sidewalks LID-LTC-Adm-N36031415	377,000	400,000	0	0	0	0
Nbrhd Trans Safe Impr-LTC-Adm-N36031515	2,200,000	0	0	0	0	0
Foster-Woodstock-LTC-Adm-N36031525	0	800,000	0	0	0	0
122nd-Holgate/Ramona-LTC-Adm-N36031535	0	1,000,000	0	0	0	0
Lents Entryway-LTC-Adm-N36032015	0	600,000	0	0	0	0
Infrastructure Total	2,842,000	3,000,000	1,900,000	1,000,000	0	0
Portland Hsg Bureau						
PHB Housing						
PHB Staff & Admin-LTC-H15900360	742,676	596,583	653,333	888,889	884,142	673,952
Raymond St Apt-LTC-H15933360	1,114,000	0	0	0	0	0
Affordable Rental Hsg-LTC-H15430360	940,000	0	0	1,000,000	2,600,000	0
Beyer Court Apts-LTC-H15935360	330,872	0	0	0	0	0
Habitat for Humanity#3-LTC-H15942360	7,615	0	0	0	0	0
Holgate House-LTC-H15923360	600,000	476,147	0	0	0	0
Home Buyer Assistance-LTC-H15420360	468,621	500,000	510,000	510,000	500,000	510,000

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Home Repair Projects-LTC-H15410360	664,362	500,000	500,000	500,000	493,753	500,000
Scat Site Home Rehab-LTC-H15931360	807,000	0	0	0	0	0
Svaboda Court Project-LTC-H15941360	2,134,300	0	0	0	0	0
The Glen Apartments-LTC-H15031360	462,359	0	0	0	0	0
PCRI Scat Sites 2 (NOFA)-LTC-H15928360	88,882	0	0	0	0	0
Portland Hsg Bureau Total	8,360,687	2,072,730	1,663,333	2,898,889	4,477,895	1,683,952
Property Redevel						
Commercial Property Redevelopm						
LTC Town Ctr Redevel-LTC-Plan-P36050916	600	0	0	0	0	0
SE 92nd Redevel-LTC-Pred-P36050817	90,195	0	0	0	0	0
SE 92nd Redevel-LTC-mgmt-P36050819	3,700	0	0	0	0	0
SE 92nd Redevel-LTC-Adm-P36050815	500,000	500,000	1,000,000	1,000,000	250,000	0
Public Outreach-LTC-Adm-P36091015	1,000	0	0	0	0	0
LTC Town Ctr Redevel-LTC-Pred-P36050917	43,428	0	0	0	0	0
LTC Town Ctr Redevel-LTC-mgmt-P36050919	278,982	0	0	0	0	0
LTC Town Ctr Redevel-LTC-Impl-P36050918	2,493	0	0	0	0	0
LTC Town Ctr Redevel-LTC-Adm-P36050915	1,197,564	3,000,000	1,000,000	500,000	500,000	500,000
Jns Ck Ind Area Revit-LTC-Pred-P36051217	100,000	0	0	0	0	0
Jns Ck Ind Area Revit-LTC-Adm-P36051215	0	500,000	2,000,000	200,000	200,000	1,000,000
Foster Road Redevel-LTC-Adm-P36055015	13,700	45,000	1,000,000	1,000,000	0	1,000,000
Neighborhood Cleanup-LTC-Adm-P36052015	50,000	0	0	0	0	0
Commercial Real Estate Lending						
CPRL-General-LTC-R01100360	300,000	300,000	300,000	300,000	300,000	300,000
Community Redevelopment Grants						
SIP-General-LTC-G03100360	620,000	300,000	500,000	500,000	500,000	500,000
CEWP-General-LTC-G05100360	688,680	0	0	0	0	0
CLG-General-LTC-G01100360	108,000	300,000	300,000	200,000	200,000	200,000
DOS-General-LTC-G02100360	75,000	75,000	75,000	50,000	50,000	50,000
GFGP-General-LTC-G04100360	125,000	125,000	125,000	125,000	125,000	125,000
Property Redevel Total	4,198,342	5,145,000	6,300,000	3,875,000	2,125,000	3,675,000
Total Program Expenditures	16,694,029	11,405,230	11,050,833	8,944,889	7,773,895	6,529,952
Personnel Services	859,882	850,269	525,479	418,246	405,591	366,595
Transfers - Indirect	1,500,338	2,095,095	1,660,068	1,321,101	1,281,540	1,158,088
Total Fund Expenditures	19,054,254	14,350,594	13,236,380	10,684,236	9,461,026	8,054,635
Contingency	1,472,677	3,163,448	5,217,985	1,305,712	2,061,162	685,009
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	20,526,926	17,514,042	18,454,365	11,989,948	11,522,188	8,739,644



North Macadam URA



* Date: June 2012 / URA Acreage = 401.9

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Financial Summary

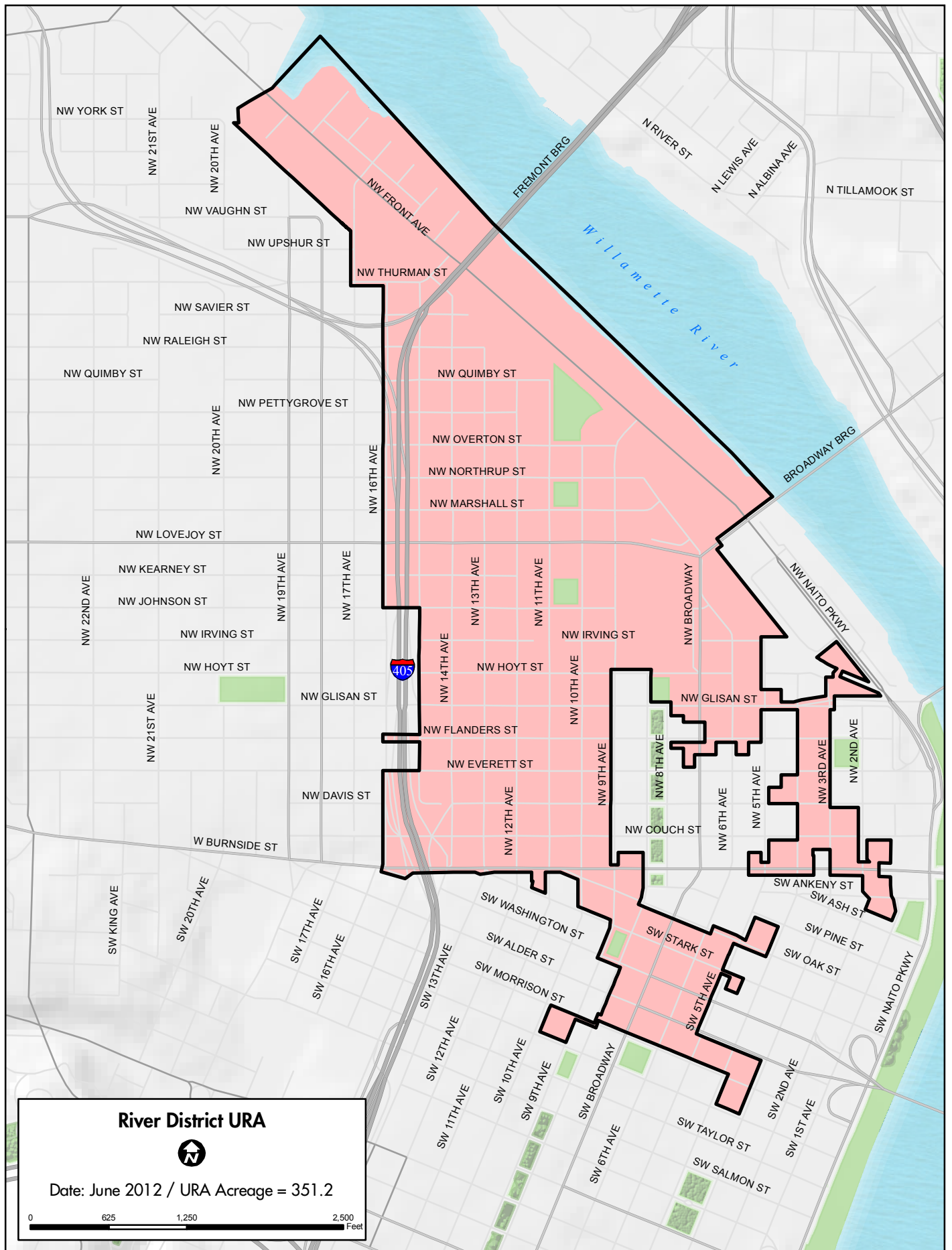
Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
North Macadam URA Fund						
Resources						
Beginning Fund Balance	7,956,775	2,345,962	2,672,449	386,146	5,145	2,775
Fees and Charges	315,472	324,309	333,397	343,341	353,641	364,251
Interest on Investments	25,000	23,460	26,724	3,861	51	28
Loan Collections	166,935	128,882	128,882	128,882	128,882	128,882
Long Term Debt	3,750,000	19,500,000	0	0	0	562,892
Property Income	15,000	15,000	15,000	15,000	15,000	15,000
Short Term Debt	6,325,513	5,772,048	2,818,943	1,444,738	1,499,946	6,713,451
Total Resources	18,554,695	28,109,661	5,995,395	2,321,968	2,002,665	7,787,279
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-NMC-A45101325	32,000	20,000	20,000	20,000	20,000	20,000
Administration Total	32,000	20,000	20,000	20,000	20,000	20,000
Business Dev						
Business Lending						
BIF-General-NMC-L02100325	700,000	500,000	500,000	400,000	285,000	430,000
Cluster Industry Development						
Bio-Tech Build-Out-NMC-B15701325	575,000	0	0	0	0	0
Site Recruitment-NMC-B15102325	14,250	32,000	32,000	0	0	0
Business Dev Total	1,289,250	532,000	532,000	400,000	285,000	430,000
Infrastructure						
Parks						
Caruthers Park-NMC-Adm-N32512615	367,161	0	0	0	0	0
Central Dist Greenway-NMC-Adm-N32511815	3,752,025	0	0	0	0	0
New Init - Parks & Gr-NMC-Adm-N32514015	0	0	0	0	0	2,000,000
Public Facilities						
Life Science Parking-NMC-Adm-N32520115	0	0	1,703,625	0	0	0
Transportation						
Trans Strategy Dev-NMC-Adm-N32530715	0	50,000	0	0	0	0
Central Dist Infra-NMC-Adm-N32530615	166,000	0	0	166,000	166,000	83,000
EcoDistrict Conduit-NMC-Adm-N32530515	250,000	0	0	0	0	0
Gibbs St Ped Bridge-NMC-Adm-N32533715	578,000	0	0	0	0	0
Light Rail-NMC-Adm-N32530215	0	10,000,000	0	0	0	0
N Dist Infra Conduit-NMC-Adm-N32530415	300,000	0	0	0	0	0
Trans Initiatives-NMC-Adm-N32534115	0	50,000	50,000	50,000	50,000	2,000,000
South Portal Design-NMC-Adm-N32530315	400,000	0	0	0	0	0
Infrastructure Total	5,813,186	10,100,000	1,753,625	216,000	216,000	4,083,000
Portland Hsg Bureau						
PHB Housing						
Affordable Rental Hsg-NMC-H15430325	0	0	0	0	0	1,600,000
Affordable Veterans Hsg-NMC-H15943325	6,750,000	12,550,164	1,250,000	0	0	0
PHB Staff & Admin-NMC-H15900325	353,877	365,904	69,515	75,564	74,364	154,912
Portland Hsg Bureau Total	7,103,877	12,916,068	1,319,515	75,564	74,364	1,754,912
Property Redev						
Commercial Property Redevelopm						
CC 2035-NMC-Adm-P32552215	0	116,221	0	0	0	0

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Central City 2035-NMC-A35401325	21,235	0	0	0	0	0
Eco District-NMC-Adm-P32550515	150,000	0	0	0	0	0
Project Development-NMC-Adm-P32590015	50,000	500,000	500,000	400,000	285,000	430,000
RiverPlace Lot 3 Rdv-NMC-Adm-P32556315	50,000	35,000	0	0	0	0
RiverPlace Lot 8 Rdv-NMC-Adm-P32556215	50,000	0	0	0	0	0
RiverPlace Prop Mgmt-NMC-Adm-P32558015	15,000	0	0	0	0	0
Commercial Real Estate Lending						
CPRL-General-NMC-R01100325	225,000	0	0	0	0	0
Community Redevelopment Grants						
SIP-General-NMC-G03100325	100,000	0	0	0	0	0
DOS-General-NMC-G02100325	50,000	0	0	0	0	0
Property Redev						
Total	711,235	651,221	500,000	400,000	285,000	430,000
Total Program Expenditures	14,949,548	24,219,289	4,125,140	1,111,564	880,364	6,717,912
Personnel Services	486,932	387,418	364,778	296,239	275,166	255,622
Transfers - Indirect	772,253	830,505	1,119,331	909,020	844,360	784,386
Total Fund Expenditures	16,208,733	25,437,212	5,609,249	2,316,823	1,999,890	7,757,920
Contingency	2,345,962	2,672,449	386,146	5,145	2,775	29,359
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	18,554,695	28,109,661	5,995,395	2,321,968	2,002,665	7,787,279



Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
River District URA Fund						
Resources						
Beginning Fund Balance	9,943,486	8,641,256	6,161,997	947,054	355,616	305,000
Interest on Investments	30,000	0	0	0	0	0
Loan Collections	450,000	600,000	600,000	600,000	600,000	600,000
Long Term Debt	19,760,955	0	38,081,104	25,800,000	33,535,673	27,500,000
Property Income	582,348	582,348	582,348	582,348	582,348	582,348
Reimbursements	200,000	452,822	100,000	100,000	100,000	100,000
Short Term Debt	24,975,000	21,264,027	21,124,245	17,400,567	18,792,098	17,592,961
Total Resources	55,941,789	31,540,453	66,649,694	45,429,969	53,965,735	46,680,309
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Portland Harbor-RVD-A45997330	85,000	0	0	0	0	0
Debt Management-RVD-A45101330	50,000	50,000	50,000	50,000	50,000	50,000
Administration Total	135,000	50,000	50,000	50,000	50,000	50,000
Business Dev						
Business Lending						
BIF-General-RVD-L02100330	2,000,000	2,000,000	2,500,000	0	0	3,000,000
Cluster Industry Development						
Cluster Development-RVD-B15100330	200,000	100,000	100,000	100,000	100,000	100,000
Design Forum/PDX-RVD-B15401330	0	5,000	0	0	0	0
Site Recruitment-RVD-B15102330	71,250	82,500	75,000	75,000	75,000	75,000
Business Dev Total	2,271,250	2,187,500	2,675,000	175,000	175,000	3,175,000
Infrastructure						
Parks						
Nbrhd Prk(The Fields)-RVD-Adm-N33011915	1,550,000	4,130,000	0	0	0	0
Public Facilities						
Union Station-RVD-Adm-N33022015	1,706,500	1,182,520	506,500	506,500	3,506,500	106,500
Transportation						
Burnside Oper Improv-RVD-Pred-N33033417	0	2,595,000	0	0	0	0
Dtwn Retail Infra-SPB-Adm-N34630015	240,924	0	0	0	0	0
Streetcar Loop Project-RVD-N33033715	0	500,000	0	0	0	0
Infrastructure Total	3,497,424	8,407,520	506,500	506,500	3,506,500	106,500
Portland Hsg Bureau						
PHB Housing						
RAC - Access Center-RVD-H15940330	17,363,209	0	0	0	0	0
Affordable Rental Hsg-RVD-H15430330	1,227,314	2,172,333	5,026,118	8,003,673	11,496,038	8,008,406
Blanchet House Redev-RVD-H15938330	4,022,950	0	0	0	0	0
Fairfield Apartments-RVD-H15930330	5,000	0	0	0	0	0
Pearl Family Housing-RVD-H15138330	547,748	0	0	0	0	0
PHB Staff & Admin-RVD-H15900330	492,919	0	0	0	0	0
Yards at Union Station-RVD-H15951330	4,965,000	0	0	0	0	0
Portland Hsg Bureau Total	28,624,140	2,172,333	5,026,118	8,003,673	11,496,038	8,008,406
Property Redev						
Commercial Property Redevelopm						
Multnomah County-RVD-Adm-N33024015	0	0	26,948,460	0	0	0
Station Place Garage-RVD-Adm-P33051515	233,147	223,147	223,147	223,147	223,147	223,147
RD Enviro-RVD-Adm-P33054315	65,000	75,000	0	0	0	0

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Post Office-RVD-Adm-P33050015	100,000	500,000	8,000,000	16,000,002	15,086,222	22,313,779
Portland Harbor-RVD-A45997330	0	32,000	0	0	0	0
10th & Yamhill Redev-RVD-Adm-P33052115	15,000	0	0	3,750,000	14,200,000	0
One Waterfront Pl-RVD-Adm-P33054415	7,000	6,000	6,000	6,000	6,000	6,000
Horse Barn Relocation-RVD-mgmt-P33053219	100,000	1,750,000	0	0	0	0
Grove Hotel-RVD-Adm-P33013715	2,707,850	0	0	0	0	0
Dtwn Retail Strat-RVD-Adm-P33050115	200,000	500,000	250,000	250,000	250,000	250,000
Central City 2035-RVD-A35401330	27,840	0	0	0	0	0
Centennial Mills Rdv-RVD-Adm-P33050415	472,000	365,000	7,836,000	7,076,000	0	0
CC 2035-RVD-Adm-P33052215	0	163,895	0	0	0	0
Blocks A&N-RVD-Adm-P33054515	32,300	150,000	32,300	32,300	32,300	32,300
PNCA-RVD-Adm-P33052715	250,000	0	0	0	0	0
Commercial Real Estate Lending						
CPRL-General-RVD-R01100330	1,280,000	4,035,000	3,000,000	0	0	3,000,000
Community Redevelopment Grants						
SIP-General-RVD-G03100330	300,000	275,000	275,000	275,000	275,000	275,000
DOS-General-RVD-G02100330	75,000	100,000	100,000	100,000	100,000	100,000
Property Redev	Total	5,865,137	8,175,042	46,670,907	27,712,449	30,172,669
Total Program Expenditures	40,392,951	20,992,395	54,928,525	36,447,622	45,400,207	37,540,132
Personnel Services	1,062,225	816,694	2,628,182	2,098,214	2,021,682	1,834,749
Transfers - Indirect	3,324,879	3,569,367	8,145,933	6,528,517	6,238,846	5,691,590
Total Fund Expenditures	44,780,055	25,378,456	65,702,640	45,074,353	53,660,735	45,066,471
Contingency	11,161,734	6,161,997	947,054	355,616	305,000	1,613,838
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	55,941,789	31,540,453	66,649,694	45,429,969	53,965,735	46,680,309



Financial Summary

Fund Summary - Five-Year Budget Projections

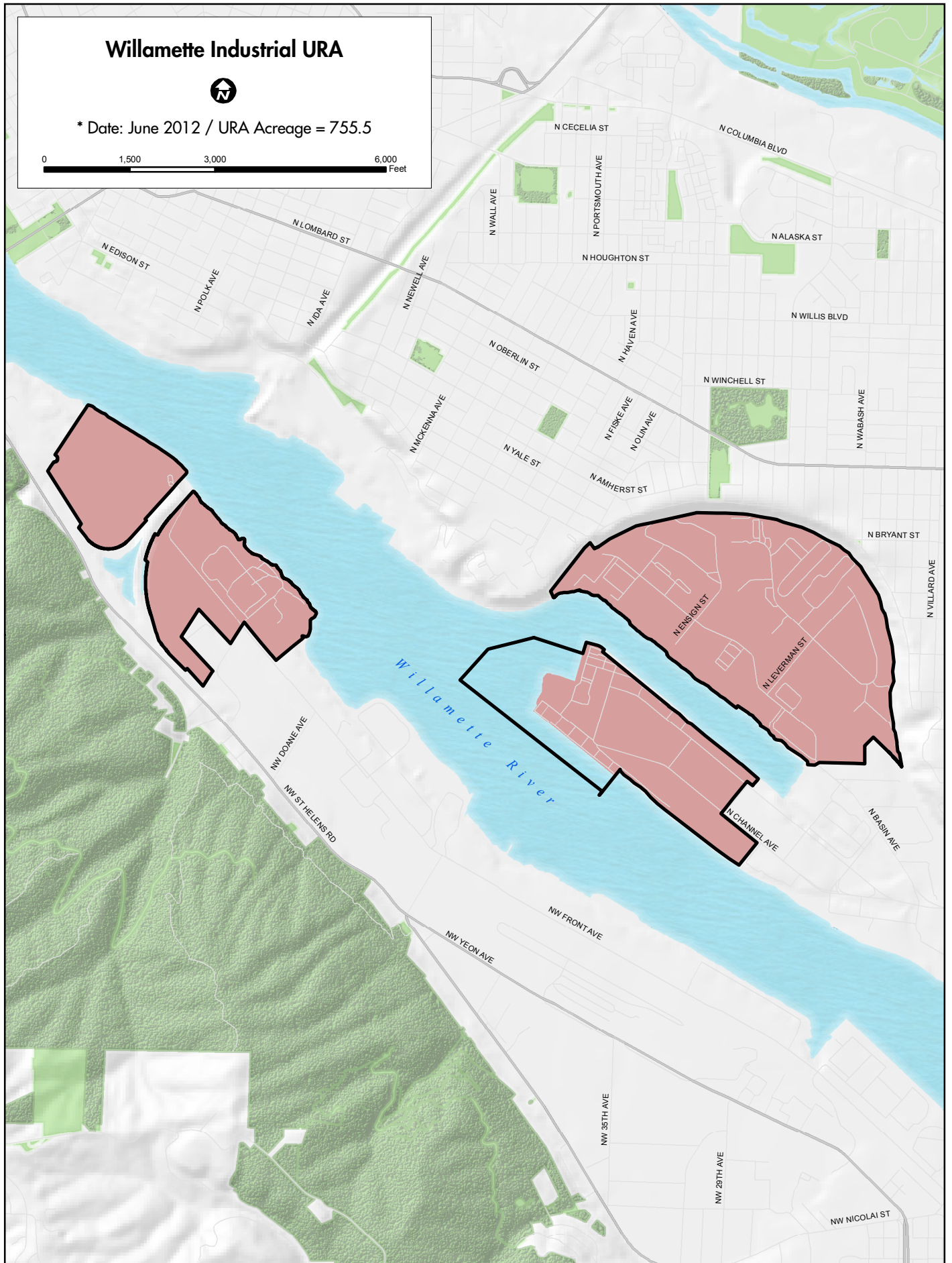
	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
South Park Blocks URA Fund						
Resources						
Beginning Fund Balance	12,670,576	5,371,699	1,856	536	0	0
Interest on Investments	25,000	53,717	19	5	0	0
Loan Collections	127,202	146,657	156,371	834,770	96,091	116,409
Property Income	1,800,000	0	0	0	0	0
Total Resources	14,622,778	5,572,073	158,246	835,311	96,091	116,409
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-SPB-A45101346	10,000	5,000	5,000	10,000	10,000	10,000
Administration Total	10,000	5,000	5,000	10,000	10,000	10,000
Business Dev						
Business Lending						
BIF-General-SPB-L02100346	450,000	245,000	0	0	0	0
BIF-Cluster Group-Budget-SPB-L02110346	450,000	245,000	0	0	0	0
Business Dev Total	900,000	490,000	0	0	0	0
Infrastructure						
Transportation						
Streetcar/Scapes Imp-SPB-Adm-N34639915	150,000	1,350,000	0	0	0	0
Dtwn Retail Infra-SPB-Adm-N34630015	20,000	0	0	0	0	0
Infrastructure Total	170,000	1,350,000	0	0	0	0
Portland Hsg Bureau						
PHB Housing						
SPB Sect 8 Preservation-SPB-H15910346	0	3,219,742	0	0	0	0
PHB Staff & Admin-SPB-H15900346	234,473	56,500	102,710	0	0	0
Jefferson West Apts-SPB-H15927346	36,000	50,000	50,000	0	0	0
Chaucer-SPB-H15937346	531,797	0	0	0	0	0
Portland Hsg Bureau Total	802,270	3,326,242	152,710	0	0	0
Property Redev						
Commercial Property Redevelopm						
Oregon Sustain Ctr-SPB-Adm-P34652115	6,345,000	0	0	825,311	86,091	106,409
Central City 2035-SPB-A35401346	14,061	0	0	0	0	0
CC 2035-SPB-Adm-P34652215	0	52,320	0	0	0	0
Commercial Real Estate Lending						
CPRL-General-SPB-R01100346	500,000	0	0	0	0	0
Community Redevelopment Grants						
SIP-General-SPB-G03100346	218,000	0	0	0	0	0
Property Redev Total	7,077,061	52,320	0	825,311	86,091	106,409
Total Program Expenditures	8,959,331	5,223,562	157,710	835,311	96,091	116,409
Personnel Services	245,047	249,857	0	0	0	0
Transfers - Indirect	46,701	96,798	0	0	0	0
Total Fund Expenditures	9,251,079	5,570,217	157,710	835,311	96,091	116,409
Contingency	5,371,699	1,856	536	0	0	0
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	14,622,778	5,572,073	158,246	835,311	96,091	116,409

Willamette Industrial URA



* Date: June 2012 / URA Acreage = 755.5

0 1,500 3,000 6,000 Feet



Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2011-12	Proposed FY 2012-13	Forecast FY 2013-14	Forecast FY 2014-15	Forecast FY 2015-16	Forecast FY 2016-17
Willamette Industrial URA Fund						
Resources						
Beginning Fund Balance	1,971,486	1,680,959	1,106,176	590,182	215,732	194,843
Interest on Investments	10,000	10,000	10,000	10,000	10,000	10,000
Short Term Debt	999,000	706,450	755,614	847,172	908,597	999,000
Total Resources	2,980,486	2,397,409	1,871,790	1,447,354	1,134,329	1,203,843
Requirements						
Program Expenditures						
Administration						
Financial Administration						
Debt Management-WLI-A45101390	5,446	5,718	5,718	5,718	5,718	5,718
Administration Total	5,446	5,718	5,718	5,718	5,718	5,718
Business Dev						
Business Lending						
BIF-General-WLI-L02100390	775,000	775,000	775,000	775,000	500,000	500,000
Cluster Industry Development						
Site Recruitment-WLI-B15102390	14,250	14,250	14,250	20,000	20,000	20,000
Lean Manufacturing-WLI-T01069390	30,000	30,000	30,000	30,000	30,000	30,000
Cluster Development-WLI-B15100390	25,000	25,000	25,000	25,000	25,000	25,000
Business Dev Total	844,250	844,250	844,250	850,000	575,000	575,000
Property Redev						
Commercial Property Redevelopm						
Project Development-WLI-Adm-P39090015	10,000	10,000	10,000	10,000	10,000	10,000
Harbor Redev Init-WLI-Adm-P39051015	50,000	0	0	0	0	0
Brownfields Redev-WLI-Adm-P39051215	75,000	125,000	125,000	125,000	125,000	125,000
Property Redev Total	135,000	135,000	135,000	135,000	135,000	135,000
Total Program Expenditures	984,696	984,968	984,968	990,718	715,718	715,718
Personnel Services	99,471	75,486	72,910	59,211	54,999	51,092
Transfers - Indirect	215,360	230,779	223,730	181,693	168,769	156,782
Total Fund Expenditures	1,299,527	1,291,233	1,281,608	1,231,622	939,486	923,592
Contingency	1,680,959	1,106,176	590,182	215,732	194,843	280,251
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	2,980,486	2,397,409	1,871,790	1,447,354	1,134,329	1,203,843

Staffing Summary

The employee position count for FY 2012-13 is 135.3 Full-Time Equivalent (FTE). Total employee position count remains the same as the FY 2011-12 Adopted Budget.

Total FTE				
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
Department	Adopted	Adopted	Adopted	Proposed
Housing	36.0	0.0	0.0	0.0
Urban Development	69.1	66.3	58.3	58.3
Central Services	63.0	54.0	00.0	00.0
Executive	40.0	35.0	19.0	19.0
Finance & Business Operations	0.0	0.0	58.0	58.0
Total	208.1	155.3	135.3	135.3

FTE Position Changes – The following describes changes in FTE positions by fiscal year:

FY 2010-11 – FTE count was decreased by 52.8 FTE from FY 2009-10. 32 FTE in the Housing Department were transferred to the City of Portland (Portland Housing Bureau) and 4 FTE was decreased. 20.8 FTE was decreased as a result of agency right-sizing. Urban Development had a loss of 2.8 FTE. Central Services and Executive were decreased by 14.0 FTE.

FY 2011-12 – FTE count was decreased by 20.0 FTE from FY 2010-11. The Urban Development Department was decreased by 8.0 FTE. Central Services was reorganized into Finance & Business Operations picking up Human Resources and Procurement functions that were previously assigned to Executive. The administrative departments of Executive and Finance & Business Operations saw a decrease of 12.0 FTE.

FY 2012-13 – FTE count remained the same as FY 2011-12 for all of three PDC's existing departments (Urban Development, Executive, and Finance & Business Operations).

Limited-Term Equivalents (LTE)

LTE positions are hired for assignments that are short-term in nature (one to three years). PDC's policy is to fill LTE positions for initiatives that have clear end-dates or for preliminary work on a new project or program. This allows for flexibility in meeting workload demands while managing long-term staffing costs. No LTE positions are budgeted in FY 2012-13 Proposed Budget.

Total LTE				
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
Department	Adopted	Adopted	Adopted	Proposed
Housing	1.0	0.0	0.0	0.0
Urban Development	2.0	0.0	0.0	0.0
Central Services	0.0	4.3	0.0	0.0
Executive	2.0	0.9	1.0	0.0
Finance & Business Operations	0.0	0.0	2.0	0.0
Total	5.0	5.2	3.0	0.0

Benefits

Benefits Rate – PDC's benefits rate (including all taxes) is budgeted at 43.93% of salary costs in FY 2011-12. This increase from last year's rate of 42.07% is mainly due to the increase of the Health and Dental premiums. The details of the rate are as follows:

Benefits Rate		
	FY 2011-12	FY 2012-13
	Adopted	Proposed
Bus Pass Reimbursement	0.43%	0.43%
Health & Dental	18.00%	19.80%
Insurance/Disability	0.53%	0.53%
Pension (PERS) – Employee Pick-up	6.00%	6.00%
Pension (PERS) – Employer	8.50%	8.50%
Social Security/Medicare	7.65%	7.65%
Tri-Met Tax	0.65%	0.71%
Workers Compensation	0.31%	0.31%
Total Benefits Rate	42.07%	43.93%

General Fund

The general fund is composed of sub-funds that do not have the geographic and program restrictions of the urban renewal funds. These sub-funds are the Business & Technology, Department Overhead, Indirect, Predevelopment, and Urban Redevelopment.

Fund Summary

General Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	4,391,560	4,632,921	4,287,085	2,066,627	0	0
Revenue						
Fees and Charges	1,243	634,907	3,500	0	0	0
Interest on Investments	68,541	48,663	22,373	8,480	0	0
Intergovernmental Revenues	6,068,722	3,839,959	5,288,326	5,788,326	0	0
Loan Collections	137,075	104,796	140,000	100,000	0	0
Miscellaneous	126,236	116,345	170,000	0	0	0
Property Income	1,077	37,639	411,904	358,601	0	0
Reimbursements	189,007	286,678	177,258	178,455	0	0
Service Reimbursments	23,681,321	18,537,091	14,438,426	15,062,027	0	0
Transfers In	3,967,904	2,299,815	2,315,713	0	0	0
Total Revenue	34,241,126	25,905,893	22,967,500	21,495,889	0	0
Total Resources	38,632,686	30,538,814	27,254,585	23,562,516	0	0
Requirements						
Expenditures						
Administration	24,096,851	19,591,532	16,040,970	16,348,919	0	0
Business Development	5,497,881	3,858,299	5,719,505	5,220,272	0	0
Housing	0	0	0	442,101	0	0
Property Redevelopment	829,481	11,288	892,379	434,455	0	0
Total Expenditures	30,424,213	23,461,119	22,652,854	22,445,747	0	0
Transfers	3,575,552	2,894,416	2,681,805	665,031	0	0
Contingency	0	0	1,919,926	451,738	0	0
Ending Fund Balance	4,632,921	4,183,280	0	0	0	0
Total Requirements	38,632,686	30,538,814	27,254,585	23,562,516	0	0

General Fund Summary Reports

- Account Summary
-

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

General Fund

Administration

Capital Outlay

Acquisition	483,511	0	0	0	0	0
Computer Equipment	145,660	53,291	175,000	170,000	0	0
Construction Costs	0	5,040	0	0	0	0
Environmental Analysis & Remed	1,113	16,863	0	1,000	0	0
Furniture & Equipment	1,153	0	5,000	500	0	0
Leasehold Improvements	119,387	0	0	0	0	0
Leasehold Improvements PDC	0	0	8,000	5,000	0	0
Permits, Review & Fees	1,803	9,615	0	0	0	0
Prof & Tech Services	23,592	1,600	0	0	0	0
Relocation Administrative Costs	0	43,507	0	0	0	0
Relocation Direct Costs	0	94,462	0	0	0	0
System Software Applications	5,247	1,072,233	656,965	120,120	0	0

Financial Assistance

Grants CY disbursements	50,000	0	0	0	0	0
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Materials and Services

Advertising & Publ Notices	154,150	57,283	55,050	49,950	0	0
Bank Fees	300	0	0	0	0	0
Bldg Repairs & Maint - PDC	274,147	252,495	306,160	306,000	0	0
Bldg Repairs & Maint - RE	22,414	176,756	434,101	0	0	0
Business Meeting Expense	24,736	3,668	12,225	5,625	0	0
Business Meeting Food Expense	0	8,597	300	1,500	0	0
City Overhead Charges	542,381	335,107	531,426	498,000	0	0
Communication Services	348,629	377,652	222,686	225,307	0	0
Computer Hardware	99,370	42,680	122,300	98,000	0	0
DMC Admin Services	18,462	5,515	0	214,977	0	0
Equip Lease & Rentals - PDC	0	55	0	0	0	0
Equip Repairs & Maint - PDC	29,564	48,733	87,900	93,400	0	0
Event Sponsorship	5,000	83,725	25,000	100,500	0	0
Furniture/Equip <\$5k	43,256	19,039	25,200	26,200	0	0
General Office Expense	181,984	152,184	192,000	155,925	0	0
Hosted Services Maintenance	0	0	0	30,000	0	0
IGA Other Costs	0	10,000	0	0	0	0
IGA Prof Services Contracts	616,110	105,970	100,000	85,000	0	0
Insurance	477,890	416,822	538,000	500,000	0	0
Legal Expenses	349,732	234,135	86,500	106,500	0	0
Loan Documents	11,366	15,982	0	0	0	0
Loan Foreclosures Costs	0	160	0	0	0	0
Loan Servicing Costs	0	2,690	200	2,000	0	0
Local Travel	41,485	29,580	40,775	8,825	0	0
Memberships, Dues, & Certifications	70,803	12,022	95,630	96,525	0	0
Miscellaneous	9,253	5,771	2,600	2,400	0	0
Organizational Memberships	0	25,118	0	15,000	0	0
Out of Town Travel	18,410	26,053	4,000	6,000	0	0
Parking	31,467	18,589	22,630	9,050	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

General Fund

Administration

Materials and Services

Postage & Delivery	53,477	34,964	100,970	80,820	0	0
Printing & Graphics	78,730	25,506	43,750	35,200	0	0
Prof Services Contracts	1,948,231	913,084	916,925	1,336,993	0	0
Prop Mgmt Fees - RE	0	320	0	0	0	0
Property Utilities - RE	1,135	16,839	1,728	1,000	0	0
Public Meeting Expenses	8,239	20,319	12,900	37,350	0	0
Public Meeting Food Expense	0	3,657	0	1,000	0	0
Publications & Resource Mat'ls	18,648	7,566	8,850	11,580	0	0
Recruitment Services	25	37,318	26,000	13,500	0	0
Rents/Leases - Fac	1,663,626	690,458	952,350	1,081,974	0	0
Software Applications	563,046	370,949	67,726	95,000	0	0
Software Maintenance	0	142,015	607,069	500,000	0	0
Special Event Food Expense	0	500	0	0	0	0
Special Events Expenses	118,030	0	112,500	15,000	0	0
Temporary Services	664,621	89,905	108,000	83,120	0	0
Training Expense	241,845	102,558	221,527	314,775	0	0
Training Travel Expenses	92,988	7,397	15,777	15,500	0	0
Utilities and Water	108,366	101,795	142,000	130,000	0	0
Vehicles Maintenance - PDC	3,572	4,507	7,000	15,000	0	0

Personnel Services

Bereavement Leave	16,379	23,354	0	0	0	0
Bus Pass Reimbursement	55,381	38,578	0	0	0	0
Compensatory Time	4,546	2,888	0	0	0	0
FICA	752,200	686,679	0	0	0	0
Health & Dental - Retirees	0	109,468	0	0	0	0
Jury Duty	4,854	3,216	0	0	0	0
Life & Disability Insurance	49,392	41,561	0	0	0	0
Management Leave	18,391	2,502	0	0	0	0
National Holiday	373,065	274,690	0	0	0	0
PERS - Employer	464,030	397,522	0	500,000	0	0
PERS - Employer Pickup	600,910	512,534	0	0	0	0
Personal Holiday	132,861	86,948	0	0	0	0
Salaries & Wages	8,672,197	8,132,779	6,175,792	6,357,934	0	0
Salary Decrement Clearing	0	561	0	0	0	0
Sick Leave	397,323	305,105	0	0	0	0
Taxes, Health/Dental Insurance	1,928,494	1,839,235	2,770,458	2,789,869	0	0
Tri-Met Payroll Tax	68,766	64,177	0	0	0	0
Unemployment Expense	35,781	179,731	0	0	0	0
Vacation	723,732	522,616	0	0	0	0
Workers Comp - Assessment	3,386	2,749	0	0	0	0
Workers Comp - Ins Expense	28,210	31,990	0	0	0	0

Total - Administration

24,096,851	19,591,532	16,040,970	16,348,919	0	0
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Business Development

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

General Fund

Business Development

Capital Outlay

Environmental Analysis & Remed	27,120	0	0	0	0	0
Prof & Tech Services	225	0	0	0	0	0

Financial Assistance

EcDev & Training Grants - Non-Portfol	535,000	0	252,240	1,344,070	0	0
Grants CY disbursements	214,000	202,163	0	0	0	0
Grants CY Funded	0	0	0	20,000	0	0
Grants to Grantees	0	0	370,000	429,652	0	0
Loans CY Disbursements	258,987	250,000	0	0	0	0
Loans To Borrowers	0	0	331,188	171,624	0	0
Technical Assistance Grants	0	0	1,409,910	0	0	0

Materials and Services

Advertising & Publ Notices	10,311	1,518	1,000	3,000	0	0
Business Meeting Expense	19,794	4,641	0	0	0	0
Business Meeting Food Expense	0	4,901	0	0	0	0
City Overhead Charges	108,902	119,212	251,724	162,108	0	0
Equip Lease & Rentals - PDC	0	183	0	0	0	0
Event Sponsorship	0	152,837	30,805	115,000	0	0
General Office Expense	652	140	0	0	0	0
Local Travel	1,193	1,022	0	0	0	0
Marketing - Resources Dev	0	115	0	0	0	0
Memberships, Dues, & Certifications	40,278	45	25,000	13,000	0	0
Miscellaneous	224	298	0	0	0	0
Organizational Memberships	0	45,550	0	0	0	0
Out of Town Travel	85,299	39,527	71,412	189,004	0	0
Parking	1,808	1,060	0	0	0	0
Postage & Delivery	2,290	1,053	0	0	0	0
Printing & Graphics	10,801	3,727	0	2,000	0	0
Prof Services Contracts	2,539,030	1,993,264	1,731,339	1,242,217	0	0
Public Meeting Expenses	1,204	1,157	0	0	0	0
Public Meeting Food Expense	0	875	0	0	0	0
Publications & Resource Mat'ls	1,612	4,358	0	0	0	0
Recruitment Services	0	516	0	0	0	0
Software Applications	2,388	2,501	0	3,778	0	0
Special Event Food Expense	0	50,402	80,000	20,000	0	0
Special Events Expenses	251,304	51,262	46,886	37,612	0	0
Temporary Services	69,394	1,693	5,000	507	0	0
Training Expense	2,936	3,238	0	0	0	0
Training Travel Expenses	5,295	2,788	0	0	0	0

Personnel Services

Bereavement Leave	395	703	0	0	0	0
Bus Pass Reimbursement	4,213	2,247	0	0	0	0
FICA	69,372	49,954	0	0	0	0
Jury Duty	182	0	0	0	0	0
Life & Disability Insurance	4,556	3,306	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

General Fund

Business Development

Personnel Services

National Holiday	26,641	28,348	0	0	0	0
PERS - Employer	46,859	30,207	0	0	0	0
PERS - Employer Pickup	54,988	37,279	0	0	0	0
Personal Holiday	9,967	8,218	0	0	0	0
Salaries & Wages	859,519	568,370	782,954	1,003,282	0	0
Salary Decrement Clearing	0	483	0	0	0	0
Sick Leave	26,112	30,549	0	0	0	0
Taxes, Health/Dental Insurance	137,890	102,172	330,047	463,418	0	0
Tri-Met Payroll Tax	6,315	4,536	0	0	0	0
Unemployment Expense	6,902	0	0	0	0	0
Vacation	51,998	50,576	0	0	0	0
Workers Comp - Assessment	315	221	0	0	0	0
Workers Comp - Ins Expense	1,609	1,084	0	0	0	0

Total - Business Development	5,497,881	3,858,299	5,719,505	5,220,272	0	0
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Housing

Capital Outlay

Environmental Analysis & Remed	0	0	0	8,000	0	0
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Materials and Services

Bldg Repairs & Maint - RE	0	0	0	434,101	0	0
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Total - Housing	0	0	0	442,101	0	0
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Property Redevelopment

Capital Outlay

Environmental Analysis & Remed	0	0	2,500	0	0	0
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Financial Assistance

Grants CY disbursements	765,506	0	0	0	0	0
Grants to Grantees	0	0	259,743	98,666	0	0

Materials and Services

Business Meeting Expense	126	0	0	0	0	0
Event Sponsorship	0	2,500	0	0	0	0
General Office Expense	68	10	0	0	0	0
Legal Expenses	54	0	0	0	0	0
Local Travel	19	0	0	0	0	0
Printing & Graphics	137	2,095	0	0	0	0
Prof Services Contracts	16,046	6,683	186,785	0	0	0
Property Taxes - RE	2,375	0	0	0	0	0
Public Meeting Expenses	984	0	0	0	0	0
Special Events Expenses	27,500	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	51	0	0	0	0	0
FICA	801	0	0	0	0	0
Life & Disability Insurance	61	0	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

General Fund

Property Redevelopment

Personnel Services

PERS - Employer	558	0	0	0	0	0
PERS - Employer Pickup	708	0	0	0	0	0
Salaries & Wages	11,899	0	312,066	233,301	0	0
Taxes, Health/Dental Insurance	2,484	0	131,285	102,488	0	0
Tri-Met Payroll Tax	71	0	0	0	0	0
Workers Comp - Assessment	4	0	0	0	0	0
Workers Comp - Ins Expense	29	0	0	0	0	0

Total - Property Redevelopment	829,481	11,288	892,379	434,455	0	0
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Transfers	3,575,552	2,894,416	2,681,805	665,031	0	0
Contingency	0	0	1,919,926	451,738	0	0
Ending Fund Balance	4,632,921	4,183,280	0	0	0	0

Total Requirements	38,632,686	30,538,814	27,254,585	23,562,516	0	0
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Urban Renewal Funds

The capital project funds listed below account for the activities associated with the respective Urban Renewal Area (URA).

- Airport Way Fund
- Central Eastside Fund
- Convention Center Fund
- Downtown Waterfront Fund
- Gateway Regional Center Fund
- Interstate Corridor Fund
- Lents Town Center Fund
- North Macadam Fund
- River District Fund
- South Park Blocks Fund
- Willamette Industrial Fund

Fund Summary

Airport Way URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	4,010,483	5,663,569	5,156,070	2,949,492	0	0
Revenue						
Fees and Charges	221	110	10,000	0	0	0
Interest on Investments	69,421	36,696	30,000	25,000	0	0
Loan Collections	178,928	232,557	251,536	275,000	0	0
Property Income	2,534,437	3,027,595	10,000	0	0	0
Reimbursements	546	13,627	10,000	0	0	0
Total Revenue	2,783,552	3,310,585	311,536	300,000	0	0
Total Resources	6,794,035	8,974,155	5,467,606	3,249,492	0	0
Requirements						
Expenditures						
Administration	35,929	3,081	61,150	24,721	0	0
Business Development	645,205	742,700	860,889	803,171	0	0
Property Redevelopment	134,320	2,699,760	1,144,762	500,841	0	0
Total Expenditures	815,453	3,445,541	2,066,801	1,328,733	0	0
Transfers	315,012	372,544	451,313	480,562	0	0
Contingency	0	0	2,949,492	1,440,197	0	0
Ending Fund Balance	5,663,569	5,156,070	0	0	0	0
Total Requirements	6,794,035	8,974,155	5,467,606	3,249,492	0	0

Fund Summary

Central Eastside URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	4,043,315	1,170,683	2,187,879	1,357,972	0	0
Revenue						
Fees and Charges	6,615	2,467	0	0	0	0
Interest on Investments	35,572	9,794	25,000	13,580	0	0
Loan Collections	286,879	197,217	184,840	621,633	0	0
Long Term Debt	3,940,748	6,909,000	3,200,000	0	0	0
Miscellaneous	3,500	4,150	0	0	0	0
Property Income	120,158	123,804	2,620,000	1,020,000	0	0
Reimbursements	39,310	6,625	0	0	0	0
Short Term Debt	3,998,000	999,500	2,835,087	2,682,053	0	0
Total Revenue	8,430,782	8,252,557	8,864,927	4,337,266	0	0
Total Resources	12,474,097	9,423,239	11,052,806	5,695,238	0	0
Requirements						
Expenditures						
Administration	13,993	10,733	78,236	28,173	0	0
Business Development	875,533	403,047	1,078,032	1,171,286	0	0
Housing	4,400,873	842,842	96,549	34,937	0	0
Infrastructure	4,055,882	3,257,517	3,159,784	389,270	0	0
Property Redevelopment	536,371	1,239,603	3,761,544	2,373,004	0	0
Total Expenditures	9,882,652	5,753,742	8,174,145	3,996,670	0	0
Transfers	1,420,762	1,481,619	1,520,689	852,316	0	0
Contingency	0	0	1,357,972	846,252	0	0
Ending Fund Balance	1,170,683	2,187,879	0	0	0	0
Total Requirements	12,474,097	9,423,239	11,052,806	5,695,238	0	0

Fund Summary

Convention Center URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	3,689,516	3,054,495	1,697,229	41,487,725	0	0
Revenue						
Fees and Charges	3,445	870	0	0	0	0
Interest on Investments	54,039	19,311	0	25,000	0	0
Loan Collections	1,172,625	457,844	1,200,000	300,000	0	0
Long Term Debt	4,612,829	-1	43,300,000	0	0	0
Property Income	216,173	70,176	3,264,750	0	0	0
Reimbursements	13,124	85,379	1,473,339	0	0	0
Short Term Debt	3,498,250	4,497,750	4,500,000	0	0	0
Total Revenue	9,570,484	5,131,328	53,738,089	325,000	0	0
Total Resources	13,260,000	8,185,824	55,435,318	41,812,725	0	0
Requirements						
Expenditures						
Administration	146,954	63,521	88,816	40,217	0	0
Business Development	613,895	313,695	731,370	693,318	0	0
Housing	2,535,142	3,329,225	2,540,418	9,335,071	0	0
Infrastructure	2,191,078	122,668	84,277	156,285	0	0
Property Redevelopment	2,486,969	1,457,217	24,629,659	23,721,725	0	0
Total Expenditures	7,974,038	5,286,327	28,074,540	33,946,616	0	0
Transfers	2,231,467	1,070,958	2,873,053	2,652,182	0	0
Contingency	0	0	24,487,725	5,213,927	0	0
Ending Fund Balance	3,054,495	1,828,539	0	0	0	0
Total Requirements	13,260,000	8,185,824	55,435,318	41,812,725	0	0

Fund Summary

Downtown Waterfront URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	13,859,083	17,019,037	12,768,360	11,636,749	0	0
Revenue						
Fees and Charges	578	1,708	0	0	0	0
Interest on Investments	157,573	101,885	50,000	116,367	0	0
Loan Collections	4,228,808	1,305,254	1,725,490	523,519	0	0
Property Income	3,192,769	2,404,349	700	700	0	0
Reimbursements	271,829	764,749	0	0	0	0
Short Term Debt	440,000	0	0	0	0	0
Total Revenue	8,291,558	4,577,946	1,776,190	640,586	0	0
Total Resources	22,150,642	21,596,982	14,544,550	12,277,335	0	0
Requirements						
Expenditures						
Administration	50,038	8,545	53,343	17,078	0	0
Business Development	905,944	174,677	753,913	1,021,800	0	0
Housing	425,306	-8,083	0	0	0	0
Infrastructure	1,532,253	741,211	62,851	0	0	0
Property Redevelopment	780,823	6,654,279	1,764,342	6,476,490	0	0
Total Expenditures	3,694,364	7,570,630	2,634,449	7,515,368	0	0
Transfers	1,437,241	1,249,910	273,352	554,956	0	0
Contingency	0	0	11,636,749	4,207,011	0	0
Ending Fund Balance	17,019,037	12,776,443	0	0	0	0
Total Requirements	22,150,642	21,596,982	14,544,550	12,277,335	0	0

Fund Summary

Gateway Reg Center URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	2,667,543	2,294,762	3,593,460	2,237,324	0	0
Revenue						
Fees and Charges	0	194	0	0	0	0
Interest on Investments	29,549	19,048	7,000	8,000	0	0
Intergovernmental Revenues	0	120,000	208,500	0	0	0
Loan Collections	5,505	9,404	22,702	11,011	0	0
Long Term Debt	1,134,105	0	0	3,200,000	0	0
Property Income	14,615	1,428	0	0	0	0
Reimbursements	143,422	428,945	1,706	0	0	0
Short Term Debt	2,588,705	2,938,530	3,315,963	2,705,290	0	0
Total Revenue	3,915,900	3,517,550	3,555,871	5,924,301	0	0
Total Resources	6,583,443	5,812,311	7,149,331	8,161,625	0	0
Requirements						
Expenditures						
Administration	9,686	4,939	70,234	23,470	0	0
Business Development	97,731	145,335	653,695	473,864	0	0
Housing	2,067,796	93,168	1,672,281	4,112,962	0	0
Infrastructure	760,008	697,075	784,747	376,191	0	0
Property Redevelopment	369,098	461,435	1,059,338	1,622,030	0	0
Total Expenditures	3,304,320	1,401,952	4,240,295	6,608,517	0	0
Transfers	984,362	831,299	671,711	539,347	0	0
Contingency	0	0	2,237,325	1,013,761	0	0
Ending Fund Balance	2,294,762	3,579,060	0	0	0	0
Total Requirements	6,583,443	5,812,311	7,149,331	8,161,625	0	0

Fund Summary

Interstate Corridor URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	1,281,835	2,392,256	16,905	22,579	0	0
Revenue						
Fees and Charges	10,830	2,928	0	0	0	0
Interest on Investments	19,971	27,467	20,000	20,000	0	0
Loan Collections	515,082	241,134	3,549,287	450,000	0	0
Long Term Debt	8,564,567	10,357,098	13,859,961	8,600,000	0	0
Property Income	11,770	11,866	600,000	0	0	0
Reimbursements	45,728	3,214	0	0	0	0
Short Term Debt	5,297,350	7,996,000	7,984,008	7,992,000	0	0
Total Revenue	14,465,297	18,639,708	26,013,256	17,062,000	0	0
Total Resources	15,747,132	21,031,965	26,030,161	17,084,579	0	0
Requirements						
Expenditures						
Administration	172,752	139,664	118,432	34,044	0	0
Business Development	790,748	383,162	1,874,666	3,105,158	0	0
Housing	3,598,350	2,874,966	5,499,297	6,090,091	0	0
Infrastructure	2,886,167	1,395,307	2,860,574	3,071,776	0	0
Property Redevelopment	2,622,142	13,291,232	11,088,748	2,638,466	0	0
Total Expenditures	10,070,159	18,084,331	21,441,717	14,939,535	0	0
Transfers	3,284,717	2,837,893	2,011,381	2,126,743	0	0
Contingency	0	0	2,577,063	18,301	0	0
Ending Fund Balance	2,392,256	109,741	0	0	0	0
Total Requirements	15,747,132	21,031,965	26,030,161	17,084,579	0	0

Fund Summary

Lents Town Center URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	2,994,431	15,840,480	12,789,086	1,472,677	0	0
Revenue						
Fees and Charges	19,679	1,112	0	0	0	0
Interest on Investments	38,966	104,449	6,000	7,000	0	0
Loan Collections	313,529	96,079	149,000	173,000	0	0
Long Term Debt	17,061,063	0	0	9,000,000	0	0
Miscellaneous	0	315,850	0	0	0	0
Property Income	89,505	89,304	20,000	0	0	0
Reimbursements	4,436	458	0	300,000	0	0
Short Term Debt	7,996,000	6,446,775	7,562,840	6,561,365	0	0
Total Revenue	25,523,177	7,054,028	7,737,840	16,041,365	0	0
Total Resources	28,517,608	22,894,508	20,526,926	17,514,042	0	0
Requirements						
Expenditures						
Administration	21,000	8,211	96,659	32,952	0	0
Business Development	564,854	310,889	1,544,902	1,403,037	0	0
Housing	4,375,043	2,893,586	8,360,687	2,072,730	0	0
Infrastructure	1,039,928	685,676	2,907,340	3,061,214	0	0
Property Redevelopment	4,165,707	4,009,284	4,644,323	5,685,566	0	0
Total Expenditures	10,166,532	7,907,645	17,553,911	12,255,499	0	0
Transfers	2,510,596	2,183,594	1,500,338	2,095,095	0	0
Contingency	0	0	1,472,677	3,163,448	0	0
Ending Fund Balance	15,840,480	12,803,268	0	0	0	0
Total Requirements	28,517,608	22,894,508	20,526,926	17,514,042	0	0

Fund Summary

North Macadam URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	5,468,583	8,012,556	7,956,775	2,345,962	0	0
Revenue						
Fees and Charges	299,600	306,880	315,472	324,309	0	0
Interest on Investments	63,126	89,999	25,000	23,460	0	0
Loan Collections	125,203	118,142	166,935	128,882	0	0
Long Term Debt	0	0	3,750,000	19,500,000	0	0
Miscellaneous	0	100,000	0	0	0	0
Property Income	1,629,301	1,583,261	15,000	15,000	0	0
Reimbursements	25,336	5,909	0	0	0	0
Short Term Debt	7,996,000	7,396,300	6,325,513	5,772,048	0	0
Total Revenue	10,138,566	9,600,491	10,597,920	25,763,699	0	0
Total Resources	15,607,149	17,613,048	18,554,695	28,109,661	0	0
Requirements						
Expenditures						
Administration	2,031,844	3,037,761	67,526	24,623	0	0
Business Development	621,981	1,343,655	1,447,176	570,214	0	0
Housing	333,772	3,166,129	7,103,877	12,916,068	0	0
Infrastructure	1,709,340	433,095	5,894,909	10,216,795	0	0
Property Redevelopment	253,577	353,890	922,992	879,007	0	0
Total Expenditures	4,950,514	8,334,530	15,436,480	24,606,707	0	0
Transfers	2,644,078	1,321,021	772,253	830,505	0	0
Contingency	0	0	2,345,962	2,672,449	0	0
Ending Fund Balance	8,012,556	7,957,497	0	0	0	0
Total Requirements	15,607,149	17,613,048	18,554,695	28,109,661	0	0

Fund Summary

River District URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	24,932,236	12,157,166	9,943,486	8,641,256	0	0
Revenue						
Fees and Charges	1,683	3,093	0	0	0	0
Interest on Investments	312,379	79,285	30,000	0	0	0
Loan Collections	1,935,668	1,151,535	450,000	600,000	0	0
Long Term Debt	3,161,520	11,759,233	19,760,955	0	0	0
Property Income	1,084,580	494,550	582,348	582,348	0	0
Reimbursements	86,558	73,563	200,000	452,822	0	0
Short Term Debt	18,440,775	24,987,500	24,975,000	21,264,027	0	0
Total Revenue	25,023,162	38,548,759	45,998,303	22,899,197	0	0
Total Resources	49,955,399	50,705,925	55,941,789	31,540,453	0	0
Requirements						
Expenditures						
Administration	134,790	72,142	247,547	75,170	0	0
Business Development	693,533	325,749	2,457,330	2,322,655	0	0
Housing	21,250,044	14,218,656	28,624,140	2,172,333	0	0
Infrastructure	5,935,249	10,737,021	3,681,154	8,501,084	0	0
Property Redevelopment	5,669,193	10,416,901	6,445,005	8,737,847	0	0
Total Expenditures	33,682,808	35,770,468	41,455,176	21,809,089	0	0
Transfers	4,115,425	4,991,971	3,324,879	3,569,367	0	0
Contingency	0	0	11,161,734	6,161,997	0	0
Ending Fund Balance	12,157,166	9,943,486	0	0	0	0
Total Requirements	49,955,399	50,705,925	55,941,789	31,540,453	0	0

Fund Summary

South Park Blocks URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	29,369,533	18,327,123	12,670,576	5,371,699	0	0
Revenue						
Fees and Charges	10,686	0	0	0	0	0
Interest on Investments	313,366	111,561	25,000	53,717	0	0
Loan Collections	935,815	99,486	127,202	146,657	0	0
Long Term Debt	8,750	0	0	0	0	0
Property Income	1,538,696	160,166	1,800,000	0	0	0
Reimbursements	5,538	0	0	0	0	0
Short Term Debt	310,000	0	0	0	0	0
Total Revenue	3,122,851	371,213	1,952,202	200,374	0	0
Total Resources	32,492,384	18,698,336	14,622,778	5,572,073	0	0
Requirements						
Expenditures						
Administration	58,021	7,502	26,059	8,604	0	0
Business Development	657,716	859,814	954,385	641,313	0	0
Housing	9,196,754	2,790,811	802,270	3,326,242	0	0
Infrastructure	1,780,423	1,471	170,000	1,361,314	0	0
Property Redevelopment	645,440	1,172,555	7,251,664	135,946	0	0
Total Expenditures	12,338,353	4,832,152	9,204,378	5,473,419	0	0
Transfers	1,826,908	1,195,608	46,701	96,798	0	0
Contingency	0	0	5,371,699	1,856	0	0
Ending Fund Balance	18,327,123	12,670,576	0	0	0	0
Total Requirements	32,492,384	18,698,336	14,622,778	5,572,073	0	0

Fund Summary

Willamette Industrial URA Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	749,244	1,200,605	1,971,486	1,680,959	0	0
Revenue						
Interest on Investments	10,412	7,139	10,000	10,000	0	0
Property Income	228	0	0	0	0	0
Short Term Debt	729,500	999,500	999,000	706,450	0	0
Total Revenue	740,139	1,006,639	1,009,000	716,450	0	0
Total Resources	1,489,383	2,207,244	2,980,486	2,397,409	0	0
Requirements						
Expenditures						
Administration	1,364	1,115	17,794	5,718	0	0
Business Development	4,921	11,705	884,721	916,204	0	0
Property Redevelopment	115,915	34,329	181,652	138,532	0	0
Total Expenditures	122,200	47,148	1,084,167	1,060,454	0	0
Transfers	166,578	188,610	215,360	230,779	0	0
Contingency	0	0	1,680,959	1,106,176	0	0
Ending Fund Balance	1,200,605	1,971,486	0	0	0	0
Total Requirements	1,489,383	2,207,244	2,980,486	2,397,409	0	0

Urban Renewal Funds Summary Reports

- Account Summary
-

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Airport Way URA Fund

Administration

Materials and Services

Bank Fees	0	671	0	0	0	0
DMC Admin Services	9,921	2,410	21,459	22,532	0	0
Loan Documents	176	0	0	0	0	0
Prof Services Contracts	18,827	0	0	0	0	0

Personnel Services

FICA	345	0	0	0	0	0
Life & Disability Insurance	24	0	0	0	0	0
PERS - Employer	235	0	0	0	0	0
PERS - Employer Pickup	321	0	0	0	0	0
Salaries & Wages	5,369	0	27,939	1,521	0	0
Taxes, Health/Dental Insurance	660	0	11,752	668	0	0
Tri-Met Payroll Tax	36	0	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	13	0	0	0	0	0

Total - Administration

35,929	3,081	61,150	24,721	0	0
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Business Development

Capital Outlay

Demolition & Site Preparation	0	250	0	0	0	0
Environmental Analysis & Remed	0	1,555	0	0	0	0
Permits, Review & Fees	0	16,991	0	0	0	0
Prof & Tech Services	2,922	19,291	0	0	0	0

Financial Assistance

Loans CY Disbursements	474,611	599,501	0	0	0	0
Loans To Borrowers	0	0	650,000	650,000	0	0

Materials and Services

Advertising & Publ Notices	0	590	3,990	0	0	0
Asset Disposal Costs - RE	13,962	0	0	0	0	0
Bldg Repairs & Maint - PDC	431	0	0	0	0	0
Bldg Repairs & Maint - RE	3,086	2,140	0	0	0	0
Business Meeting Expense	18	0	0	0	0	0
Legal Expenses	5,250	5,988	0	0	0	0
Memberships, Dues,& Certifications	188	0	0	0	0	0
Out of Town Travel	0	0	3,990	0	0	0
Printing & Graphics	0	19	0	0	0	0
Prof Services Contracts	25,769	21,939	82,565	94,250	0	0
Property Taxes - RE	1,942	4,835	0	0	0	0
Special Events Expenses	0	0	3,705	0	0	0

Personnel Services

Bus Pass Reimbursement	323	137	0	0	0	0
FICA	6,062	3,786	0	0	0	0
Life & Disability Insurance	413	234	0	0	0	0
National Holiday	3,963	3,920	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Airport Way URA Fund

Business Development

Personnel Services

PERS - Employer	4,050	2,458	0	0	0	0
PERS - Employer Pickup	5,265	3,243	0	0	0	0
Personal Holiday	1,316	1,265	0	0	0	0
Salaries & Wages	63,868	34,037	82,100	40,938	0	0
Sick Leave	7,486	669	0	0	0	0
Taxes, Health/Dental Insurance	12,329	8,301	34,539	17,983	0	0
Tri-Met Payroll Tax	583	363	0	0	0	0
Vacation	11,217	11,029	0	0	0	0
Workers Comp - Assessment	22	13	0	0	0	0
Workers Comp - Ins Expense	131	148	0	0	0	0

Total - Business Development

645,205	742,700	860,889	803,171	0	0
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General Administration

Materials and Services

Bank Fees	0	0	0	0	0	0
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Total - General Administration

0	0	0	0	0	0
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Property Redevelopment

Capital Outlay

Acquisition	0	0	30,000	0	0	0
Construction Costs	0	0	275,300	0	0	0
LID Special Assessments	0	74,304	0	0	0	0
Permits, Review & Fees	120	0	0	0	0	0
Prof & Tech Services	2,737	6,322	0	0	0	0

Financial Assistance

Loans CY Disbursements	0	2,492,000	0	0	0	0
Loans To Borrowers	0	0	500,000	320,000	0	0

Materials and Services

Advertising & Publ Notices	0	73	0	0	0	0
Bldg Repairs & Maint - PDC	0	0	70,000	70,000	0	0
Bldg Repairs & Maint - RE	61,325	65,995	123,452	40,000	0	0
Business Meeting Expense	18	90	0	0	0	0
Event Sponsorship	0	1,000	0	0	0	0
General Office Expense	0	0	10,000	10,000	0	0
Legal Expenses	11,800	9,000	20,000	0	0	0
Local Travel	19	17	0	0	0	0
Memberships, Dues, & Certifications	188	188	0	0	0	0
Postage & Delivery	54	113	0	0	0	0
Prof Services Contracts	5,747	0	0	0	0	0
Property Taxes - RE	10,787	10,101	0	0	0	0

Personnel Services

Bus Pass Reimbursement	117	120	0	0	0	0
FICA	2,181	2,059	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Airport Way URA Fund

Property Redevelopment

Personnel Services

Life & Disability Insurance	131	138	0	0	0	0
PERS - Employer	1,422	1,356	0	0	0	0
PERS - Employer Pickup	1,872	1,800	0	0	0	0
Salaries & Wages	31,599	29,738	81,657	42,272	0	0
Taxes, Health/Dental Insurance	3,943	5,055	34,353	18,569	0	0
Tri-Met Payroll Tax	208	201	0	0	0	0
Workers Comp - Assessment	7	8	0	0	0	0
Workers Comp - Ins Expense	47	82	0	0	0	0

Total - Property Redevelopment	134,320	2,699,760	1,144,762	500,841	0	0
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Transfers	315,012	372,544	451,313	480,562	0	0
Contingency	0	0	2,949,492	1,440,197	0	0
Ending Fund Balance	5,663,569	5,156,070	0	0	0	0

Total Requirements	6,794,035	8,974,155	5,467,606	3,249,492	0	0
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Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Central Eastside URA Fund

Administration

Materials and Services

Bank Fees	0	1,510	0	0	0	0
DMC Admin Services	13,993	9,223	18,000	18,000	0	0

Personnel Services

Salaries & Wages	0	0	42,399	7,068	0	0
Taxes, Health/Dental Insurance	0	0	17,837	3,105	0	0

Total - Administration	13,993	10,733	78,236	28,173	0	0
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Business Development

Financial Assistance

Grants CY disbursements	73,250	14,000	0	0	0	0
Loans CY Disbursements	724,421	310,447	0	0	0	0
Loans To Borrowers	0	0	850,000	900,000	0	0

Materials and Services

Advertising & Publ Notices	0	0	10,640	10,640	0	0
Out of Town Travel	0	0	10,640	10,640	0	0
Prof Services Contracts	23,971	3,881	6,840	6,840	0	0
Special Events Expenses	0	0	9,880	9,880	0	0

Personnel Services

Bus Pass Reimbursement	101	218	0	0	0	0
FICA	2,999	4,156	0	0	0	0
Life & Disability Insurance	198	265	0	0	0	0
PERS - Employer	1,923	2,592	0	0	0	0
PERS - Employer Pickup	2,419	3,324	0	0	0	0
Salaries & Wages	40,356	55,696	133,761	162,082	0	0
Taxes, Health/Dental Insurance	5,552	7,878	56,271	71,204	0	0
Tri-Met Payroll Tax	266	376	0	0	0	0
Workers Comp - Assessment	14	17	0	0	0	0
Workers Comp - Ins Expense	63	197	0	0	0	0

Total - Business Development	875,533	403,047	1,078,032	1,171,286	0	0
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Housing

Capital Outlay

IGA Infrastructure Construction	1,925,000	0	0	0	0	0
Permits, Review & Fees	2,321	0	0	0	0	0

Financial Assistance

Loans CY Disbursements	2,428,658	0	0	0	0	0
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Materials and Services

IGA Prof Services Contracts	18,007	0	0	0	0	0
Legal Expenses	68	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	794,818	0	0	0	0
PHB Project Expenditures-MS/PS	0	48,024	96,549	34,937	0	0

Personnel Services

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Central Eastside URA Fund

Housing

Personnel Services

Bus Pass Reimbursement	56	0	0	0	0	0
FICA	1,573	0	0	0	0	0
Life & Disability Insurance	96	0	0	0	0	0
PERS - Employer	1,040	0	0	0	0	0
PERS - Employer Pickup	1,240	0	0	0	0	0
Salaries & Wages	20,705	0	0	0	0	0
Taxes, Health/Dental Insurance	1,932	0	0	0	0	0
Tri-Met Payroll Tax	139	0	0	0	0	0
Workers Comp - Assessment	7	0	0	0	0	0
Workers Comp - Ins Expense	33	0	0	0	0	0

Total - Housing	4,400,873	842,842	96,549	34,937	0	0
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Infrastructure

Capital Outlay

Construction Costs	3,940,748	0	0	0	0	0
Environmental Analysis & Remed	9,938	29,282	0	10,000	0	0
IGA Infrastructure Construction	26,058	3,184,000	3,000,000	250,000	0	0
Prof & Tech Services	0	6,995	0	0	0	0

Materials and Services

Bldg Repairs & Maint - RE	26,362	26,724	155,000	0	0	0
Business Meeting Expense	12	0	0	0	0	0
Prof Services Contracts	14,153	0	0	0	0	0
Property Taxes - RE	0	0	0	122,759	0	0
Property Utilities - RE	204	234	0	0	0	0

Personnel Services

Bus Pass Reimbursement	94	45	0	0	0	0
FICA	2,197	570	0	0	0	0
Life & Disability Insurance	142	37	0	0	0	0
PERS - Employer	1,437	390	0	0	0	0
PERS - Employer Pickup	1,739	453	0	0	0	0
Salaries & Wages	29,059	7,460	3,367	4,523	0	0
Taxes, Health/Dental Insurance	3,479	1,232	1,417	1,988	0	0
Tri-Met Payroll Tax	194	51	0	0	0	0
Workers Comp - Assessment	9	3	0	0	0	0
Workers Comp - Ins Expense	56	40	0	0	0	0

Total - Infrastructure	4,055,882	3,257,517	3,159,784	389,270	0	0
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Property Redevelopment

Capital Outlay

Demolition & Site Preparation	6,556	0	0	0	0	0
Environmental Analysis & Remed	3,929	1,054	0	0	0	0
IGA Infrastructure Planning	0	0	0	33,428	0	0
Permits, Review & Fees	0	-270	0	0	0	0
Prof & Tech Services	1,200	5,100	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Central Eastside URA Fund

Property Redevelopment

Capital Outlay

Relocation Administrative Costs	3,713	0	0	0	0	0
Relocation Direct Costs	38,475	0	0	0	0	0

Financial Assistance

Grants CY disbursements	84,876	330,295	0	0	0	0
Grants to Grantees	0	0	450,000	300,000	0	0
Loans CY Disbursements	0	456,000	0	0	0	0
Loans To Borrowers	0	0	2,700,000	1,600,000	0	0

Materials and Services

Advertising & Publ Notices	3,208	2,061	11,000	11,000	0	0
Bldg Repairs & Maint - RE	98,256	94,495	93,000	93,000	0	0
Business Meeting Expense	178	435	0	0	0	0
Business Meeting Food Expense	0	231	0	0	0	0
General Office Expense	142	22	0	0	0	0
IGA Other Costs	0	25,843	0	0	0	0
IGA Prof Services Contracts	0	40,114	45,910	0	0	0
Local Travel	23	12	0	0	0	0
Memberships, Dues,& Certifications	600	0	0	0	0	0
Printing & Graphics	1,861	1,319	0	0	0	0
Prof Services Contracts	121,551	93,078	200,000	0	0	0
Property Taxes - RE	0	2,684	0	0	0	0
Property Utilities - RE	4,043	168	0	0	0	0
Public Meeting Expenses	6,859	0	0	0	0	0
Public Meeting Food Expense	0	373	0	0	0	0
Publications & Resource Mat'ls	0	115	0	0	0	0
Software Applications	115	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	627	544	0	0	0	0
FICA	9,037	10,533	0	0	0	0
Life & Disability Insurance	592	668	0	0	0	0
National Holiday	2,274	2,390	0	0	0	0
PERS - Employer	6,155	6,868	0	0	0	0
PERS - Employer Pickup	7,183	8,411	0	0	0	0
Personal Holiday	1,523	813	0	0	0	0
Salaries & Wages	111,807	130,015	184,158	233,151	0	0
Sick Leave	2,691	2,835	0	0	0	0
Taxes, Health/Dental Insurance	14,032	17,511	77,476	102,425	0	0
Tri-Met Payroll Tax	800	954	0	0	0	0
Vacation	3,825	4,509	0	0	0	0
Workers Comp - Assessment	40	45	0	0	0	0
Workers Comp - Ins Expense	200	378	0	0	0	0

Total - Property Redevelopment	536,371	1,239,603	3,761,544	2,373,004	0	0
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Fund Summary

Account Summary by Program

Central Eastside URA Fund

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13
Transfers	1,420,762	1,481,619	1,520,689	852,316	0	0
Contingency	0	0	1,357,972	846,252	0	0
Ending Fund Balance	1,170,683	2,187,879	0	0	0	0
Total Requirements	12,474,097	9,423,239	11,052,806	5,695,238	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Convention Center URA Fund

Administration

Materials and Services

Advertising & Publ Notices	6,982	0	0	0	0	0
Bank Fees	0	2,172	0	0	0	0
DMC Admin Services	17,832	11,685	28,613	30,044	0	0
IGA Prof Services Contracts	19,322	0	0	0	0	0
Legal Expenses	0	345	0	0	0	0
Local Travel	17	0	0	0	0	0
Printing & Graphics	202	0	0	0	0	0
Prof Services Contracts	39,844	21,868	0	0	0	0
Public Meeting Expenses	156	0	0	0	0	0
Temporary Services	22,406	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	9	11	0	0	0	0
FICA	2,101	1,474	0	0	0	0
Life & Disability Insurance	138	87	0	0	0	0
PERS - Employer	1,369	946	0	0	0	0
PERS - Employer Pickup	1,822	1,239	0	0	0	0
Salaries & Wages	30,516	20,674	42,376	7,068	0	0
Taxes, Health/Dental Insurance	3,953	2,800	17,827	3,105	0	0
Tri-Met Payroll Tax	205	141	0	0	0	0
Workers Comp - Assessment	8	6	0	0	0	0
Workers Comp - Ins Expense	70	73	0	0	0	0

Total - Administration

146,954	63,521	88,816	40,217	0	0
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Business Development

Financial Assistance

Grants CY disbursements	184,250	96,991	0	0	0	0
Loans CY Disbursements	299,209	75,000	0	0	0	0
Loans To Borrowers	0	0	450,000	450,000	0	0

Materials and Services

Advertising & Publ Notices	0	0	10,000	0	0	0
Out of Town Travel	0	0	20,000	0	0	0
Prof Services Contracts	893	0	10,000	50,000	0	0
Property Taxes - RE	69,606	88,965	100,000	100,000	0	0
Special Events Expenses	0	0	10,000	0	0	0

Personnel Services

Bus Pass Reimbursement	113	147	0	0	0	0
FICA	3,241	2,874	0	0	0	0
Life & Disability Insurance	211	181	0	0	0	0
PERS - Employer	2,047	1,755	0	0	0	0
PERS - Employer Pickup	2,629	2,335	0	0	0	0
Salaries & Wages	44,046	38,661	92,467	64,836	0	0
Taxes, Health/Dental Insurance	7,278	6,381	38,903	28,482	0	0
Tri-Met Payroll Tax	289	259	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Convention Center URA Fund

Business Development

Personnel Services

Workers Comp - Assessment	15	11	0	0	0	0
Workers Comp - Ins Expense	68	133	0	0	0	0

Total - Business Development	613,895	313,695	731,370	693,318	0	0
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Housing

Capital Outlay

Construction Costs	-2,500	0	0	0	0	0
Environmental Analysis & Remed	353	672	0	0	0	0
Permits, Review & Fees	7,028	0	0	0	0	0

Financial Assistance

Loans CY Disbursements	2,270,295	-131,310	0	0	0	0
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Materials and Services

Advertising & Publ Notices	2,120	0	0	0	0	0
Bldg Repairs & Maint - RE	11,347	582	0	0	0	0
IGA Prof Services Contracts	71,978	0	0	0	0	0
Legal Expenses	9,774	0	0	0	0	0
Loan Appraisals	8,000	0	0	0	0	0
Loan Documents	861	0	0	0	0	0
Local Travel	8	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	3,178,431	2,328,214	9,335,071	0	0
PHB Project Expenditures-MS/PS	0	280,742	212,204	0	0	0
Printing & Graphics	65	0	0	0	0	0
Prop Mgmt Other - RE	150	0	0	0	0	0
Property Utilities - RE	2,430	297	0	0	0	0
Temporary Services	878	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	483	0	0	0	0	0
FICA	9,059	0	0	0	0	0
Life & Disability Insurance	526	0	0	0	0	0
National Holiday	2,492	0	0	0	0	0
PERS - Employer	6,233	0	0	0	0	0
PERS - Employer Pickup	7,177	0	0	0	0	0
Personal Holiday	1,333	0	0	0	0	0
Salaries & Wages	93,028	0	0	0	0	0
Sick Leave	12,800	0	0	0	0	0
Taxes, Health/Dental Insurance	9,566	0	0	0	0	0
Tri-Met Payroll Tax	801	0	0	0	0	0
Vacation	8,558	-188	0	0	0	0
Workers Comp - Assessment	33	0	0	0	0	0
Workers Comp - Ins Expense	265	0	0	0	0	0

Total - Housing	2,535,142	3,329,225	2,540,418	9,335,071	0	0
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Infrastructure

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Convention Center URA Fund

Infrastructure

Capital Outlay

Construction Costs	40,252	0	0	0	0	0
Demolition & Site Preparation	1,187	0	0	0	0	0
IGA Infrastructure Construction	1,713,401	0	0	0	0	0
IGA Infrastructure Prof Serv	284,616	0	0	0	0	0
Permits, Review & Fees	0	5,939	0	0	0	0
Prof & Tech Services	-55,250	18,994	30,000	150,000	0	0

Materials and Services

Advertising & Publ Notices	0	752	0	0	0	0
Business Meeting Expense	15	0	0	0	0	0
General Office Expense	0	17	0	0	0	0
Local Travel	55	49	0	0	0	0
Printing & Graphics	0	1,867	0	0	0	0
Prof Services Contracts	151,069	58,642	0	0	0	0
Public Meeting Expenses	235	49	0	0	0	0
Public Meeting Food Expense	0	77	0	0	0	0

Personnel Services

Bus Pass Reimbursement	176	95	0	0	0	0
FICA	3,076	2,009	0	0	0	0
Jury Duty	300	0	0	0	0	0
Life & Disability Insurance	211	140	0	0	0	0
National Holiday	273	0	0	0	0	0
PERS - Employer	2,200	1,336	0	0	0	0
PERS - Employer Pickup	2,439	1,605	0	0	0	0
Salaries & Wages	38,368	26,804	38,205	4,367	0	0
Sick Leave	296	0	0	0	0	0
Taxes, Health/Dental Insurance	6,309	3,959	16,072	1,918	0	0
Tri-Met Payroll Tax	271	181	0	0	0	0
Vacation	1,499	0	0	0	0	0
Workers Comp - Assessment	15	10	0	0	0	0
Workers Comp - Ins Expense	67	144	0	0	0	0

Total - Infrastructure

2,191,078	122,668	84,277	156,285	0	0
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Property Redevelopment

Capital Outlay

Acquisition	0	0	0	17,000,000	0	0
Construction Costs	1,785	9,915	23,100,000	4,000,000	0	0
Demolition & Site Preparation	3,154	110,456	0	0	0	0
Environmental Analysis & Remed	68,966	24,363	0	0	0	0
IGA Infrastructure Planning	0	0	20,000	0	0	0
IGA Infrastructure Prof Serv	43,453	0	0	0	0	0
Permits, Review & Fees	3,041	197	0	0	0	0
Prof & Tech Services	22,954	3,505	375,000	1,750,000	0	0

Financial Assistance

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Convention Center URA Fund

Property Redevelopment

Financial Assistance

Grants CY disbursements	280,783	184,241	0	0	0	0
Grants to Grantees	0	0	135,000	140,000	0	0
Loans CY Disbursements	1,090,299	244,341	0	0	0	0
Loans To Borrowers	0	0	250,000	250,000	0	0

Materials and Services

Advertising & Publ Notices	6,398	1,639	0	0	0	0
Bldg Repairs & Maint - PDC	4,963	0	0	0	0	0
Bldg Repairs & Maint - RE	45,739	51,737	0	0	0	0
Business Meeting Expense	532	0	0	0	0	0
Business Meeting Food Expense	0	613	0	0	0	0
General Office Expense	141	36	0	0	0	0
IGA Other Costs	0	38,765	0	0	0	0
IGA Prof Services Contracts	0	60,171	138,029	0	0	0
Legal Expenses	16,694	7,086	0	0	0	0
Loan Documents	437	12	0	0	0	0
Loan Servicing Costs	72	0	0	0	0	0
Local Travel	284	190	0	0	0	0
Memberships, Dues,& Certifications	365	0	0	0	0	0
Postage & Delivery	0	9	5,000	5,000	0	0
Printing & Graphics	1,964	527	0	0	0	0
Prof Services Contracts	288,000	335,723	34,000	176,522	0	0
Prop Mgmt Other - RE	1,252	0	0	0	0	0
Property Taxes - RE	1,735	0	0	0	0	0
Property Utilities - RE	14,971	20,227	0	0	0	0
Public Meeting Expenses	21,812	5,756	1,000	1,000	0	0
Public Meeting Food Expense	0	1,507	0	0	0	0
Publications & Resource Mat'ls	21	0	0	0	0	0
Special Event Food Expense	0	375	0	0	0	0
Temporary Services	44,684	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	1,878	1,258	0	0	0	0
FICA	28,860	19,384	0	0	0	0
Health & Dental - Retirees	0	0	0	0	0	0
Jury Duty	500	0	0	0	0	0
Life & Disability Insurance	1,696	1,235	0	0	0	0
National Holiday	11,773	9,239	0	0	0	0
PERS - Employer	18,298	12,529	0	0	0	0
PERS - Employer Pickup	23,427	16,097	0	0	0	0
Personal Holiday	3,767	2,795	0	0	0	0
Salaries & Wages	342,865	225,906	402,360	277,360	0	0
Sick Leave	9,890	12,423	0	0	0	0
Taxes, Health/Dental Insurance	52,893	34,638	169,270	121,843	0	0
Tri-Met Payroll Tax	2,559	1,757	0	0	0	0
Vacation	23,341	17,961	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Convention Center URA Fund

Property Redevelopment

Personnel Services

Workers Comp - Assessment	111	80	0	0	0	0
Workers Comp - Ins Expense	613	524	0	0	0	0

Total - Property Redevelopment	2,486,969	1,457,217	24,629,659	23,721,725	0	0
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Transfers	2,231,467	1,070,958	2,873,053	2,652,182	0	0
Contingency	0	0	24,487,725	5,213,927	0	0
Ending Fund Balance	3,054,495	1,828,539	0	0	0	0

Total Requirements	13,260,000	8,185,824	55,435,318	41,812,725	0	0
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Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Downtown Waterfront URA Fund

Administration

Materials and Services

Bank Fees	0	1,050	0	0	0	0
Bond Underwriter Fees	350	0	0	0	0	0
DMC Admin Services	18,773	7,465	8,000	8,000	0	0
IGA Prof Services Contracts	30,915	0	0	0	0	0
Legal Expenses	0	30	0	0	0	0

Personnel Services

Salaries & Wages	0	0	31,917	6,307	0	0
Taxes, Health/Dental Insurance	0	0	13,426	2,771	0	0

Total - Administration	50,038	8,545	53,343	17,078	0	0
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Business Development

Capital Outlay

Environmental Analysis & Remed	0	159	0	0	0	0
IGA Infrastructure Construction	0	78,000	0	0	0	0

Financial Assistance

Grants CY disbursements	398,000	0	0	0	0	0
Loans CY Disbursements	444,921	40,000	0	0	0	0
Loans To Borrowers	0	0	690,000	1,000,000	0	0

Materials and Services

Printing & Graphics	0	116	0	0	0	0
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Personnel Services

Bereavement Leave	0	1,169	0	0	0	0
Bus Pass Reimbursement	309	98	0	0	0	0
FICA	3,349	3,388	0	0	0	0
Life & Disability Insurance	230	190	0	0	0	0
National Holiday	4,096	4,433	0	0	0	0
PERS - Employer	2,050	2,023	0	0	0	0
PERS - Employer Pickup	2,754	2,725	0	0	0	0
Personal Holiday	1,242	2,175	0	0	0	0
Salaries & Wages	27,428	18,352	44,987	15,146	0	0
Sick Leave	5,923	6,159	0	0	0	0
Taxes, Health/Dental Insurance	7,653	5,889	18,926	6,654	0	0
Tri-Met Payroll Tax	298	305	0	0	0	0
Vacation	7,609	9,558	0	0	0	0
Workers Comp - Assessment	15	12	0	0	0	0
Workers Comp - Ins Expense	66	-75	0	0	0	0

Total - Business Development	905,944	174,677	753,913	1,021,800	0	0
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General Administration

Materials and Services

Bank Fees	0	0	0	0	0	0
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Total - General Administration	0	0	0	0	0	0
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Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Downtown Waterfront URA Fund

Housing

Capital Outlay

Permits, Review & Fees	774	0	0	0	0	0
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Financial Assistance

Loans CY Disbursements	296,841	-8,083	0	0	0	0
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Materials and Services

IGA Prof Services Contracts	79,602	0	0	0	0	0
Legal Expenses	0	0	0	0	0	0
Loan Documents	51	0	0	0	0	0
Postage & Delivery	22	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	47	0	0	0	0	0
FICA	2,809	0	0	0	0	0
Life & Disability Insurance	181	0	0	0	0	0
PERS - Employer	1,805	0	0	0	0	0
PERS - Employer Pickup	2,200	0	0	0	0	0
Salaries & Wages	37,095	0	0	0	0	0
Taxes, Health/Dental Insurance	3,517	0	0	0	0	0
Tri-Met Payroll Tax	249	0	0	0	0	0
Workers Comp - Assessment	12	0	0	0	0	0
Workers Comp - Ins Expense	102	0	0	0	0	0

Total - Housing	425,306	-8,083	0	0	0	0
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Infrastructure

Capital Outlay

Construction Costs	900,833	627,005	0	0	0	0
Demolition & Site Preparation	4,500	0	0	0	0	0
Environmental Analysis & Remed	182	0	0	0	0	0
IGA Infrastructure Construction	0	10,628	20,000	0	0	0
IGA Infrastructure Prof Serv	336,977	0	0	0	0	0
Permits, Review & Fees	1,214	0	0	0	0	0
Prof & Tech Services	116,954	8,866	0	0	0	0

Financial Assistance

Grants CY disbursements	30,000	0	0	0	0	0
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Materials and Services

Bldg Repairs & Maint - PDC	400	295	0	0	0	0
Bldg Repairs & Maint - RE	8,663	524	0	0	0	0
Business Meeting Expense	0	0	0	0	0	0
Business Meeting Food Expense	0	39	0	0	0	0
Communication Services	0	41	0	0	0	0
General Office Expense	227	3	0	0	0	0
Legal Expenses	34,695	34,340	0	0	0	0
Printing & Graphics	434	0	0	0	0	0
Prof Services Contracts	0	0	40,000	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Downtown Waterfront URA Fund

Infrastructure

Materials and Services

Property Taxes - RE	10,507	0	0	0	0	0
Property Utilities - RE	7,673	2,849	0	0	0	0
Rents/Leases - Fac	5,218	4,413	0	0	0	0
Rents/Leases - RE	38,254	21,557	0	0	0	0
Special Events Expenses	332	0	0	0	0	0
Utilities and Water	1,442	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	164	229	0	0	0	0
FICA	1,887	1,573	0	0	0	0
Life & Disability Insurance	114	95	0	0	0	0
Management Leave	790	0	0	0	0	0
National Holiday	2,356	2,475	0	0	0	0
PERS - Employer	1,260	1,042	0	0	0	0
PERS - Employer Pickup	1,504	1,340	0	0	0	0
Personal Holiday	655	1,293	0	0	0	0
Salaries & Wages	15,419	13,713	2,007	0	0	0
Sick Leave	1,316	1,188	0	0	0	0
Taxes, Health/Dental Insurance	3,965	2,949	844	0	0	0
Tri-Met Payroll Tax	167	151	0	0	0	0
Vacation	4,101	4,727	0	0	0	0
Workers Comp - Assessment	8	6	0	0	0	0
Workers Comp - Ins Expense	41	-129	0	0	0	0

Total - Infrastructure

1,532,253	741,211	62,851	0	0	0
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Property Redevelopment

Capital Outlay

Construction Costs	0	19,517	0	0	0	0
Demolition & Site Preparation	0	144,825	0	0	0	0
Environmental Analysis & Remed	9,475	36,871	0	0	0	0
IGA Infrastructure Construction	0	0	87,000	0	0	0
IGA Infrastructure Planning	0	0	0	95,846	0	0
IGA Infrastructure Prof Serv	69,525	0	0	0	0	0
Leases	0	0	20,000	15,000	0	0
LID Special Assessments	0	3,753	0	0	0	0
Prof & Tech Services	6,665	25,383	0	0	0	0

Financial Assistance

Grants CY disbursements	189,796	90,680	0	0	0	0
Grants to Grantees	0	0	0	200,000	0	0
Loans CY Disbursements	111,989	5,892,510	0	0	0	0
Loans To Borrowers	0	0	1,275,000	5,725,000	0	0

Materials and Services

Advertising & Publ Notices	320	0	0	0	0	0
Bldg Repairs & Maint - PDC	3,200	128	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Downtown Waterfront URA Fund

Property Redevelopment

Materials and Services

Bldg Repairs & Maint - RE	28,092	26,118	158,600	233,600	0	0
Business Meeting Expense	546	0	0	0	0	0
Business Meeting Food Expense	0	80	0	0	0	0
General Office Expense	60	6	0	0	0	0
IGA Other Costs	0	7,754	0	0	0	0
IGA Prof Services Contracts	0	27,035	19,578	0	0	0
Legal Expenses	599	37,252	0	0	0	0
Loan Documents	0	3,482	0	0	0	0
Loan Servicing Costs	41	0	0	0	0	0
Local Travel	23	2	0	0	0	0
Postage & Delivery	0	69	0	0	0	0
Printing & Graphics	127	46	0	0	0	0
Prof Services Contracts	19,428	9,405	0	0	0	0
Prop Mgmt Other - RE	0	0	5,000	0	0	0
Property Taxes - RE	34,133	0	0	0	0	0
Property Utilities - RE	14,341	10,980	0	0	0	0
Rents/Leases - Fac	24,789	0	0	0	0	0
Rents/Leases - RE	51,200	145,406	0	0	0	0
Special Events Expenses	1,250	0	0	0	0	0
Temporary Services	260	0	0	0	0	0

Personnel Services

Bereavement Leave	1,010	0	0	0	0	0
Bus Pass Reimbursement	1,020	901	0	0	0	0
FICA	12,481	8,579	0	0	0	0
Health & Dental - Retirees	0	0	0	0	0	0
Life & Disability Insurance	784	571	0	0	0	0
National Holiday	9,802	7,544	0	0	0	0
PERS - Employer	7,533	5,134	0	0	0	0
PERS - Employer Pickup	9,861	6,801	0	0	0	0
Personal Holiday	3,916	2,530	0	0	0	0
Salaries & Wages	120,355	99,870	140,186	143,850	0	0
Sick Leave	6,025	5,562	0	0	0	0
Taxes, Health/Dental Insurance	20,934	16,512	58,978	63,194	0	0
Tri-Met Payroll Tax	1,105	773	0	0	0	0
Vacation	19,769	17,959	0	0	0	0
Workers Comp - Assessment	47	34	0	0	0	0
Workers Comp - Ins Expense	320	209	0	0	0	0

Total - Property Redevelopment

	780,823	6,654,279	1,764,342	6,476,490	0	0
Transfers	1,437,241	1,249,910	273,352	554,956	0	0
Contingency	0	0	11,636,749	4,207,011	0	0
Ending Fund Balance	17,019,037	12,776,443	0	0	0	0

Total Requirements

22,150,642	21,596,982	14,544,550	12,277,335	0	0
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Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Gateway Reg Center URA Fund

Administration

Materials and Services

Advertising & Publ Notices	0	0	0	3,000	0	0
Bank Fees	0	708	0	0	0	0
DMC Admin Services	9,686	3,915	10,000	10,000	0	0
Legal Expenses	0	315	0	0	0	0

Personnel Services

Salaries & Wages	0	0	42,397	7,275	0	0
Taxes, Health/Dental Insurance	0	0	17,837	3,195	0	0

Total - Administration	9,686	4,939	70,234	23,470	0	0
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Business Development

Financial Assistance

Grants CY disbursements	29,625	50,000	0	0	0	0
Loans To Borrowers	0	0	525,000	375,000	0	0

Materials and Services

Advertising & Publ Notices	0	0	3,990	0	0	0
Business Meeting Expense	37	33	0	0	0	0
Local Travel	0	8	0	0	0	0
Out of Town Travel	0	0	3,990	0	0	0
Prof Services Contracts	21,687	70,862	2,565	16,500	0	0
Public Meeting Expenses	0	22	0	0	0	0
Public Meeting Food Expense	0	145	0	0	0	0
Special Events Expenses	0	0	3,705	0	0	0

Personnel Services

Bereavement Leave	1,000	0	0	0	0	0
Bus Pass Reimbursement	102	51	0	0	0	0
FICA	2,580	1,501	0	0	0	0
Life & Disability Insurance	173	86	0	0	0	0
National Holiday	257	0	0	0	0	0
PERS - Employer	1,545	675	0	0	0	0
PERS - Employer Pickup	1,963	902	0	0	0	0
Salaries & Wages	31,325	19,649	80,556	57,225	0	0
Sick Leave	518	0	0	0	0	0
Taxes, Health/Dental Insurance	4,841	1,200	33,889	25,139	0	0
Tri-Met Payroll Tax	230	135	0	0	0	0
Vacation	1,785	0	0	0	0	0
Workers Comp - Assessment	11	8	0	0	0	0
Workers Comp - Ins Expense	53	61	0	0	0	0

Total - Business Development	97,731	145,335	653,695	473,864	0	0
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Housing

Capital Outlay

Acquisition	1,907,242	0	0	0	0	0
Environmental Analysis & Remed	3,990	310	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Gateway Reg Center URA Fund

Housing

Capital Outlay

Prof & Tech Services	1,465	0	0	0	0	0
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Financial Assistance

Loans CY Disbursements	54,551	0	0	0	0	0
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Materials and Services

Bldg Repairs & Maint - RE	11,119	119	0	0	0	0
IGA Prof Services Contracts	62,059	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	7,485	1,558,200	3,957,800	0	0
PHB Project Expenditures-MS/PS	0	85,085	114,081	155,162	0	0
Prop Mgmt Other - RE	12	0	0	0	0	0
Property Utilities - RE	1,742	169	0	0	0	0

Personnel Services

Bus Pass Reimbursement	73	0	0	0	0	0
FICA	1,494	0	0	0	0	0
Life & Disability Insurance	98	0	0	0	0	0
PERS - Employer	1,044	0	0	0	0	0
PERS - Employer Pickup	1,188	0	0	0	0	0
Salaries & Wages	19,807	0	0	0	0	0
Taxes, Health/Dental Insurance	1,746	0	0	0	0	0
Tri-Met Payroll Tax	132	0	0	0	0	0
Workers Comp - Assessment	7	0	0	0	0	0
Workers Comp - Ins Expense	30	0	0	0	0	0

Total - Housing	2,067,796	93,168	1,672,281	4,112,962	0	0
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Infrastructure

Capital Outlay

Construction Costs	0	82,623	15,015	0	0	0
Demolition & Site Preparation	55,884	0	0	0	0	0
Environmental Analysis & Remed	520,450	237,667	0	0	0	0
IGA Infrastructure Other Soft	0	50,000	0	0	0	0
IGA Infrastructure Prof Serv	39,122	189,548	715,000	368,000	0	0
Permits, Review & Fees	9,877	5,162	0	0	0	0
Prof & Tech Services	9,682	56,437	0	0	0	0

Materials and Services

Advertising & Publ Notices	1,337	308	0	0	0	0
Bldg Repairs & Maint - PDC	0	72	0	0	0	0
Bldg Repairs & Maint - RE	6,268	7,115	2,000	0	0	0
Business Meeting Food Expense	0	207	0	0	0	0
General Office Expense	119	0	0	0	0	0
IGA Prof Services Contracts	8,390	0	0	0	0	0
Loan Documents	0	67	0	0	0	0
Local Travel	54	82	0	0	0	0
Memberships, Dues,& Certifications	0	445	0	0	0	0
Printing & Graphics	40	585	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Gateway Reg Center URA Fund

Infrastructure

Materials and Services

Prof Services Contracts	48,850	32,671	0	0	0	0
Property Taxes - RE	917	938	0	0	0	0
Property Utilities - RE	12,423	1,296	0	0	0	0
Public Meeting Expenses	1,351	149	0	0	0	0
Public Meeting Food Expense	0	334	0	0	0	0
Publications & Resource Mat'ls	106	0	0	0	0	0
Rents/Leases - RE	3,193	3,228	0	0	0	0
Special Events Expenses	1,192	0	0	0	0	0
Temporary Services	635	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	207	157	0	0	0	0
FICA	2,334	1,559	0	0	0	0
Life & Disability Insurance	149	101	0	0	0	0
PERS - Employer	1,573	949	0	0	0	0
PERS - Employer Pickup	1,848	1,239	0	0	0	0
Salaries & Wages	30,874	20,582	37,117	5,691	0	0
Taxes, Health/Dental Insurance	2,868	3,331	15,615	2,500	0	0
Tri-Met Payroll Tax	207	140	0	0	0	0
Workers Comp - Assessment	11	8	0	0	0	0
Workers Comp - Ins Expense	49	75	0	0	0	0

Total - Infrastructure

760,008	697,075	784,747	376,191	0	0
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Property Redevelopment

Capital Outlay

Acquisition	0	30,000	0	0	0	0
Environmental Analysis & Remed	106,114	90,447	27,000	0	0	0
Permits, Review & Fees	0	400	0	0	0	0
Prof & Tech Services	4,920	58,843	4,200	0	0	0

Financial Assistance

Grants CY disbursements	125,249	74,632	0	0	0	0
Grants to Grantees	0	0	225,000	250,000	0	0
Loans To Borrowers	0	0	250,000	200,000	0	0

Materials and Services

Advertising & Publ Notices	1,710	2,847	3,000	0	0	0
Bldg Repairs & Maint - PDC	6	0	0	0	0	0
Bldg Repairs & Maint - RE	0	7,472	32,566	0	0	0
Business Meeting Expense	4	0	0	0	0	0
Business Meeting Food Expense	0	3	0	0	0	0
General Office Expense	23	0	0	0	0	0
Legal Expenses	0	250	0	0	0	0
Local Travel	8	0	0	0	0	0
Memberships, Dues,& Certifications	365	0	0	0	0	0
Postage & Delivery	26	5	0	0	0	0

Fund Summary

Account Summary by Program

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13
Gateway Reg Center URA Fund						
Property Redevelopment						
Materials and Services						
Printing & Graphics	411	26	0	0	0	0
Prof Services Contracts	13,033	36,391	311,034	1,000,000	0	0
Property Taxes - RE	0	1,611	0	0	0	0
Property Utilities - RE	0	6,380	0	0	0	0
Public Meeting Expenses	93	234	0	0	0	0
Public Meeting Food Expense	0	44	0	0	0	0
Publications & Resource Mat'ls	-1	0	0	0	0	0
Personnel Services						
Bus Pass Reimbursement	596	626	0	0	0	0
FICA	6,553	8,552	0	0	0	0
Life & Disability Insurance	428	576	0	0	0	0
National Holiday	2,459	2,504	0	0	0	0
PERS - Employer	4,195	5,694	0	0	0	0
PERS - Employer Pickup	5,240	7,034	0	0	0	0
Personal Holiday	273	1,425	0	0	0	0
Salaries & Wages	80,207	107,644	145,379	119,523	0	0
Sick Leave	1,096	1,138	0	0	0	0
Taxes, Health/Dental Insurance	11,595	11,274	61,159	52,507	0	0
Tri-Met Payroll Tax	578	793	0	0	0	0
Vacation	3,731	4,273	0	0	0	0
Workers Comp - Assessment	30	37	0	0	0	0
Workers Comp - Ins Expense	156	281	0	0	0	0
Total - Property Redevelopment	369,098	461,435	1,059,338	1,622,030	0	0
Transfers	984,362	831,299	671,711	539,347	0	0
Contingency	0	0	2,237,325	1,013,761	0	0
Ending Fund Balance	2,294,762	3,579,060	0	0	0	0
Total Requirements	6,583,443	5,812,311	7,149,331	8,161,625	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Interstate Corridor URA Fund

Administration

Materials and Services

Advertising & Publ Notices	4,310	35,896	0	0	0	0
Bank Fees	0	2,212	0	0	0	0
DMC Admin Services	30,917	25,634	21,459	22,532	0	0
IGA Prof Services Contracts	36,712	0	0	0	0	0
Legal Expenses	500	982	0	0	0	0
Local Travel	73	0	0	0	0	0
Printing & Graphics	130	7,948	0	0	0	0
Prof Services Contracts	49,484	32,802	0	0	0	0
Public Meeting Expenses	535	0	0	0	0	0
Temporary Services	6,779	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	8	8	0	0	0	0
FICA	2,278	1,815	0	0	0	0
Life & Disability Insurance	147	111	0	0	0	0
PERS - Employer	1,454	1,179	0	0	0	0
PERS - Employer Pickup	1,957	1,545	0	0	0	0
Salaries & Wages	32,818	25,753	68,259	7,998	0	0
Taxes, Health/Dental Insurance	4,348	3,523	28,714	3,514	0	0
Tri-Met Payroll Tax	221	175	0	0	0	0
Workers Comp - Assessment	9	7	0	0	0	0
Workers Comp - Ins Expense	74	76	0	0	0	0

Total - Administration

172,752	139,664	118,432	34,044	0	0
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Business Development

Capital Outlay

IGA Infrastructure Construction	0	0	902,656	0	0	0
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Financial Assistance

Grants CY disbursements	259,544	0	0	0	0	0
Grants to Grantees	0	0	50,000	0	0	0
Loans CY Disbursements	383,316	181,533	0	0	0	0
Loans To Borrowers	0	0	575,000	820,000	0	0

Materials and Services

General Office Expense	0	0	11,970	0	0	0
Legal Expenses	0	1,766	0	0	0	0
Local Travel	0	10	0	0	0	0
Out of Town Travel	0	0	11,970	0	0	0
Printing & Graphics	0	116	0	0	0	0
Prof Services Contracts	26,688	38,877	57,695	2,025,000	0	0
Special Events Expenses	20,000	0	11,115	0	0	0
Temporary Services	7,094	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	154	395	0	0	0	0
FICA	5,325	8,759	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Interstate Corridor URA Fund

Business Development

Personnel Services

Life & Disability Insurance	341	574	0	0	0	0
PERS - Employer	3,014	5,364	0	0	0	0
PERS - Employer Pickup	3,850	6,869	0	0	0	0
Salaries & Wages	71,528	119,634	178,968	180,753	0	0
Taxes, Health/Dental Insurance	9,282	17,975	75,292	79,405	0	0
Tri-Met Payroll Tax	474	798	0	0	0	0
Workers Comp - Assessment	24	41	0	0	0	0
Workers Comp - Ins Expense	114	451	0	0	0	0

Total - Business Development	790,748	383,162	1,874,666	3,105,158	0	0
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Housing

Capital Outlay

Environmental Analysis & Remed	3,500	0	0	0	0	0
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Financial Assistance

Loans CY Disbursements	2,969,166	-92,835	0	0	0	0
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Materials and Services

Advertising & Publ Notices	9,477	0	0	0	0	0
Bldg Repairs & Maint - RE	50,781	95	0	0	0	0
IGA Prof Services Contracts	193,069	0	0	0	0	0
Legal Expenses	2,349	0	0	0	0	0
Loan Documents	705	0	0	0	0	0
Local Travel	155	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	2,487,169	4,797,505	6,087,902	0	0
PHB Project Expenditures-MS/PS	0	485,404	701,792	0	0	0
Prof Services Contracts	9,500	263	0	0	0	0
Property Taxes - RE	3,657	0	0	0	0	0
Property Utilities - RE	5,421	719	0	0	0	0
Special Events Expenses	470	0	0	0	0	0
Temporary Services	878	0	0	0	0	0

Personnel Services

Bereavement Leave	600	0	0	0	0	0
Bus Pass Reimbursement	1,161	0	0	0	0	0
FICA	19,476	0	0	0	0	0
Life & Disability Insurance	1,175	0	0	0	0	0
National Holiday	6,802	0	0	0	0	0
PERS - Employer	12,827	0	0	0	0	0
PERS - Employer Pickup	15,475	0	0	0	0	0
Personal Holiday	2,923	0	0	0	0	0
Salaries & Wages	233,537	0	0	1,521	0	0
Sick Leave	5,462	0	0	0	0	0
Taxes, Health/Dental Insurance	36,802	0	0	668	0	0
Tri-Met Payroll Tax	1,723	0	0	0	0	0
Vacation	10,606	-5,849	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Interstate Corridor URA Fund

Housing

Personnel Services

Workers Comp - Assessment	91	0	0	0	0	0
Workers Comp - Ins Expense	559	0	0	0	0	0

Total - Housing	3,598,350	2,874,966	5,499,297	6,090,091	0	0
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Infrastructure

Capital Outlay

Construction Costs	836,447	-2,437	0	0	0	0
Environmental Analysis & Remed	2,700	0	0	0	0	0
IGA Infrastructure Other Soft	0	56,132	0	0	0	0
IGA Infrastructure Construction	1,820,811	1,203,272	2,315,000	2,565,000	0	0
IGA Infrastructure Planning	0	0	500,000	450,000	0	0
IGA Infrastructure Prof Serv	70,385	15,901	0	0	0	0
Percent for Art Contribution	0	23,006	0	0	0	0
Prof & Tech Services	-8,500	0	0	0	0	0

Materials and Services

Advertising & Publ Notices	301	1,490	0	0	0	0
Bldg Repairs & Maint - RE	8,191	6,137	0	0	0	0
Business Meeting Expense	150	0	0	0	0	0
Business Meeting Food Expense	0	59	0	0	0	0
General Office Expense	69	0	0	0	0	0
Local Travel	33	0	0	0	0	0
Memberships, Dues, & Certifications	505	0	0	0	0	0
Printing & Graphics	1,104	216	0	0	0	0
Prof Services Contracts	36,710	53	0	0	0	0
Property Utilities - RE	445	100	0	0	0	0
Public Meeting Expenses	713	0	0	0	0	0
Public Meeting Food Expense	0	72	0	0	0	0
Publications & Resource Mat'ls	19	0	0	0	0	0
Temporary Services	6,753	0	0	0	0	0
Training Travel Expenses	4,369	665	0	0	0	0

Personnel Services

Bus Pass Reimbursement	1,349	440	0	0	0	0
FICA	5,770	4,632	0	0	0	0
Life & Disability Insurance	388	307	0	0	0	0
National Holiday	2,930	2,926	0	0	0	0
PERS - Employer	3,485	2,971	0	0	0	0
PERS - Employer Pickup	4,617	3,960	0	0	0	0
Personal Holiday	1,412	748	0	0	0	0
Salaries & Wages	60,751	54,466	32,079	39,448	0	0
Sick Leave	4,456	3,095	0	0	0	0
Taxes, Health/Dental Insurance	11,716	9,178	13,495	17,328	0	0
Tri-Met Payroll Tax	510	443	0	0	0	0
Vacation	7,416	7,470	0	0	0	0
Workers Comp - Assessment	23	19	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Interstate Corridor URA Fund

Infrastructure

Personnel Services

Workers Comp - Ins Expense	139	-14	0	0	0	0
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Total - Infrastructure	2,886,167	1,395,307	2,860,574	3,071,776	0	0
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Property Redevelopment

Capital Outlay

Acquisition	0	3,661,798	4,560,923	200,000	0	0
Construction Costs	5,000	0	600,000	0	0	0
Environmental Analysis & Remed	0	48,276	0	0	0	0
IGA Infrastructure Prof Serv	82,561	0	0	0	0	0
Prof & Tech Services	14,552	65,806	100,000	500,000	0	0
Relocation Direct Costs	0	20,000	0	0	0	0

Financial Assistance

Grants CY disbursements	1,010,885	3,988,783	0	0	0	0
Grants to Grantees	0	0	2,513,967	1,250,000	0	0
Loans CY Disbursements	930,899	4,649,024	0	0	0	0
Loans To Borrowers	0	0	2,530,071	0	0	0

Materials and Services

Advertising & Publ Notices	3,691	2,144	0	0	0	0
Bldg Repairs & Maint - RE	0	580	0	55,000	0	0
Business Meeting Expense	344	400	0	0	0	0
Business Meeting Food Expense	0	235	0	0	0	0
General Office Expense	120	100	0	0	0	0
IGA Other Costs	0	77,529	0	0	0	0
IGA Prof Services Contracts	0	132,343	63,347	0	0	0
Loan Documents	176	43	0	0	0	0
Loan Servicing Costs	71	31	0	0	0	0
Local Travel	9	89	0	0	0	0
Memberships, Dues,& Certifications	0	515	0	0	0	0
Miscellaneous	400	0	0	0	0	0
Postage & Delivery	153	14	0	0	0	0
Printing & Graphics	841	739	0	0	0	0
Prof Services Contracts	170,346	199,553	160,000	40,767	0	0
Property Taxes - RE	0	3,755	0	0	0	0
Property Utilities - RE	0	181	0	0	0	0
Public Meeting Expenses	1,273	480	0	0	0	0
Public Meeting Food Expense	0	843	0	0	0	0
Temporary Services	3,771	0	0	0	0	0
Training Expense	125	0	0	0	0	0
Training Travel Expenses	0	233	0	0	0	0

Personnel Services

Bus Pass Reimbursement	1,194	1,492	0	0	0	0
FICA	22,759	22,741	0	0	0	0
Health & Dental - Retirees	0	0	0	0	0	0

Fund Summary

Account Summary by Program

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13
Interstate Corridor URA Fund						
Property Redevelopment						
Personnel Services						
Jury Duty	0	2,297	0	0	0	0
Life & Disability Insurance	1,440	1,498	0	0	0	0
National Holiday	12,152	10,415	0	0	0	0
PERS - Employer	13,589	13,551	0	0	0	0
PERS - Employer Pickup	18,101	18,149	0	0	0	0
Personal Holiday	4,834	3,094	0	0	0	0
Salaries & Wages	235,690	285,876	394,484	411,799	0	0
Sick Leave	12,557	7,802	0	0	0	0
Taxes, Health/Dental Insurance	44,062	43,948	165,956	180,900	0	0
Tri-Met Payroll Tax	2,012	2,043	0	0	0	0
Vacation	27,865	23,877	0	0	0	0
Workers Comp - Assessment	92	96	0	0	0	0
Workers Comp - Ins Expense	577	860	0	0	0	0
Total - Property Redevelopment	2,622,142	13,291,232	11,088,748	2,638,466	0	0
Transfers	3,284,717	2,837,893	2,011,381	2,126,743	0	0
Contingency	0	0	2,577,063	18,301	0	0
Ending Fund Balance	2,392,256	109,741	0	0	0	0
Total Requirements	15,747,132	21,031,965	26,030,161	17,084,579	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Lents Town Center URA Fund

Administration

Materials and Services

Advertising & Publ Notices	0	0	0	1,000	0	0
Bank Fees	0	1,478	0	0	0	0
DMC Admin Services	21,000	6,417	10,000	10,000	0	0
Legal Expenses	0	315	0	0	0	0

Personnel Services

Salaries & Wages	0	0	60,998	15,252	0	0
Taxes, Health/Dental Insurance	0	0	25,661	6,700	0	0

Total - Administration	21,000	8,211	96,659	32,952	0	0
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Business Development

Financial Assistance

Grants CY disbursements	190,250	50,000	0	0	0	0
Loans CY Disbursements	259,490	100,000	0	0	0	0
Loans To Borrowers	0	0	1,030,000	1,130,000	0	0

Materials and Services

Advertising & Publ Notices	0	0	10,640	0	0	0
Local Travel	35	0	0	0	0	0
Out of Town Travel	0	0	10,640	0	0	0
Printing & Graphics	0	116	0	0	0	0
Prof Services Contracts	36,920	53,885	221,840	46,500	0	0
Special Events Expenses	0	0	9,880	0	0	0
Temporary Services	7,094	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	125	227	0	0	0	0
FICA	4,038	6,022	0	0	0	0
Life & Disability Insurance	258	385	0	0	0	0
PERS - Employer	2,191	3,440	0	0	0	0
PERS - Employer Pickup	2,900	4,520	0	0	0	0
Salaries & Wages	54,424	80,088	184,347	157,394	0	0
Taxes, Health/Dental Insurance	6,666	11,304	77,555	69,143	0	0
Tri-Met Payroll Tax	361	542	0	0	0	0
Workers Comp - Assessment	18	27	0	0	0	0
Workers Comp - Ins Expense	85	332	0	0	0	0

Total - Business Development	564,854	310,889	1,544,902	1,403,037	0	0
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General Administration

Materials and Services

Bank Fees	0	0	0	0	0	0
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Total - General Administration	0	0	0	0	0	0
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Housing

Financial Assistance

Grants CY disbursements	125,000	0	0	0	0	0
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Fund Summary

Account Summary by Program

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Lents Town Center URA Fund						
Housing						
Financial Assistance						
Loans CY Disbursements	3,670,341	-14,182	0	0	0	0
Materials and Services						
Advertising & Publ Notices	8,516	0	0	0	0	0
Bldg Repairs & Maint - RE	54,065	3,410	0	0	0	0
Equip Lease & Rentals - PDC	14	0	0	0	0	0
IGA Prof Services Contracts	160,963	0	0	0	0	0
Loan Documents	353	0	0	0	0	0
Local Travel	1,056	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	2,319,024	7,618,011	1,476,147	0	0
PHB Project Expenditures-MS/PS	0	590,908	742,676	596,583	0	0
Printing & Graphics	135	0	0	0	0	0
Prof Services Contracts	25,725	0	0	0	0	0
Property Utilities - RE	6,941	501	0	0	0	0
Special Events Expenses	1,056	0	0	0	0	0
Personnel Services						
Bus Pass Reimbursement	1,013	0	0	0	0	0
FICA	18,221	0	0	0	0	0
Life & Disability Insurance	1,070	0	0	0	0	0
Management Leave	1,352	0	0	0	0	0
National Holiday	7,368	0	0	0	0	0
PERS - Employer	11,774	0	0	0	0	0
PERS - Employer Pickup	14,193	0	0	0	0	0
Personal Holiday	2,410	0	0	0	0	0
Salaries & Wages	204,982	0	0	0	0	0
Sick Leave	7,383	0	0	0	0	0
Taxes, Health/Dental Insurance	36,676	0	0	0	0	0
Tri-Met Payroll Tax	1,613	0	0	0	0	0
Vacation	12,193	-6,074	0	0	0	0
Workers Comp - Assessment	83	0	0	0	0	0
Workers Comp - Ins Expense	548	0	0	0	0	0
Total - Housing	4,375,043	2,893,586	8,360,687	2,072,730	0	0
Infrastructure						
Capital Outlay						
Construction Costs	-135	2,354	0	800,000	0	0
IGA Infrastructure Other Soft	0	0	2,397,000	0	0	0
IGA Infrastructure Construction	126,998	83,723	0	1,800,000	0	0
IGA Infrastructure Planning	80,340	296,122	445,000	400,000	0	0
IGA Infrastructure Prof Serv	27,000	174,124	0	0	0	0
Permits, Review & Fees	0	2,650	0	0	0	0
Prof & Tech Services	4,497	14,779	0	0	0	0
Financial Assistance						
Grants CY disbursements	608,288	0	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Lents Town Center URA Fund

Infrastructure

Materials and Services

Advertising & Publ Notices	2,782	474	0	0	0	0
IGA Prof Services Contracts	56,050	49,522	0	0	0	0
Local Travel	8	32	0	0	0	0
Printing & Graphics	231	0	0	0	0	0
Prof Services Contracts	62,027	33,083	0	0	0	0
Public Meeting Expenses	858	0	0	0	0	0
Public Meeting Food Expense	0	326	0	0	0	0
Special Events Expenses	238	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	98	164	0	0	0	0
FICA	3,972	1,518	0	0	0	0
Life & Disability Insurance	252	98	0	0	0	0
PERS - Employer	2,571	875	0	0	0	0
PERS - Employer Pickup	3,145	1,210	0	0	0	0
Salaries & Wages	52,365	20,434	45,991	42,531	0	0
Taxes, Health/Dental Insurance	7,890	3,951	19,349	18,683	0	0
Tri-Met Payroll Tax	352	136	0	0	0	0
Workers Comp - Assessment	17	8	0	0	0	0
Workers Comp - Ins Expense	86	93	0	0	0	0

Total - Infrastructure

1,039,928	685,676	2,907,340	3,061,214	0	0
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Property Redevelopment

Capital Outlay

Acquisition	2,774,572	1,795,151	-5	1,000,000	0	0
Construction Costs	36,245	5,205	0	30,000	0	0
Demolition & Site Preparation	3,900	429,808	0	1,000,000	0	0
Environmental Analysis & Remed	62,584	100,044	258,517	1,000,000	0	0
IGA Infrastructure Other Soft	0	0	366,550	0	0	0
IGA Infrastructure Construction	0	0	16,500	0	0	0
IGA Infrastructure Planning	0	0	392,711	0	0	0
IGA Infrastructure Prof Serv	0	24,989	0	0	0	0
Permits, Review & Fees	2,678	254	2,598	0	0	0
Prof & Tech Services	70,596	78,437	19,069	500,000	0	0
Relocation Direct Costs	33,861	0	24,482	0	0	0

Financial Assistance

Grants CY disbursements	404,320	913,444	0	0	0	0
Grants to Grantees	0	0	1,988,680	300,000	0	0
Loans CY Disbursements	119,512	76,357	0	0	0	0
Loans To Borrowers	0	0	488,000	800,000	0	0

Materials and Services

Advertising & Publ Notices	2,962	2,647	0	0	0	0
Bldg Repairs & Maint - PDC	538	0	0	0	0	0
Bldg Repairs & Maint - RE	45,209	71,240	253,121	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Lents Town Center URA Fund

Property Redevelopment

Materials and Services

Business Meeting Expense	339	200	0	0	0	0
Business Meeting Food Expense	0	102	0	0	0	0
Event Sponsorship	0	4,000	0	0	0	0
General Office Expense	201	92	0	0	0	0
Legal Expenses	0	80	2,420	0	0	0
Loan Documents	47	114	0	0	0	0
Loan Servicing Costs	0	31	0	0	0	0
Local Travel	302	648	0	0	0	0
Memberships, Dues,& Certifications	853	445	0	0	0	0
Miscellaneous	400	0	0	0	0	0
Parking	0	8	0	0	0	0
Postage & Delivery	334	142	0	0	0	0
Printing & Graphics	1,337	1,323	5	0	0	0
Prof Services Contracts	170,261	84,713	128,891	515,000	0	0
Prop Mgmt Fees - RE	0	0	247,003	0	0	0
Property Taxes - RE	15,483	29,592	0	0	0	0
Property Utilities - RE	8,050	6,904	8,800	0	0	0
Public Meeting Expenses	4,207	325	1,000	0	0	0
Public Meeting Food Expense	0	1,638	0	0	0	0
Publications & Resource Mat'ls	145	70	0	0	0	0
Special Events Expenses	3,063	100	0	0	0	0
Temporary Services	776	0	0	0	0	0
Training Travel Expenses	0	898	0	0	0	0

Personnel Services

Bereavement Leave	0	2,015	0	0	0	0
Bus Pass Reimbursement	1,050	1,090	0	0	0	0
Compensatory Time	599	0	0	0	0	0
FICA	21,799	20,188	0	0	0	0
Jury Duty	674	0	0	0	0	0
Life & Disability Insurance	1,439	1,324	0	0	0	0
Management Leave	546	230	0	0	0	0
National Holiday	10,260	10,375	0	0	0	0
PERS - Employer	13,563	12,667	0	0	0	0
PERS - Employer Pickup	17,314	16,307	0	0	0	0
Personal Holiday	3,412	3,068	0	0	0	0
Salaries & Wages	247,035	232,688	313,917	375,576	0	0
Sick Leave	9,609	8,673	0	0	0	0
Taxes, Health/Dental Insurance	53,618	48,611	132,064	164,990	0	0
Tri-Met Payroll Tax	1,926	1,846	0	0	0	0
Vacation	19,467	20,602	0	0	0	0
Workers Comp - Assessment	94	88	0	0	0	0
Workers Comp - Ins Expense	530	514	0	0	0	0

Total - Property Redevelopment	4,165,707	4,009,284	4,644,323	5,685,566	0	0
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Fund Summary

Account Summary by Program

	Actuals	Actuals	Revised	Proposed	Approved	Adopted
	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13
Lents Town Center URA Fund						
Transfers	2,510,596	2,183,594	1,500,338	2,095,095	0	0
Contingency	0	0	1,472,677	3,163,448	0	0
Ending Fund Balance	15,840,480	12,803,268	0	0	0	0
Total Requirements	28,517,608	22,894,508	20,526,926	17,514,042	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

North Macadam URA Fund

Administration

Materials and Services

Bank Fees	5,850	1,098	0	0	0	0
DMC Admin Services	25,540	16,994	32,000	20,000	0	0
Legal Expenses	610	3,124	0	0	0	0

Personnel Services

Salaries & Wages	0	0	25,006	3,212	0	0
Taxes, Health/Dental Insurance	0	0	10,520	1,411	0	0

Total - Administration	32,000	21,215	67,526	24,623	0	0
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Business Development

Capital Outlay

Construction Costs	184,815	1,012,905	525,000	0	0	0
Environmental Analysis & Remed	20,687	1,622	0	0	0	0
Permits, Review & Fees	3,893	4,934	0	0	0	0
Prof & Tech Services	71,908	46,145	0	0	0	0

Financial Assistance

Grants CY disbursements	26,494	0	0	0	0	0
Grants to Grantees	0	0	50,000	0	0	0
Loans To Borrowers	0	0	700,000	500,000	0	0

Materials and Services

Advertising & Publ Notices	0	297	3,990	8,000	0	0
Local Travel	5	0	0	0	0	0
Out of Town Travel	0	0	3,990	8,000	0	0
Printing & Graphics	2,078	151	0	0	0	0
Prof Services Contracts	303,711	275,000	2,565	8,000	0	0
Special Events Expenses	0	0	3,705	8,000	0	0

Personnel Services

Bus Pass Reimbursement	0	12	0	0	0	0
FICA	464	138	0	0	0	0
Life & Disability Insurance	33	10	0	0	0	0
PERS - Employer	313	95	0	0	0	0
PERS - Employer Pickup	369	113	0	0	0	0
Salaries & Wages	6,159	1,875	111,160	26,550	0	0
Taxes, Health/Dental Insurance	1,001	328	46,766	11,664	0	0
Tri-Met Payroll Tax	41	12	0	0	0	0
Workers Comp - Assessment	2	1	0	0	0	0
Workers Comp - Ins Expense	10	17	0	0	0	0

Total - Business Development	621,981	1,343,655	1,447,176	570,214	0	0
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General Administration

Debt

Debt Service - Interest	38,927	727,463	0	0	0	0
Debt Service - Principal	1,960,918	2,289,082	0	0	0	0

Fund Summary

Account Summary by Program

North Macadam URA Fund

General Administration

Materials and Services

DMC Admin Services	0	0	0	0	0	0
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Total - General Administration	1,999,844	3,016,545	0	0	0	0
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Housing

Capital Outlay

Environmental Analysis & Remed	2,908	710	0	0	0	0
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IGA Infrastructure Construction	0	0	6,750,000	0	0	0
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Permits, Review & Fees	3,303	788	0	0	0	0
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Financial Assistance

Loans CY Disbursements	93,704	-721	0	0	0	0
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Materials and Services

Business Meeting Expense	145	0	0	0	0	0
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DMC Admin Services	4,115	0	0	0	0	0
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IGA Prof Services Contracts	84,294	0	0	0	0	0
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Loan Foreclosures Costs	169	0	0	0	0	0
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Memberships, Dues, & Certifications	872	0	0	0	0	0
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Organizational Memberships	0	794	0	0	0	0
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PHB Project Expenditures-CO/FS	0	2,783,284	0	12,550,164	0	0
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PHB Project Expenditures-MS/PS	0	361,501	353,877	365,904	0	0
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Postage & Delivery	23	0	0	0	0	0
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Prof Services Contracts	8,688	0	0	0	0	0
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Property Taxes - RE	0	17,041	0	0	0	0
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Property Utilities - RE	4,939	2,733	0	0	0	0
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Personnel Services

Bus Pass Reimbursement	351	0	0	0	0	0
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FICA	7,173	0	0	0	0	0
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Life & Disability Insurance	448	0	0	0	0	0
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PERS - Employer	5,076	0	0	0	0	0
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PERS - Employer Pickup	5,804	0	0	0	0	0
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Salaries & Wages	96,794	0	0	0	0	0
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Taxes, Health/Dental Insurance	14,135	0	0	0	0	0
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Tri-Met Payroll Tax	634	0	0	0	0	0
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Workers Comp - Assessment	35	0	0	0	0	0
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Workers Comp - Ins Expense	164	0	0	0	0	0
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Total - Housing	333,772	3,166,129	7,103,877	12,916,068	0	0
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Infrastructure

Capital Outlay

Construction Costs	1,640,065	0	166,000	0	0	0
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Environmental Analysis & Remed	12,198	52,340	0	0	0	0
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IGA Infrastructure Construction	77,806	257,556	5,247,186	10,050,000	0	0
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IGA Infrastructure Prof Serv	0	0	400,000	0	0	0
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Prof & Tech Services	4,590	0	0	0	0	0
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Fund Summary

Account Summary by Program

North Macadam URA Fund

Infrastructure

Materials and Services

IGA Prof Services Contracts	90,000	0	0	0	0	0
Legal Expenses	520	0	0	0	0	0
Local Travel	5	42	0	0	0	0
Prof Services Contracts	-212,506	31,025	0	50,000	0	0
Property Utilities - RE	97	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	116	269	0	0	0	0
FICA	5,299	5,016	0	0	0	0
Jury Duty	0	241	0	0	0	0
Life & Disability Insurance	359	344	0	0	0	0
Management Leave	940	0	0	0	0	0
National Holiday	6,465	8,484	0	0	0	0
PERS - Employer	3,703	3,408	0	0	0	0
PERS - Employer Pickup	4,221	4,050	0	0	0	0
Personal Holiday	2,088	2,858	0	0	0	0
Salaries & Wages	46,452	41,444	57,523	81,148	0	0
Sick Leave	4,685	2,146	0	0	0	0
Taxes, Health/Dental Insurance	9,472	8,315	24,200	35,647	0	0
Tri-Met Payroll Tax	469	450	0	0	0	0
Vacation	12,163	15,232	0	0	0	0
Workers Comp - Assessment	20	20	0	0	0	0
Workers Comp - Ins Expense	113	-143	0	0	0	0

Total - Infrastructure

1,709,340	433,095	5,894,909	10,216,795	0	0
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Property Redevelopment

Capital Outlay

Environmental Analysis & Remed	46,180	2,081	0	35,000	0	0
IGA Infrastructure Planning	0	0	0	116,221	0	0
Permits, Review & Fees	26	0	0	0	0	0

Financial Assistance

Grants CY disbursements	3,131	50,000	0	0	0	0
Grants to Grantees	0	0	50,000	0	0	0
Loans CY Disbursements	15,500	0	0	0	0	0
Loans To Borrowers	0	0	325,000	0	0	0

Materials and Services

Advertising & Publ Notices	2,778	3,048	0	0	0	0
Bldg Repairs & Maint - PDC	151	0	0	0	0	0
Bldg Repairs & Maint - RE	4,874	7,089	15,000	0	0	0
Business Meeting Expense	128	0	0	0	0	0
Business Meeting Food Expense	0	47	0	0	0	0
IGA Other Costs	0	7,753	0	0	0	0
IGA Prof Services Contracts	0	12,034	21,235	0	0	0
Loan Documents	5	0	0	0	0	0

Fund Summary

Account Summary by Program

North Macadam URA Fund

Property Redevelopment

Materials and Services

Memberships, Dues,& Certifications	410	0	0	0	0	0
Prof Services Contracts	15,650	142,461	300,000	500,000	0	0
Property Taxes - RE	0	0	0	0	0	0
Property Utilities - RE	91	99	0	0	0	0
Public Meeting Expenses	453	50	0	0	0	0
Public Meeting Food Expense	0	261	0	0	0	0
Software Applications	115	0	0	0	0	0

Personnel Services

Bereavement Leave	942	0	0	0	0	0
Bus Pass Reimbursement	554	287	0	0	0	0
FICA	8,964	6,880	0	0	0	0
Life & Disability Insurance	585	464	0	0	0	0
National Holiday	3,557	0	0	0	0	0
PERS - Employer	5,356	4,748	0	0	0	0
PERS - Employer Pickup	6,120	5,781	0	0	0	0
Personal Holiday	1,210	0	0	0	0	0
Salaries & Wages	100,338	96,241	149,051	158,262	0	0
Sick Leave	3,620	0	0	0	0	0
Taxes, Health/Dental Insurance	23,469	13,630	62,706	69,524	0	0
Tri-Met Payroll Tax	794	640	0	0	0	0
Unemployment Expense	986	0	0	0	0	0
Vacation	7,349	0	0	0	0	0
Workers Comp - Assessment	45	31	0	0	0	0
Workers Comp - Ins Expense	195	264	0	0	0	0

Total - Property Redevelopment

	253,577	353,890	922,992	879,007	0	0
Transfers	2,644,078	1,321,021	772,253	830,505	0	0
Contingency	0	0	2,345,962	2,672,449	0	0
Ending Fund Balance	8,012,556	7,957,497	0	0	0	0

Total Requirements

	15,607,149	17,613,048	18,554,695	28,109,661	0	0
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Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

River District URA Fund

Administration

Capital Outlay

Environmental Analysis & Remed	0	0	85,000	0	0	0
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Materials and Services

Bank Fees	5,000	3,298	0	0	0	0
Bond Underwriter Fees	3,350	0	0	0	0	0
DMC Admin Services	42,108	42,864	50,000	50,000	0	0
IGA Prof Services Contracts	79,221	0	0	0	0	0
Legal Expenses	0	12,381	0	0	0	0
Prof Services Contracts	0	12,859	0	0	0	0

Personnel Services

FICA	309	45	0	0	0	0
Life & Disability Insurance	19	0	0	0	0	0
PERS - Employer	180	26	0	0	0	0
PERS - Employer Pickup	243	35	0	0	0	0
Salaries & Wages	3,840	618	79,220	17,488	0	0
Taxes, Health/Dental Insurance	482	3	33,327	7,682	0	0
Tri-Met Payroll Tax	27	4	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	10	8	0	0	0	0

Total - Administration

134,790	72,142	247,547	75,170	0	0
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Business Development

Capital Outlay

IGA Infrastructure Construction	0	78,000	0	0	0	0
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Financial Assistance

Grants CY disbursements	283,437	-20,000	0	0	0	0
Loans CY Disbursements	331,799	176,453	0	0	0	0
Loans To Borrowers	0	0	2,000,000	2,000,000	0	0

Materials and Services

Advertising & Publ Notices	0	0	19,950	0	0	0
Business Meeting Expense	232	0	0	0	0	0
Legal Expenses	0	424	0	0	0	0
Local Travel	0	7	0	0	0	0
Out of Town Travel	0	5,937	19,950	0	0	0
Parking	5	0	0	0	0	0
Prof Services Contracts	4,500	0	212,825	187,500	0	0
Publications & Resource Mat'ls	0	2	0	0	0	0
Special Events Expenses	0	0	18,525	0	0	0

Personnel Services

Bus Pass Reimbursement	332	259	0	0	0	0
FICA	4,041	4,561	0	0	0	0
Life & Disability Insurance	266	307	0	0	0	0
Management Leave	0	899	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

River District URA Fund

Business Development

Personnel Services

National Holiday	2,597	2,688	0	0	0	0
PERS - Employer	2,687	2,894	0	0	0	0
PERS - Employer Pickup	3,294	3,734	0	0	0	0
Personal Holiday	290	899	0	0	0	0
Salaries & Wages	43,129	49,545	130,979	93,904	0	0
Sick Leave	4,055	4,187	0	0	0	0
Taxes, Health/Dental Insurance	7,349	9,193	55,101	41,251	0	0
Tri-Met Payroll Tax	361	410	0	0	0	0
Vacation	5,055	5,319	0	0	0	0
Workers Comp - Assessment	16	18	0	0	0	0
Workers Comp - Ins Expense	90	15	0	0	0	0

Total - Business Development	693,533	325,749	2,457,330	2,322,655	0	0
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Housing

Capital Outlay

Acquisition	3,473,113	0	0	0	0	0
Environmental Analysis & Remed	112,809	2,119	0	0	0	0
Permits, Review & Fees	38,548	0	0	0	0	0
Relocation Administrative Costs	0	0	0	0	0	0
Relocation Direct Costs	600	23,901	0	0	0	0

Financial Assistance

Grants CY disbursements	3,054,170	0	0	0	0	0
Loans CY Disbursements	13,998,300	0	0	0	0	0

Materials and Services

Bank Fees	5,000	0	0	0	0	0
Bldg Repairs & Maint - RE	13,616	23,798	0	0	0	0
Bond Underwriter Fees	200	0	0	0	0	0
DMC Admin Services	88,206	0	0	0	0	0
General Office Expense	0	5	0	0	0	0
IGA Prof Services Contracts	116,964	0	492,919	0	0	0
Legal Expenses	64,450	0	0	0	0	0
Loan Documents	15	0	0	0	0	0
Local Travel	8	1	0	0	0	0
Miscellaneous	495	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	14,038,905	28,131,221	2,172,333	0	0
PHB Project Expenditures-MS/PS	0	128,988	0	0	0	0
Property Taxes - RE	109,145	0	0	0	0	0
Property Utilities - RE	227	940	0	0	0	0

Personnel Services

Bus Pass Reimbursement	226	0	0	0	0	0
FICA	9,887	0	0	0	0	0
Life & Disability Insurance	614	0	0	0	0	0
National Holiday	2,156	0	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

River District URA Fund

Housing

Personnel Services

PERS - Employer	6,694	0	0	0	0	0
PERS - Employer Pickup	7,874	0	0	0	0	0
Personal Holiday	756	0	0	0	0	0
Salaries & Wages	123,303	0	0	0	0	0
Sick Leave	4,324	0	0	0	0	0
Taxes, Health/Dental Insurance	14,893	0	0	0	0	0
Tri-Met Payroll Tax	874	0	0	0	0	0
Vacation	2,289	0	0	0	0	0
Workers Comp - Assessment	46	0	0	0	0	0
Workers Comp - Ins Expense	243	0	0	0	0	0

Total - Housing

21,250,044	14,218,656	28,624,140	2,172,333	0	0
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Infrastructure

Capital Outlay

Bldg Improvements - DORMANT	0	0	0	30,000	0	0
Construction Costs	0	62,310	0	566,028	0	0
Environmental Analysis & Remed	32,687	74,318	60,000	0	0	0
IGA Infrastructure Other Soft	0	0	83,000	0	0	0
IGA Infrastructure Construction	5,166,643	9,760,961	3,347,924	7,011,492	0	0
IGA Infrastructure Prof Serv	1,286,059	75,390	0	0	0	0
LID Special Assessments	0	0	0	500,000	0	0
Percent for Art Contribution	22,000	0	0	0	0	0
Permits, Review & Fees	6,390	2,998	0	0	0	0
Prof & Tech Services	-673,365	18,936	0	300,000	0	0

Materials and Services

Advertising & Publ Notices	251	0	0	0	0	0
Bldg Repairs & Maint - PDC	682	0	0	0	0	0
Bldg Repairs & Maint - RE	1,719	672,807	6,500	0	0	0
Local Travel	2	0	0	0	0	0
Printing & Graphics	774	554	0	0	0	0
Prof Services Contracts	7,871	7,076	0	0	0	0
Property Taxes - RE	10,885	0	0	0	0	0
Property Utilities - RE	84	674	0	0	0	0

Personnel Services

Bus Pass Reimbursement	168	89	0	0	0	0
FICA	4,073	3,369	0	0	0	0
Life & Disability Insurance	263	224	0	0	0	0
PERS - Employer	2,510	2,011	0	0	0	0
PERS - Employer Pickup	3,248	2,689	0	0	0	0
Salaries & Wages	54,081	44,966	129,323	65,007	0	0
Taxes, Health/Dental Insurance	7,756	7,117	54,407	28,557	0	0
Tri-Met Payroll Tax	360	303	0	0	0	0
Workers Comp - Assessment	18	14	0	0	0	0
Workers Comp - Ins Expense	90	213	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

River District URA Fund

Infrastructure

Personnel Services

Total - Infrastructure	5,935,249	10,737,021	3,681,154	8,501,084	0	0
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Property Redevelopment

Capital Outlay

Acquisition	3,821,566	-18,000	100,000	0	0	0
Construction Costs	0	3,210	0	500,000	0	0
Demolition & Site Preparation	2,071	0	0	0	0	0
Environmental Analysis & Remed	170,414	99,108	90,000	107,000	0	0
IGA Infrastructure Prof Serv	178,158	0	0	0	0	0
Permits, Review & Fees	0	7,945	317,000	1,825,000	0	0
Prof & Tech Services	72,791	21,537	272,000	0	0	0
Relocation Administrative Costs	3,068	4,305	0	0	0	0
Relocation Direct Costs	30,988	80,396	0	0	0	0

Financial Assistance

Grants CY disbursements	387,671	745,713	0	0	0	0
Grants to Grantees	0	0	375,000	375,000	0	0
Loans CY Disbursements	252,623	8,251,380	0	0	0	0
Loans To Borrowers	0	0	4,150,000	4,535,000	0	0
Loans To Borrowers CY Funded	0	0	0	200,000	0	0

Materials and Services

Advertising & Publ Notices	2,207	2,328	0	0	0	0
Bank Fees	500	500	0	0	0	0
Bldg Repairs & Maint - PDC	19	19,530	0	0	0	0
Bldg Repairs & Maint - RE	91,327	121,438	278,297	429,147	0	0
Business Meeting Expense	2,107	0	0	0	0	0
Business Meeting Food Expense	0	564	0	0	0	0
Event Sponsorship	0	709	0	0	0	0
General Office Expense	57	27	0	0	0	0
IGA Other Costs	0	77,529	0	0	0	0
IGA Prof Services Contracts	0	156,343	27,840	163,895	0	0
Legal Expenses	24,742	61,756	40,000	0	0	0
Loan Documents	1,823	415	0	0	0	0
Loan Servicing Costs	0	31	0	0	0	0
Local Travel	87	62	0	0	0	0
Miscellaneous	400	18,000	0	0	0	0
Out of Town Travel	835	0	0	0	0	0
Parking	8	0	0	0	0	0
Postage & Delivery	49	0	0	0	0	0
Printing & Graphics	3,256	202	0	30,000	0	0
Prof Services Contracts	243,495	314,978	215,000	10,000	0	0
Prop Mgmt Fees - RE	0	26,320	0	0	0	0
Property Taxes - RE	5,164	48,212	0	0	0	0
Property Utilities - RE	548	2,344	0	0	0	0
Public Meeting Expenses	753	0	0	0	0	0

Fund Summary

Account Summary by Program

River District URA Fund

Property Redevelopment

Materials and Services

Public Meeting Food Expense	0	334	0	0	0	0
Publications & Resource Mat'ls	75	0	0	0	0	0
Software Applications	0	170	0	0	0	0
Special Events Expenses	250	0	0	0	0	0
Temporary Services	260	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	428	793	0	0	0	0
FICA	21,438	20,679	0	0	0	0
Life & Disability Insurance	1,395	1,319	0	0	0	0
National Holiday	10,582	11,184	0	0	0	0
PERS - Employer	12,376	12,872	0	0	0	0
PERS - Employer Pickup	15,421	16,425	0	0	0	0
Personal Holiday	2,405	2,789	0	0	0	0
Salaries & Wages	242,820	238,846	408,154	391,027	0	0
Sick Leave	8,598	10,291	0	0	0	0
Taxes, Health/Dental Insurance	34,893	31,531	171,714	171,778	0	0
Tri-Met Payroll Tax	1,904	1,879	0	0	0	0
Vacation	19,001	20,358	0	0	0	0
Workers Comp - Assessment	92	85	0	0	0	0
Workers Comp - Ins Expense	528	464	0	0	0	0

Total - Property Redevelopment

	5,669,193	10,416,901	6,445,005	8,737,847	0	0
Transfers	4,115,425	4,991,971	3,324,879	3,569,367	0	0
Contingency	0	0	11,161,734	6,161,997	0	0
Ending Fund Balance	12,157,166	9,943,486	0	0	0	0
Total Requirements	49,955,399	50,705,925	55,941,789	31,540,453	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

South Park Blocks URA Fund

Administration

Materials and Services

Bank Fees	0	1,360	0	0	0	0
Bond Underwriter Fees	525	0	0	0	0	0
DMC Admin Services	30,445	5,100	10,000	5,000	0	0
IGA Prof Services Contracts	27,051	0	0	0	0	0
Legal Expenses	0	1,041	0	0	0	0

Personnel Services

Salaries & Wages	0	0	11,304	2,504	0	0
Taxes, Health/Dental Insurance	0	0	4,755	1,100	0	0

Total - Administration	58,021	7,502	26,059	8,604	0	0
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Business Development

Capital Outlay

Environmental Analysis & Remed	0	4,927	0	0	0	0
IGA Infrastructure Prof Serv	0	495,865	0	0	0	0

Financial Assistance

Grants CY disbursements	139,250	50,000	0	0	0	0
Loans To Borrowers	0	0	900,000	490,000	0	0

Materials and Services

Advertising & Publ Notices	334	1,872	0	0	0	0
Bldg Repairs & Maint - RE	0	3,054	0	0	0	0
Business Meeting Expense	82	195	0	0	0	0
Business Meeting Food Expense	0	12	0	0	0	0
General Office Expense	176	4	0	0	0	0
Legal Expenses	0	13,377	0	0	0	0
Loan Documents	30	0	0	0	0	0
Local Travel	21	0	0	0	0	0
Miscellaneous	79	37	0	0	0	0
Out of Town Travel	13,496	4,323	0	0	0	0
Postage & Delivery	456	107	0	0	0	0
Printing & Graphics	450	0	0	0	0	0
Prof Services Contracts	286,157	65,701	0	0	0	0
Property Taxes - RE	16,808	0	0	0	0	0
Property Utilities - RE	0	1,125	0	0	0	0
Public Meeting Expenses	833	1,364	0	0	0	0
Public Meeting Food Expense	0	80	0	0	0	0
Publications & Resource Mat'ls	0	181	0	0	0	0
Software Applications	444	185	0	0	0	0
Software Maintenance	0	51	0	0	0	0
Special Event Food Expense	0	2,631	0	0	0	0
Special Events Expenses	1,781	0	0	0	0	0
Temporary Services	13,338	0	0	0	0	0
Training Expense	0	400	0	0	0	0
Training Travel Expenses	0	276	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

South Park Blocks URA Fund

Business Development

Personnel Services

Bereavement Leave	310	321	0	0	0	0
Bus Pass Reimbursement	695	635	0	0	0	0
FICA	9,933	11,179	0	0	0	0
Life & Disability Insurance	652	741	0	0	0	0
Management Leave	345	0	0	0	0	0
National Holiday	4,426	2,879	0	0	0	0
PERS - Employer	6,461	7,252	0	0	0	0
PERS - Employer Pickup	8,089	9,377	0	0	0	0
Personal Holiday	1,241	1,606	0	0	0	0
Salaries & Wages	118,598	140,496	38,281	105,129	0	0
Sick Leave	2,172	4,153	0	0	0	0
Taxes, Health/Dental Insurance	22,143	27,258	16,104	46,184	0	0
Tri-Met Payroll Tax	883	1,032	0	0	0	0
Vacation	7,735	6,739	0	0	0	0
Workers Comp - Assessment	44	50	0	0	0	0
Workers Comp - Ins Expense	251	332	0	0	0	0

Total - Business Development

657,716 859,814 954,385 641,313 0 0

General Administration

Materials and Services

Bank Fees	0	0	0	0	0	0
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Total - General Administration

0 0 0 0 0 0

Housing

Capital Outlay

IGA Infrastructure Other Soft	0	0	36,000	0	0	0
IGA Infrastructure Construction	0	0	531,797	0	0	0
Permits, Review & Fees	4,438	0	0	0	0	0

Financial Assistance

Loans CY Disbursements	9,005,998	0	0	0	0	0
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Materials and Services

Bldg Repairs & Maint - RE	42,000	0	0	0	0	0
IGA Prof Services Contracts	73,603	0	0	0	0	0
Legal Expenses	405	0	0	0	0	0
PHB Project Expenditures-CO/FS	0	2,618,366	0	3,269,742	0	0
PHB Project Expenditures-MS/PS	0	172,446	234,473	56,500	0	0
Property Taxes - RE	3,498	0	0	0	0	0
Temporary Services	878	0	0	0	0	0

Personnel Services

Bus Pass Reimbursement	28	0	0	0	0	0
FICA	3,814	0	0	0	0	0
Life & Disability Insurance	225	0	0	0	0	0
PERS - Employer	2,563	0	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

South Park Blocks URA Fund

Housing

Personnel Services

PERS - Employer Pickup	2,977	0	0	0	0	0
Salaries & Wages	50,174	0	0	0	0	0
Taxes, Health/Dental Insurance	5,491	0	0	0	0	0
Tri-Met Payroll Tax	338	0	0	0	0	0
Workers Comp - Assessment	16	0	0	0	0	0
Workers Comp - Ins Expense	308	0	0	0	0	0

Total - Housing	9,196,754	2,790,811	802,270	3,326,242	0	0
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Infrastructure

Capital Outlay

Construction Costs	1,283,015	0	0	0	0	0
IGA Infrastructure Construction	358,449	0	170,000	1,350,000	0	0
IGA Infrastructure Prof Serv	133,770	0	0	0	0	0
Percent for Art Contribution	2,730	0	0	0	0	0

Materials and Services

Business Meeting Expense	27	0	0	0	0	0
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Personnel Services

FICA	127	74	0	0	0	0
Life & Disability Insurance	9	6	0	0	0	0
PERS - Employer	87	53	0	0	0	0
PERS - Employer Pickup	102	63	0	0	0	0
Salaries & Wages	1,703	1,046	0	7,860	0	0
Taxes, Health/Dental Insurance	389	216	0	3,454	0	0
Tri-Met Payroll Tax	11	7	0	0	0	0
Workers Comp - Assessment	1	0	0	0	0	0
Workers Comp - Ins Expense	3	7	0	0	0	0

Total - Infrastructure	1,780,423	1,471	170,000	1,361,314	0	0
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Property Redevelopment

Capital Outlay

Environmental Analysis & Remed	0	842	0	0	0	0
IGA Infrastructure Construction	26,314	0	6,345,000	0	0	0
IGA Infrastructure Planning	0	0	0	52,320	0	0
Percent for Art Contribution	40,000	0	0	0	0	0
Prof & Tech Services	15,141	0	0	0	0	0

Financial Assistance

Grants CY disbursements	294,467	408,193	0	0	0	0
Grants to Grantees	0	0	218,000	0	0	0
Loans CY Disbursements	50,000	708,000	0	0	0	0
Loans To Borrowers	0	0	500,000	0	0	0

Materials and Services

Advertising & Publ Notices	334	320	0	0	0	0
Bldg Repairs & Maint - RE	305	31	0	0	0	0

Fund Summary

Account Summary by Program

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
South Park Blocks URA Fund						
Property Redevelopment						
Materials and Services						
Business Meeting Expense	417	0	0	0	0	0
General Office Expense	56	0	0	0	0	0
IGA Other Costs	0	7,753	0	0	0	0
IGA Prof Services Contracts	0	12,034	14,061	0	0	0
Local Travel	10	4	0	0	0	0
Postage & Delivery	4	0	0	0	0	0
Printing & Graphics	0	26	0	0	0	0
Prof Services Contracts	154,708	5,913	0	0	0	0
Property Taxes - RE	11,226	0	0	0	0	0
Property Utilities - RE	1,039	24	0	0	0	0
Temporary Services	260	0	0	0	0	0
Personnel Services						
Bus Pass Reimbursement	96	17	0	0	0	0
FICA	2,858	1,639	0	0	0	0
Life & Disability Insurance	195	103	0	0	0	0
PERS - Employer	1,807	1,001	0	0	0	0
PERS - Employer Pickup	2,306	1,340	0	0	0	0
Salaries & Wages	38,694	22,533	122,899	58,101	0	0
Taxes, Health/Dental Insurance	4,866	2,529	51,704	25,525	0	0
Tri-Met Payroll Tax	252	153	0	0	0	0
Workers Comp - Assessment	14	7	0	0	0	0
Workers Comp - Ins Expense	67	92	0	0	0	0
Total - Property Redevelopment	645,440	1,172,555	7,251,664	135,946	0	0
Transfers	1,826,908	1,195,608	46,701	96,798	0	0
Contingency	0	0	5,371,699	1,856	0	0
Ending Fund Balance	18,327,123	12,670,576	0	0	0	0
Total Requirements	32,492,384	18,698,336	14,622,778	5,572,073	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Willamette Industrial URA Fund

Administration

Materials and Services

DMC Admin Services	1,364	799	5,446	5,718	0	0
Legal Expenses	0	315	0	0	0	0

Personnel Services

Salaries & Wages	0	0	8,692	0	0	0
Taxes, Health/Dental Insurance	0	0	3,656	0	0	0

Total - Administration	1,364	1,115	17,794	5,718	0	0
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Business Development

Financial Assistance

Loans To Borrowers	0	0	745,000	745,000	0	0
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Materials and Services

Advertising & Publ Notices	0	0	3,990	0	0	0
Out of Town Travel	0	0	3,990	0	0	0
Prof Services Contracts	0	0	87,565	99,250	0	0
Special Events Expenses	0	850	3,705	0	0	0

Personnel Services

Bus Pass Reimbursement	13	43	0	0	0	0
FICA	272	609	0	0	0	0
Life & Disability Insurance	19	37	0	0	0	0
PERS - Employer	220	399	0	0	0	0
PERS - Employer Pickup	216	482	0	0	0	0
Salaries & Wages	3,598	8,067	28,487	49,992	0	0
Taxes, Health/Dental Insurance	552	1,119	11,984	21,962	0	0
Tri-Met Payroll Tax	24	55	0	0	0	0
Workers Comp - Assessment	1	2	0	0	0	0
Workers Comp - Ins Expense	6	42	0	0	0	0

Total - Business Development	4,921	11,705	884,721	916,204	0	0
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Property Redevelopment

Capital Outlay

Environmental Analysis & Remed	4,151	0	0	0	0	0
Prof & Tech Services	5,500	0	125,000	125,000	0	0

Materials and Services

Business Meeting Expense	0	50	0	0	0	0
Local Travel	15	0	0	0	0	0
Memberships, Dues, & Certifications	0	188	0	0	0	0
Printing & Graphics	166	0	0	0	0	0
Prof Services Contracts	45,487	4,700	10,000	10,000	0	0

Personnel Services

Bus Pass Reimbursement	188	113	0	0	0	0
FICA	3,322	1,561	0	0	0	0
Life & Disability Insurance	219	103	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Willamette Industrial URA Fund

Property Redevelopment

Personnel Services

PERS - Employer	1,663	1,005	0	0	0	0
PERS - Employer Pickup	2,144	1,284	0	0	0	0
Salaries & Wages	47,307	21,319	32,838	2,454	0	0
Taxes, Health/Dental Insurance	5,350	3,781	13,814	1,078	0	0
Tri-Met Payroll Tax	316	144	0	0	0	0
Workers Comp - Assessment	14	6	0	0	0	0
Workers Comp - Ins Expense	71	73	0	0	0	0

Total - Property Redevelopment	115,915	34,329	181,652	138,532	0	0
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Transfers	166,578	188,610	215,360	230,779	0	0
Contingency	0	0	1,680,959	1,106,176	0	0
Ending Fund Balance	1,200,605	1,971,486	0	0	0	0

Total Requirements	1,489,383	2,207,244	2,980,486	2,397,409	0	0
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Enterprise Loan Funds

Accounts for several enterprise loan sub-funds which are self-sustaining through the collection of interest and principal from borrowers.

Fund Summary

Enterprise Loans Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	5,715,877	2,709,078	352,762	1,001,321	0	0
Revenue						
Debt Proceeds	5,035,871	0	0	0	0	0
Fees and Charges	205,220	27,930	0	0	0	0
Interest on Investments	46,045	11,955	1,500	6,406	0	0
Intergovernmental Revenues	1,711,824	200,000	500,000	0	0	0
Loan Collections	8,808,508	791,395	205,000	418,156	0	0
Miscellaneous	22,397	25,720	0	0	0	0
Reimbursements	29,260	6,976	0	0	0	0
Transfers In	1,171,000	5,515,000	785,721	0	0	0
Total Revenue	17,030,126	6,578,977	1,492,221	424,562	0	0
Total Resources	22,746,003	9,288,055	1,844,983	1,425,883	0	0
Requirements						
Expenditures						
Administration	6,548,695	41,401	0	0	0	0
Business Development	730,142	891,898	1,628,420	1,172,991	0	0
Housing	9,223,873	2,546,231	0	0	0	0
Total Expenditures	16,502,710	3,479,529	1,628,420	1,172,991	0	0
Transfers	3,534,215	5,162,186	98,423	100,909	0	0
Contingency	0	0	118,140	151,983	0	0
Ending Fund Balance	2,709,078	646,339	0	0	0	0
Total Requirements	22,746,003	9,288,055	1,844,983	1,425,883	0	0

Enterprise Loan Funds Summary Reports

- Account Summary
-

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Enterprise Loans Fund

Administration

Materials and Services

Bank Fees	0	400	0	0	0	0
DMC Admin Services	680	0	0	0	0	0
Legal Expenses	3,173	0	0	0	0	0
Loan Documents	0	0	0	0	0	0
Loan Servicing Costs	0	5,449	0	0	0	0
Prof Services Contracts	76,636	35,519	0	0	0	0
Temporary Services	667	0	0	0	0	0

Personnel Services

FICA	0	0	0	0	0	0
Life & Disability Insurance	0	3	0	0	0	0
PERS - Employer	0	0	0	0	0	0
PERS - Employer Pickup	0	26	0	0	0	0
Salaries & Wages	0	0	0	0	0	0
Taxes, Health/Dental Insurance	0	0	0	0	0	0
Tri-Met Payroll Tax	0	3	0	0	0	0
Workers Comp - Assessment	0	0	0	0	0	0
Workers Comp - Ins Expense	0	1	0	0	0	0

Total - Administration

81,156	41,401	0	0	0	0
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Business Development

Capital Outlay

Acquisition	0	25,720	0	0	0	0
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Financial Assistance

Grants CY disbursements	0	540,000	0	0	0	0
Grants to Grantees	0	0	300,000	300,000	0	0
Loans CY Disbursements	674,099	298,723	0	0	0	0
Loans To Borrowers	0	0	1,211,420	800,000	0	0

Materials and Services

Advertising & Publ Notices	4,025	1,560	0	0	0	0
Business Meeting Expense	105	600	0	0	0	0
Legal Expenses	0	18,844	25,000	25,000	0	0
Loan Documents	3,353	2,969	0	0	0	0
Memberships, Dues,& Certifications	120	0	0	0	0	0
Out of Town Travel	1,101	0	0	0	0	0
Postage & Delivery	19	96	0	0	0	0
Prof Services Contracts	42,932	0	0	0	0	0
Publications & Resource Mat'ls	0	390	0	0	0	0

Personnel Services

Bus Pass Reimbursement	2	4	0	0	0	0
FICA	233	164	0	0	0	0
Life & Disability Insurance	16	12	0	0	0	0
PERS - Employer	160	106	0	0	0	0
PERS - Employer Pickup	185	132	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Enterprise Loans Fund

Business Development

Personnel Services

Salaries & Wages	3,167	2,105	63,000	33,343	0	0
Taxes, Health/Dental Insurance	598	452	29,000	14,648	0	0
Tri-Met Payroll Tax	21	15	0	0	0	0
Workers Comp - Assessment	1	1	0	0	0	0
Workers Comp - Ins Expense	5	6	0	0	0	0

Total - Business Development	730,142	891,898	1,628,420	1,172,991	0	0
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General Administration

Debt

Debt Service - Interest	23,555	0	0	0	0	0
Debt Service - Principal	1,238,721	0	0	0	0	0

Other Interest Expense

Line of Credit Expense	5,204,808	0	0	0	0	0
Line-of-Credit Interest Exp	455	0	0	0	0	0

Total - General Administration	6,467,540	0	0	0	0	0
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Housing

Capital Outlay

Environmental Analysis & Remed	4,680	0	0	0	0	0
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Financial Assistance

Grants CY disbursements	9,125	0	0	0	0	0
Loans CY Disbursements	7,849,517	0	0	0	0	0
Permit Fee Waivers	26,800	0	0	0	0	0
Temporary Relocation Assistanc	253	0	0	0	0	0

Materials and Services

Advertising & Publ Notices	-4,676	0	0	0	0	0
Bank Fees	4,520	0	0	0	0	0
Bldg Repairs & Maint - PDC	0	3,475	0	0	0	0
Business Meeting Expense	502	0	0	0	0	0
DMC Admin Services	3,106	0	0	0	0	0
General Office Expense	131	0	0	0	0	0
Loan Appraisals	-3,000	0	0	0	0	0
Loan Documents	4,139	0	0	0	0	0
Loan Servicing Costs	19,697	19,141	0	0	0	0
Local Travel	339	0	0	0	0	0
Miscellaneous	4,185	2,505,105	0	0	0	0
Postage & Delivery	2,691	0	0	0	0	0
Printing & Graphics	62	0	0	0	0	0
Prof Services Contracts	1,027,987	20,672	0	0	0	0
Publications & Resource Mat'ls	508	0	0	0	0	0
Software Applications	3,474	1,000	0	0	0	0
Special Events Expenses	8,000	0	0	0	0	0
Temporary Services	13,115	0	0	0	0	0

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Enterprise Loans Fund

Housing

Personnel Services

Bus Pass Reimbursement	1,303	0	0	0	0	0
FICA	13,784	0	0	0	0	0
Life & Disability Insurance	823	0	0	0	0	0
National Holiday	6,460	0	0	0	0	0
PERS - Employer	8,875	0	0	0	0	0
PERS - Employer Pickup	10,892	0	0	0	0	0
Personal Holiday	1,163	0	0	0	0	0
Salaries & Wages	153,386	0	0	0	0	0
Sick Leave	6,883	0	0	0	0	0
Taxes, Health/Dental Insurance	34,273	0	0	0	0	0
Tri-Met Payroll Tax	1,219	0	0	0	0	0
Vacation	9,062	-3,162	0	0	0	0
Workers Comp - Assessment	80	0	0	0	0	0
Workers Comp - Ins Expense	515	0	0	0	0	0

Total - Housing

9,223,873	2,546,231	0	0	0	0
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Transfers	3,534,215	5,162,186	98,423	100,909	0	0
Contingency	0	0	118,140	151,983	0	0
Ending Fund Balance	2,709,078	646,339	0	0	0	0

Total Requirements

22,746,003	9,288,055	1,844,983	1,425,883	0	0
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Enterprise Management Fund

Provides for activity related to the operations and maintenance of PDC properties or City of Portland properties PDC has contracted to manage outside of Urban Renewal Areas.

Fund Summary

Enterprise Management Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	340,812	126,177	0	0	0	0
Revenue						
Interest on Investments	3,812	2,400	0	0	0	0
Property Income	931,113	932,367	1,287,564	1,287,564	0	0
Total Revenue	934,925	934,767	1,287,564	1,287,564	0	0
Total Resources	1,275,737	1,060,944	1,287,564	1,287,564	0	0
Requirements						
Expenditures						
Housing	1,112,560	985,672	1,287,564	1,287,564	0	0
Total Expenditures	1,112,560	985,672	1,287,564	1,287,564	0	0
Transfers	37,000	0	0	0	0	0
Ending Fund Balance	126,177	75,272	0	0	0	0
Total Requirements	1,275,737	1,060,944	1,287,564	1,287,564	0	0

Enterprise Management Fund Summary Reports

- Account Summary
-

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Enterprise Management Fund

Housing

Materials and Services

Bldg Repairs & Maint - RE	0	0	332,481	332,481	0	0
IGA Other Costs	0	0	955,083	955,083	0	0
Insurance	0	35,243	0	0	0	0
Interest Expense - Nondebt	757,599	0	0	0	0	0
Miscellaneous	0	1,060,568	0	0	0	0
Prof Services Contracts	250,000	0	0	0	0	0
Property Taxes - RE	104,961	-110,140	0	0	0	0
Total - Housing	1,112,560	985,672	1,287,564	1,287,564	0	0
Transfers	37,000	0	0	0	0	0
Ending Fund Balance	126,177	75,272	0	0	0	0
Total Requirements	1,275,737	1,060,944	1,287,564	1,287,564	0	0

Internal Service Fund

Accounts for resources that are set aside for insurance policy deductible and other amounts not fully reimbursed from insurance proceeds, as necessary.

Fund Summary

Risk Management Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	353,870	249,700	248,265	248,265	0	0
Revenue						
Interest on Investments	3,706	1,673	500	500	0	0
Miscellaneous	99,530	0	0	0	0	0
Total Revenue	103,236	1,673	500	500	0	0
Total Resources	457,106	251,373	248,765	248,765	0	0
Requirements						
Expenditures						
Administration	207,407	3,108	248,765	248,765	0	0
Total Expenditures	207,407	3,108	248,765	248,765	0	0
Ending Fund Balance	249,700	248,265	0	0	0	0
Total Requirements	457,106	251,373	248,765	248,765	0	0

Internal Service Fund Summary Reports

- Account Summary
-

Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Risk Management Fund

Administration

Materials and Services

Bldg Repairs & Maint - RE	0	2,609	0	0	0	0
Claims Expense	50,266	499	0	0	0	0
Legal Expenses	155,060	0	248,765	248,765	0	0

Personnel Services

FICA	1,913	0	0	0	0	0
Tri-Met Payroll Tax	168	0	0	0	0	0

Total - Administration

207,407	3,108	248,765	248,765	0	0
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Ending Fund Balance	249,700	248,265	0	0	0	0
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Total Requirements	457,106	251,373	248,765	248,765	0	0
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Special Revenue Funds

These comprise a governmental fund type used to account for the proceeds of specific revenue sources (other than for major capital projects) that are legally restricted to expenditures for specified purposes such as funds that account for federal and state grant activities.

- Ambassador Fund -
Accounts for monies donated by private businesses for outreach activities.
- Enterprise Zone -
Accounts for monies received from participating Enterprise Zone companies to provide the North/Northeast Portland community with workforce and business development opportunities.
- HCD (Housing Community & Development) Contract Fund -
Accounts for the Community Development Block Grant funds administered through the City of Portland's Bureau of Housing & Community Development.
- Home Grant -
Accounts for revenues and expenditures under the US Department of Housing and Urban Development's grant for the HOME Investment Partnership Program administered through the City of Portland's Bureau of Housing & Community Development.
- Other Federal Grants -
Accounts for revenues and expenditures under the Clean Tech Economic Development Administration, the Economic Development Administration Industrial Sites and Revolving Loan, and the Environmental Protection Area Brownfield Grant.

Fund Summary

Ambassador Program Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	33,376	23,519	20,770	20,770	0	0
Revenue						
Interest on Investments	432	150	0	0	0	0
Miscellaneous	1,000	0	0	0	0	0
Total Revenue	1,432	150	0	0	0	0
Total Resources	34,808	23,669	20,770	20,770	0	0
Requirements						
Expenditures						
Business Development	11,289	2,900	20,324	17,084	0	0
Total Expenditures	11,289	2,900	20,324	17,084	0	0
Transfers	0	0	446	3,686	0	0
Ending Fund Balance	23,519	20,770	0	0	0	0
Total Requirements	34,808	23,669	20,770	20,770	0	0

Fund Summary

Enterprise Zone Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	305,020	241,412	1,375,096	1,333,279	0	0
Revenue						
Fees and Charges	16,439	60,982	100,742	0	0	0
Interest on Investments	4,358	4,169	11,000	12,405	0	0
Miscellaneous	-500	1,141,181	517,603	161,569	0	0
Transfers In	87,017	0	0	0	0	0
Total Revenue	107,314	1,206,332	629,345	173,974	0	0
Total Resources	412,334	1,447,744	2,004,441	1,507,253	0	0
Requirements						
Expenditures						
Administration	0	0	110,302	10,412	0	0
Business Development	84,594	63,401	755,000	664,339	0	0
Total Expenditures	84,594	63,401	865,302	674,751	0	0
Transfers	86,328	9,248	860	5,761	0	0
Contingency	0	0	1,138,279	826,741	0	0
Ending Fund Balance	241,412	1,375,095	0	0	0	0
Total Requirements	412,334	1,447,744	2,004,441	1,507,253	0	0

Fund Summary

HDC Contract Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	468,304	1,216,132	835,148	0	0	0
Revenue						
Contra Program Income	-667,441	0	0	0	0	0
Fees and Charges	1,984	0	0	0	0	0
Interest on Investments	238	126	0	0	0	0
Intergovernmental Revenues	7,733,989	3,302,911	2,376,034	2,138,667	0	0
Loan Collections	609,661	0	0	0	0	0
Miscellaneous	-8	0	0	0	0	0
Property Income	52,500	0	0	0	0	0
Reimbursements	3,301	0	0	0	0	0
Transfers In	1,221,000	5,125,000	0	0	0	0
Total Revenue	8,955,224	8,428,036	2,376,034	2,138,667	0	0
Total Resources	9,423,528	9,644,168	3,211,182	2,138,667	0	0
Requirements						
Expenditures						
Administration	556	0	0	143,921	0	0
Business Development	3,001,631	3,161,869	2,178,437	1,801,423	0	0
Housing	3,342,886	2,499	0	0	0	0
Total Expenditures	6,345,073	3,164,368	2,178,437	1,945,344	0	0
Transfers	1,862,324	5,644,519	1,032,745	193,323	0	0
Ending Fund Balance	1,216,132	835,281	0	0	0	0
Total Requirements	9,423,528	9,644,168	3,211,182	2,138,667	0	0

Fund Summary

Home Grant Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	714,286	122,182	0	0	0	0
Revenue						
Contra Program Income	-322,771	0	0	0	0	0
Fees and Charges	8	0	0	0	0	0
Interest on Investments	873	0	0	0	0	0
Intergovernmental Revenues	4,725,607	0	0	0	0	0
Loan Collections	435,006	0	0	0	0	0
Transfers In	4,000	0	0	0	0	0
Total Revenue	4,842,723	0	0	0	0	0
Total Resources	5,557,009	122,182	0	0	0	0
Requirements						
Expenditures						
Housing	4,744,827	118,068	0	0	0	0
Total Expenditures	4,744,827	118,068	0	0	0	0
Transfers	690,000	4,000	0	0	0	0
Ending Fund Balance	122,182	114	0	0	0	0
Total Requirements	5,557,009	122,182	0	0	0	0

Fund Summary

Other Federal Grants Fund

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Resources						
Beginning Fund Balance	21,935	692,606	468,593	884,514	0	0
Revenue						
Fees and Charges	2,784	3,011	0	0	0	0
Interest on Investments	8,001	3,204	2,500	8,845	0	0
Intergovernmental Revenues	0	0	539,050	460,950	0	0
Loan Collections	276,776	164,908	160,000	317,026	0	0
Miscellaneous	0	390,710	0	0	0	0
Property Income	0	0	330,000	0	0	0
Reimbursements	581	0	0	0	0	0
Transfers In	652,297	0	0	0	0	0
Total Revenue	940,439	561,832	1,031,550	786,821	0	0
Total Resources	962,373	1,254,438	1,500,143	1,671,335	0	0
Requirements						
Expenditures						
Business Development	207,793	748,304	1,142,765	1,092,024	0	0
Total Expenditures	207,793	748,304	1,142,765	1,092,024	0	0
Transfers	61,974	37,510	64,551	64,667	0	0
Contingency	0	0	292,827	514,644	0	0
Ending Fund Balance	692,606	468,623	0	0	0	0
Total Requirements	962,373	1,254,438	1,500,143	1,671,335	0	0

Special Revenue Funds Summary Reports

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Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

Ambassador Program Fund

Business Development

Materials and Services

Business Meeting Expense	1,120	64	0	0	0	0
Business Meeting Food Expense	0	2,169	0	0	0	0
Equip Lease & Rentals - PDC	724	0	0	0	0	0
Miscellaneous	740	0	20,324	17,084	0	0
Out of Town Travel	25	0	0	0	0	0
Special Event Food Expense	0	666	0	0	0	0
Special Events Expenses	903	0	0	0	0	0

Personnel Services

FICA	449	0	0	0	0	0
Life & Disability Insurance	30	0	0	0	0	0
PERS - Employer	271	0	0	0	0	0
PERS - Employer Pickup	355	0	0	0	0	0
Salaries & Wages	5,923	0	0	0	0	0
Taxes, Health/Dental Insurance	697	0	0	0	0	0
Tri-Met Payroll Tax	40	0	0	0	0	0
Workers Comp - Assessment	2	0	0	0	0	0
Workers Comp - Ins Expense	9	0	0	0	0	0

Total - Business Development

11,289	2,900	20,324	17,084	0	0
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Transfers	0	0	446	3,686	0	0
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Ending Fund Balance	23,519	20,770	0	0	0	0
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Total Requirements	34,808	23,669	20,770	20,770	0	0
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Fund Summary

Account Summary by Program

Enterprise Zone Fund

Administration

Personnel Services

Salaries & Wages	0	0	78,930	7,234	0	0
Taxes, Health/Dental Insurance	0	0	31,372	3,178	0	0

Total - Administration	0	0	110,302	10,412	0	0
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Business Development

Financial Assistance

Community Contributions	0	0	600,000	500,000	0	0
Loans To Borrowers	0	0	155,000	125,000	0	0

Materials and Services

Local Travel	0	9	0	0	0	0
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Personnel Services

Bus Pass Reimbursement	274	257	0	0	0	0
Compensatory Time	3,936	0	0	0	0	0
FICA	4,984	3,430	0	0	0	0
Life & Disability Insurance	332	193	0	0	0	0
National Holiday	2,321	2,279	0	0	0	0
PERS - Employer	3,495	2,292	0	0	0	0
PERS - Employer Pickup	3,969	2,772	0	0	0	0
Personal Holiday	1,100	484	0	0	0	0
Salaries & Wages	50,650	37,383	0	27,332	0	0
Sick Leave	4,101	2,150	0	0	0	0
Taxes, Health/Dental Insurance	5,324	9,083	0	12,007	0	0
Tri-Met Payroll Tax	445	311	0	0	0	0
Vacation	3,542	2,723	0	0	0	0
Workers Comp - Assessment	22	16	0	0	0	0
Workers Comp - Ins Expense	100	19	0	0	0	0

Total - Business Development	84,594	63,401	755,000	664,339	0	0
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Transfers	86,328	9,248	860	5,761	0	0
Contingency	0	0	1,138,279	826,741	0	0
Ending Fund Balance	241,412	1,375,095	0	0	0	0

Total Requirements	412,334	1,447,744	2,004,441	1,507,253	0	0
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Fund Summary

Account Summary by Program

Actuals	Actuals	Revised	Proposed	Approved	Adopted
FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2012-13	FY 2012-13

HDC Contract Fund

Administration

Personnel Services

Bus Pass Reimbursement	2	0	0	0	0	0
FICA	33	0	0	0	0	0
Life & Disability Insurance	2	0	0	0	0	0
PERS - Employer	19	0	0	0	0	0
PERS - Employer Pickup	26	0	0	0	0	0
Salaries & Wages	441	0	0	99,994	0	0
Taxes, Health/Dental Insurance	28	0	0	43,927	0	0
Tri-Met Payroll Tax	3	0	0	0	0	0
Workers Comp - Assessment	0	0	0	0	0	0
Workers Comp - Ins Expense	1	0	0	0	0	0

Total - Administration	556	0	0	143,921	0	0
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Business Development

Financial Assistance

EcDev & Training Grants - Non-Portfol	0	0	0	1,801,423	0	0
Technical Assistance Grants	0	0	2,002,868	0	0	0

Materials and Services

Advertising & Publ Notices	194	0	0	0	0	0
Prof Services Contracts	2,778,765	3,035,829	0	0	0	0
Temporary Services	11,143	32,377	0	0	0	0

Personnel Services

Bus Pass Reimbursement	1,074	288	0	0	0	0
FICA	10,793	5,920	0	0	0	0
Life & Disability Insurance	800	388	0	0	0	0
National Holiday	4,443	3,336	0	0	0	0
PERS - Employer	5,824	2,201	0	0	0	0
PERS - Employer Pickup	7,401	2,862	0	0	0	0
Personal Holiday	619	1,336	0	0	0	0
Salaries & Wages	131,917	64,172	123,580	0	0	0
Sick Leave	2,051	1,646	0	0	0	0
Taxes, Health/Dental Insurance	31,407	9,961	51,989	0	0	0
Tri-Met Payroll Tax	955	532	0	0	0	0
Vacation	13,971	1,041	0	0	0	0
Workers Comp - Assessment	52	26	0	0	0	0
Workers Comp - Ins Expense	221	-48	0	0	0	0

Total - Business Development	3,001,631	3,161,869	2,178,437	1,801,423	0	0
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Housing

Capital Outlay

Furniture & Equipment	24,115	0	0	0	0	0
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Financial Assistance

Contractor Capacity Assistance	11,136	0	0	0	0	0
Grants CY disbursements	935,050	0	0	0	0	0

Fund Summary

Account Summary by Program

HDC Contract Fund

Housing

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Financial Assistance						
Loans CY Disbursements	1,492,433	0	0	0	0	0
Temporary Relocation Assistanc	14,625	0	0	0	0	0
Materials and Services						
Business Meeting Expense	74	0	0	0	0	0
Equip Repairs & Maint - PDC	105	0	0	0	0	0
General Office Expense	872	0	0	0	0	0
Loan Documents	323	0	0	0	0	0
Local Travel	2,039	0	0	0	0	0
Memberships, Dues,& Certifications	255	0	0	0	0	0
Miscellaneous	54,000	2,639	0	0	0	0
Printing & Graphics	274	0	0	0	0	0
Prof Services Contracts	10,634	0	0	0	0	0
Special Events Expenses	7,500	0	0	0	0	0
Temporary Services	1,756	0	0	0	0	0
Training Expense	7,126	0	0	0	0	0
Training Travel Expenses	5,343	0	0	0	0	0
Personnel Services						
Bus Pass Reimbursement	1,069	0	0	0	0	0
FICA	44,382	0	0	0	0	0
Life & Disability Insurance	2,548	0	0	0	0	0
National Holiday	4,889	0	0	0	0	0
PERS - Employer	22,646	0	0	0	0	0
PERS - Employer Pickup	34,505	0	0	0	0	0
Personal Holiday	1,780	0	0	0	0	0
Salaries & Wages	562,772	0	0	0	0	0
Sick Leave	5,892	0	0	0	0	0
Taxes, Health/Dental Insurance	74,602	0	0	0	0	0
Tri-Met Payroll Tax	3,946	0	0	0	0	0
Vacation	12,615	-139	0	0	0	0
Workers Comp - Assessment	206	0	0	0	0	0
Workers Comp - Ins Expense	3,378	0	0	0	0	0
Total - Housing	3,342,886	2,499	0	0	0	0
Transfers	1,862,324	5,644,519	1,032,745	193,323	0	0
Ending Fund Balance	1,216,132	835,281	0	0	0	0
Total Requirements	9,423,528	9,644,168	3,211,182	2,138,667	0	0

Fund Summary

Account Summary by Program

Home Grant Fund

Housing

	Actuals FY 2009-10	Actuals FY 2010-11	Revised FY 2011-12	Proposed FY 2012-13	Approved FY 2012-13	Adopted FY 2012-13
Financial Assistance						
Loans CY Disbursements	4,744,827	0	0	0	0	0
Materials and Services						
Miscellaneous	0	118,068	0	0	0	0
Total - Housing	4,744,827	118,068	0	0	0	0
Transfers	690,000	4,000	0	0	0	0
Ending Fund Balance	122,182	114	0	0	0	0
Total Requirements	5,557,009	122,182	0	0	0	0

Fund Summary

Account Summary by Program

Other Federal Grants Fund

Business Development

Capital Outlay

Acquisition	0	390,710	0	0	0	0
Prof & Tech Services	0	3,700	0	0	0	0

Financial Assistance

Loans CY Disbursements	205,229	348,307	0	0	0	0
Loans To Borrowers	0	0	600,000	600,000	0	0

Materials and Services

Bank Fees	0	63	0	0	0	0
Bldg Repairs & Maint - RE	0	3,138	0	0	0	0
Interest Expense - Nondebt	1,444	1,038	0	0	0	0
Prof Services Contracts	0	0	539,050	419,625	0	0
Property Utilities - RE	0	366	0	0	0	0
Training Expense	0	250	0	0	0	0
Training Travel Expenses	0	561	0	0	0	0

Personnel Services

Bus Pass Reimbursement	3	0	0	0	0	0
FICA	63	9	0	0	0	0
Life & Disability Insurance	4	1	0	0	0	0
PERS - Employer	40	5	0	0	0	0
PERS - Employer Pickup	50	7	0	0	0	0
Salaries & Wages	831	124	2,615	50,301	0	0
Taxes, Health/Dental Insurance	122	24	1,100	22,098	0	0
Tri-Met Payroll Tax	6	1	0	0	0	0
Workers Comp - Assessment	0	0	0	0	0	0
Workers Comp - Ins Expense	1	0	0	0	0	0

Total - Business Development

Transfers	61,974	37,510	64,551	64,667	0	0
Contingency	0	0	292,827	514,644	0	0
Ending Fund Balance	692,606	468,623	0	0	0	0

Total Requirements

962,373	1,254,438	1,500,143	1,671,335	0	0
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Glossary & Acronyms

Account	Classification of appropriation by type of expenditure.
Accrual Basis of Accounting	A method of accounting that recognizes the financial effect of transactions, events, and inter-fund activities when they occur, regardless of the timing of related cash flows.
Agency Funds	Funds that account for resources held in fiduciary capacity.
Appropriation	The legal authority to spend funds designated for a specific purpose.
Assessed Value (AV)	The value set on real and personal property as a basis for imposing taxes. It is the lesser of the property's maximum assessed value or real market value.
Beginning Fund Balance	Resources less expenditures from the prior fiscal year.
Budget	The financial, operating, and management plan that establishes annual appropriations in accordance with State of Oregon Budget Law and allows for provision of services.
Budget Message	An explanation of the budget and financial outlook by the Executive Director of PDC.
Budget Phase	A major phase of the budget process.
Budget Phase 1 - Proposed	The recommended budget for the next fiscal year.
Budget Phase 2 - Approved	The budget as approved by the Commission and subsequently reviewed and certified by the Multnomah County Tax Supervising and Conservation Commission (TSCC).
Budget Phase 3 – Adopted	The budget as adopted by the Commission and after certification by the Multnomah County Tax Supervision and Conservation Commission (TSCC).
Budget Phase 4 - Revised	The current fiscal year's Adopted budget as amended by the Commission.
Capital Funds-Urban Renewal Funds	<p>The capital project funds listed below account for the activities associated with the respective Urban Renewal Area (URA):</p> <ul style="list-style-type: none">• Airport Way Fund• Central Eastside Fund• Convention Center Fund• Downtown Waterfront Fund• Gateway Regional Center Fund• Interstate Corridor Fund• Lents Town Center Fund• North Macadam Fund• River District Fund• South Park Blocks Fund• Willamette Industrial Fund

Glossary & Acronyms

Capital Assets	Land, improvements to land, buildings, building improvements, infrastructure, easements, equipment, machinery, and all other tangible and intangible assets that have useful lives extending beyond a single reporting period.
Capital Outlay	Expenditures for property/improvements to property (over \$5,000).
Cash Transfers Out	Transfer of resources to other funds.
Commission	The five-member governing body of the Portland Development Commission appointed by the Mayor and approved by City Council.
Comprehensive Annual Financial Report (CAFR)	PDC submits this document to the Commission, Council, and the Mayor to present the results, financial position, and operations of PDC each fiscal year.
Contingency	An account established for meeting unanticipated requirements.
Debt Service	Principal and interest payments on outstanding indebtedness.
Department	An administrative subdivision with a specific area of responsibility within PDC. PDC's departments are: Executive, Finance and Business Operations, and Urban Development.
Du Jour Debt	Overnight or short term bonding used to make available tax revenues in excess of those necessary for existing debt service.
Encumbrance	Funds that have been set aside for specific projects or services for which a contract or purchase order has been issued. Encumbrances can be carried over from a fiscal year to the next.
Enterprise Funds	Proprietary fund type used to report an activity for which a fee is charged to external users for goods or services. PDC has several enterprise loan funds which are self-sustaining through the collection of interest and principal from borrowers.
Expenditure	The actual outlay of, or obligation to pay, cash. This does not include encumbrances. Expenditures exclude fund level requirements such as contingency and cash transfers.
Federal Financial Assistance	Assistance provided by a Federal agency in the form of grants, contracts, cooperative agreements, loans, loan guarantees, property, interest subsidies, insurance, or direct appropriation to individuals.
Federal Funds	Grant revenues received from the Federal Government, such as the Community Development Block Grant.
Financial Assistance	Expenditures for loans to borrowers and grants.
Fiscal Year (FY)	The 12-month period from July 1 through June 30 to which the annual operating budget applies.
Frozen Value	Assessed value of the property within an urban renewal area established at the time the urban renewal plan was formed.

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Full-Time Equivalent (FTE)	The equivalent of one full-time position.
Fund	A fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, that are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.
Fund Balance	The fund equity of a governmental fund.
General Fund – Urban Redevelopment Fund	This fund, also called the Urban Redevelopment Fund, serves as PDC's General Fund, and accounts for the financial operations of the Commission which are not accounted for in any other fund and for indirect administrative costs. Primary revenues consist of inter-fund transfers, reimbursement of indirect costs, contractual charges, City General funds and interest earnings. Personnel costs of the operating departments are budgeted in this fund.
Grant	A donation or contribution in cash by one governmental unit to another unit, which may be made for general purpose, or to support a specific purpose or function.
Governmental Funds	Funds generally used for tax and enterprise supported activities. PDC's governmental fund types include general, capital projects, special revenue, enterprise, and internal service funds.
Housing Investment Fund	A fund established to support the development of affordable housing throughout the City by leveraging private development funding with City General Fund, Community Development Block Grant, and Tax Increment Financing.
Housing (TIF) Set Aside	The City Council initiated and the Commission adopted the policy that a certain percentage of urban renewal area resources (from tax increment financing) be spent on affordable housing. The implementation plan outlines a 30 percent set aside in the newer urban renewal areas (Interstate Corridor, Gateway Regional Center, Lents Town Center, and North Macadam) and South Park Blocks, and includes separate percentages for Central Eastside, Downtown Waterfront, and Oregon Convention Center. (See the Housing Department summary for more information.)
Increment Value	Total assessed value of property in an urban renewal area in excess of the frozen value.
Indirect Cost Allocation	Administration charges allocated to Operating departments and projects.
Interfund loans	Loans made by one fund to another and authorized by resolution or ordinance.

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Internal Service Funds	Proprietary fund type that may be used to report any activity that provides goods or services to other funds of the primary government. PDC's only internal service fund is its Risk Management Fund.
LEED™	Leadership in Energy and Environmental Design. The US Green Building Council's consensus-based national standard for developing high-performance, sustainable buildings.
Line-of-Credit	Interim financing issued to PDC by the City of Portland to help finance redevelopment in urban renewal areas.
Long-term Debt Proceeds	Financing received from long-term bond sales and lines of credit.
Limited-Term Equivalent (LTE)	Limited-term employees are hired for specific assignments that are short-term in nature; the equivalent of one full-time position.
Major Appropriation Category (MAC)	General categories that group related expenditure accounts. PDC's major appropriation categories are: Personal Services, Materials & Services, Capital Outlay, Financial Assistance, Debt Service, Cash Transfers Out, Indirect Cost Allocation, Contingency, and Reserves.
Materials & Services	Expenditures for goods and services.
Maximum Assessed Value	The taxable value limitation placed on real property by Measure 50. The value growth is limited to 3% each year with some exceptions.
Maximum indebtedness	The amount of indebtedness that may be incurred under an urban renewal plan.
Modified Accrual Basis of Accounting	Basis of accounting according to which (a) revenues are recognized in the accounting period in which they become available and measurable, and (b) expenditures are recognized in the accounting period in which the fund liability is incurred.
New Market Tax Credits	Created by Congress, the New Market Tax Credit Program as part of the Community Renewal Tax Relief Act of 2000, to encourage investment in low-income communities. The program is designed to generate \$15 billion in new private sector investments over 7 years to support development of successful businesses in low-income communities.
No Net Loss Housing Policy	Strategy targets public and private resources toward the preservation of at-risk federally subsidized (Section 8 housing) buildings and privately owned, unrestricted housing serving persons at or below 60% of area Median Family Income.

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Performance Based Budgeting	A budget which is structured by organizing activities tied to measurable goals and objectives identified by the organization. Budget decisions and the monitoring of the budget successes are directly tied to the attainment of specified performance measures. In PDC's case, budgeted resources are allocated in conformance with the strategic plan of the organization, and in line with the individual business strategies, goals and performance measures of each department.
Personal Services	Staff salary and benefit expenditures.
Portland Development Commission (PDC)	An agency of the City of Portland created by the Portland voters in 1958 to deliver projects and programs that achieve the City's housing, economic development and redevelopment priorities and link citizens to jobs. PDC is a component unit of the City of Portland.
Program Income	A summary description that includes the following revenue accounts: loan fees, loan principal collection, loan interest earned, rent and property income, real property sales, city investment pool interest, publications and sales, bond application fees, and other miscellaneous income.
Proprietary Funds	Funds that focus on the determination of operating income, changes in net assets, financial position, and cash flows. There are two different proprietary funds: enterprise funds and internal service funds.
Real Market Value (RMV)	The amount in cash that could reasonably be expected in a transaction between a willing buyer and willing seller as of the assessment date.
Requirements	Appropriations for a fund. Requirements include budgeted expenditures, contingencies, interfund cash transfers, etc.
Reserve Funds	Resources set aside for future year expenditures. These resources are not appropriated for the current year.
Resources	Financial resources received into a fund from outside the fund which, together with beginning fund balances, comprises the resources for the fiscal year.
Revenue	Inflows or other enhancements of assets and settlement of liabilities from delivering or producing goods and services.
Revenue Bonds	See Urban Renewal Bonds.
Short-term Debt Proceeds	See Du Jour Debt.

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Special Revenue Funds	A governmental fund type used to account for the proceeds of specific revenue sources (other than for major capital projects) that are legally restricted to expenditure for specified purposes such as funds that account for federal and state grant activities.
Special Revenue Funds - HCD Contract Fund	Accounts for contract with Portland's Bureau of Community Development to administer a portion of the City's Community Development Block Grant and related revolving loan fund.
Special Revenue Funds - Other Federal Grants Fund	Accounts for monies received from the HUD HOME Grant program.
Supplemental Budget	A financial plan prepared to meet unexpected needs or to spend revenues not anticipated when the regular budget was adopted.
Tax Increment Debt Proceeds/Tax Increment Revenue	Refers to the proceeds of long and short-term debt secured and paid by tax revenues generated on increase in assessed value, above the frozen base, during the life of an urban renewal plan.
Tax Increment Financing (TIF)	Tax increment financing is the main funding source for the Commission's urban renewal areas. Debt (bonds, lines of credit, du jour) is issued by the City of Portland and transferred to PDC to finance the redevelopment in urban renewal areas. These debt obligations are secured and paid by tax increment revenue.
Tax Supervising & Conservation Commission (TSCC)	The State-authorized body which reviews the budgets of all government entities within Multnomah County before adoption by their elected officials. TSCC certifies that the budget complies with local budget law.
Urban Renewal Area (URA)	The geographic area in which the urban renewal project is implemented. The boundaries of the plan area are established when the plan is formed.
Urban Renewal Bonds	A bond sold which will be secured and repaid with tax increment taxes, the proceeds of which are used to finance projects.
Urban Renewal Funds	See Capital Funds.

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Acronym	Term	Definition or Description
AU	Accounting Unit	This is the Fund, Dept, and Program/Project section of the account code.
AW or AW URA	Airport Way Urban Renewal Area	The Airport Way Urban Renewal Plan was adopted in May, 1986, with a plan termination date of May 15, 2011. The goals and objectives of the Plan have guided the Commission's redevelopment and public investment activities since then. The district's boundary has remained unchanged since its inception, spanning from NE 82nd Avenue, adjacent to the Portland International Airport, to the Portland city limits at NE 185th Avenue and Marine Drive. At 2,726 acres, the Airport Way URA is the City's second largest urban renewal district.
BAM	Board Agenda Management	PDC's internal data management system for tracking Board agenda items.
BES	Bureau of Environmental Services	City of Portland Bureau
BGS	Bureau of General Services	City of Portland Bureau
BOP	Bureau of Planning	City of Portland Bureau
CAFR	Comprehensive Annual Financial Report	This document is a government's complete accounting of its "Net Worth".
CDBG	Community Development Block Grant	Source of funds administered through PDC's Housing Department
CEDS	Comprehensive Economic Development Strategy	A CEDS makes it possible for our region to apply for economic assistance from the USEDA. The CEDS also serves as a prerequisite for designation of the region by USEDA as an Economic Development District (EDD). The development of a CEDS and designation of the Portland-Vancouver region as an EDD will allow the agencies in the metropolitan area responsible for sewer, water and transportation infrastructure facilities to more effectively compete for available federal financial assistance.
CES or CES URA	Central Eastside URA	The Central Eastside Urban Renewal Area is located along the eastbank of the Willamette River. Warehouse, distribution and manufacturing uses are throughout the area, with retail uses primarily concentrated along arterial streets (Martin Luther King Jr., Grand, Burnside, Belmont, Hawthorne and Powell). The district is considered a key employment center for the Central City, and urban renewal efforts are focused on creating and maintaining jobs in the area through business development assistance and redevelopment financing.
CS	Central Services	PDC Administrative Department
CY	Current Year	Generally refers to the current FY budget period, either the budget as it was adopted or as it is revised by Board Resolution.
DCR	Debt Coverage Ratio	The ratio equal to net operating income divided by regularly scheduled (amortized) loan payments
DDA	Disposition & Development Agreement	A contract between PDC and a Client, including rights and obligations for each, to achieve certain outcomes in connection with the sale of PDC-owned property and the services for and capital investments on such property.
DOS	Development Opportunity Services	A grant product administered by the Development Department which provides a maximum of \$12,000 to businesses and property owners for technical assistance and resources to assess the feasibility of redeveloping property within Urban Renewal Areas.

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Acronym	Term	Definition or Description
DTWF or DTWF URA	Downtown Waterfront Urban Renewal Area	The Downtown Waterfront Urban Renewal Area (DTWF URA) is one of Portland's most successful examples of urban renewal and tax increment financing. Since its creation in 1974, assessed land values in our central core have increased an average of 10.4 percent annually.
EDA	Economic Development Administration	The Economic Development Administration (EDA) was established under the Public Works and Economic Development Act of 1965 (42 U.S.C. § 3121), as amended, to generate jobs, help retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas of the United States. EDA assistance is available to rural and urban areas of the Nation experiencing high unemployment, low income, or other severe economic distress.
EDD	Economic Development District	Designation as an EDD would qualify the region for USEDPA programs and funding. The bulk of USEDPA resources are made available on a competitive basis to fund public works projects.
EOF	Equity Opportunity Fund	Grants administered through PDC's Economic Development Department, which provide flexible incentive amounts that are intended to cover a wide variety of needs related to company expansion or relocation. Infrastructure, permit fees, systems development charges, sustainability investments, tenant improvements, site acquisition and manufacturing improvements are all eligible uses of these funds.
FTE	Full-time Equivalent	The equivalent of a full-time position.
FY	Fiscal Year	PDC's fiscal year is from July 1 to June 30.
GAAP	Generally Accepted Accounting Principals	GAAP is the standard framework of guidelines for financial accounting, mainly used in the U.S.A. It includes the standards, conventions, and rules accountants follow in recording and summarizing transactions, and in the preparation of financial statements.
GASB	Government Accounting Standards Board	The mission of the Governmental Accounting Standards Board is to establish and improve standards of state and local governmental accounting and financial reporting that will result in useful information for users of financial reports and guide and educate the public, including issuers, auditors, and users of those financial reports.
GFOA	Government Finance Officers Association	The purpose of the Government Finance Officers Association is to enhance and promote the professional management of governments for the public benefit by identifying and developing financial policies and practices and promoting them through education, training and leadership.
GIS	Graphic Information Systems	GIS technology is used to develop maps that depict resources or features such as soil types, population densities, land uses, transportation corridors, waterways, etc. GIS computer programs link features commonly seen on maps (such as roads, town boundaries, water bodies) with related information not usually presented on maps, such as type of road surface, population, type of agriculture, type of vegetation, or water quality information. A GIS is a unique information system in which individual observations can be spatially referenced to each other.
GRC or GRC URA	Gateway Regional Center Urban Renewal Area	The Gateway Regional Center urban renewal area effort is collaboration between members of the Gateway community and the City of Portland to guide future growth anticipated by the Metro 2040 Growth Concept. By 2015, the Gateway Regional Center is projected to be one of the most accessible locations in the Portland metropolitan area due to its superior transportation system: adjacent to two interstate freeways, light rail transit to downtown, the airport, Gresham and in 2009, Clackamas Town Center.
HAP	Housing Authority of Portland	HAP is committed to providing safe, decent and affordable housing to individuals and families in Multnomah County, Oregon, who face income or other life challenges. HAP offers support through a wide variety of programs and services.

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Acronym	Term	Definition or Description
HDF	Housing Development Finance	The mission of HDF is to facilitate the development of affordable housing, both rental and homeownership, and to assist households to become owners of affordable homes. HDF accomplishes this by providing low-interest, flexible financing and technical assistance to developers; by providing homebuyer assistance financing and homeownership counseling to homebuyers; and by working with the private sector, non-profits and government to facilitate the creating of more affordable housing. HDF believes that all households and families should have the opportunity and access to affordable housing, and that affordable housing and economic diversity are beneficial to communities.
HIF	Housing Investment Fund	In 1996, Portland City Council created the Housing Investment Fund with an allocation of general funds in the amount of \$30 million. The action was taken because housing prices in Portland rose so dramatically between 1990 and 1995, and continued to rise, while the yearly income of Portland residents was not keeping up with this rapid inflation. This trend threatened the livability of Portland and the stability of Portland's working families. Allowable uses of the funds were for rental development (new and rehab), owner-occupied rehabilitation and first time homebuyers.
HOME	Home Investment Partnership Program	A HUD funding source for a federal housing program.
HUD	Housing & Urban Development	Department of the Federal government
IAA or IGA	Interagency Agreement	The Interagency Agreement (IAA) and/or Intergovernmental Agreement (IGA) is a contract between PDC and other governmental agencies. An annual Master IAA with individual City bureaus will also include provisions for specific work orders to be executed.
IC or ICURA	Interstate Corridor Urban Renewal Area	At 3,744 acres, the Interstate Corridor Urban Renewal Area (ICURA) is Portland's largest urban renewal area. It includes a diverse collection of historic communities in north and northeast Portland, comprised of older residential neighborhoods, interconnected by commercial corridors, with large scale industrial centers.
IGA	Intergovernmental Agreement	See IAA, above.
IRA	Information & Research Assistant	PDC's Intranet site for employees.
LAG	Legal Appropriation Group	The legal level at which PDC appropriates funds.
LEED	Leadership in Energy and Environmental Design	Administered by the US Green Building Council (USGBC).
LID	Local Improvement District	A Local Improvement District is a method by which a group of property owners can share in the cost of transportation infrastructure improvements. This involves improving the street, building sidewalks, and installing a stormwater management system. An LID can also be used to install sidewalks on existing streets that previously have been accepted for maintenance by the City.
LOC	Line-of-Credit	Interim financing issued to PDC by the City of Portland to help finance redevelopment in urban renewal areas.
L-T Debt	Long-term Debt	Financing received from long-term bond sales and lines-of-credit.
LTA	Limited Tax Abatement	PDC offers a variety of LTA programs, including: Single Family Owner-Occupied Rehabilitation; Single Family New Construction; New Multiple Unit Housing; Non-Profit Owner-Manager of Low-Income Housing; Rental Rehabilitation; and Transit Oriented Development. These programs are not total tax exemptions but rather limit the tax liabilities that may result from the construction, rehabilitation or conversion of housing units in the City of Portland.

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Acronym	Term	Definition or Description
LTC or LTC URA	Lents Town Center	In September 1998, the City Council established a Lents Town Center Urban Renewal Area (LTCURA) in order to accomplish community goals. These include generation of new family wage jobs, assistance to new and existing business, improvements to local infrastructure such as streets and parks, new housing construction and improvements to existing housing. Implementation of the plan began in fiscal year 1999-2000.
LTE	Limited-term Equivalent	Limited-term employees
MAC	Major Appropriation Category	The most common expenditure categories include Materials & Services, Capital Outlay, and Financial Assistance.
MERC	Metropolitan Exposition and Recreation Commission	The Metropolitan Exposition Recreation Commission serves as a catalyst for culture, community and economic vitality for Oregon and the Portland metropolitan region through leadership, advocacy, and expert management of public event venues.
MFH	Multi-Family Housing	Multifamily housing is defined as housing that is built for rent or for sale generally in densities ranging from ten to 100 or more units per acre. The types of dwelling units included range from garden apartments and condominiums with surface or integral garage parking built at ten to 30 units per acre to mid-rise apartment and condominium structures of three to six stories built at 30 to more than 100 units per acre to high-rise apartment and condominium structures of more than six stories built at more than 100 units per acre.
MFI	Median Family Income	FY 2008 Median Income for a Family of Four (Portland, OR): \$67,500, up \$3,700 from the FY 2007 amount of \$63,800. HUD-funded programs throughout the Portland MSA set eligibility criteria, rental rates, and other program elements based on the HUD MFI.
MOU	Memorandum of Understanding	A document outlining an agreement between PDC and another entity.
MWESB	Minority-owned/Women-owned/Emerging Small Business	PDC is dedicated to labor diversity on their construction projects, and currently has two programs that promote diverse labor opportunities: The Good Faith Effort program and the Workforce Training and Hiring Program.
NMAC or NMAC URA	North Macadam Urban Renewal Area	Twenty years ago, the North Macadam Urban Renewal Area (URA) was a largely vacant, under-performing industrial part of town hampered by a lack of infrastructure and a need for environmental clean up. It was physically close to downtown, but disconnected and overlooked. But this began to change in 1999, when City Council established the URA to realize its potential as an employment center, a vibrant neighborhood and an extension of the Central City District.
NHP	Neighborhood Housing Program	PDC's Neighborhood Housing Program (NHP) helps home owners refinance and renovate their homes.
NMTC	New Market Tax Credit	The New Markets Tax Credit Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities.
OCC or OCCURA	Oregon Convention Center Urban Renewal Area	The Oregon Convention Center Urban Renewal Area was originally conceived and adopted to take advantage of the significant investment that was made in eastside MAX and the Oregon Convention Center. Plans call for leveraging these important projects to facilitate the redevelopment of the Lloyd District, increase its economic viability and role within the central city and to improve its connection to the downtown. The boundary was amended in 1993, in response to the adoption of the Albina Community Plan to include NE Martin Luther King, Jr. Boulevard from Russell Street to Rosa Parks Way.
ODOT	Oregon Department of Transportation	State agency

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Acronym	Term	Definition or Description
OHCS	Oregon Housing and Community Services	Oregon Housing and Community Services is Oregon's housing finance agency, providing financial and program support to create and preserve opportunities for quality, affordable housing for Oregonians of lower and moderate income.
OMF	Office of Management & Finance (part of (BGS) Bureau of General Services)	City of Portland Bureau
OSD	Office of Sustainable Development	City of Portland Bureau
OT/CT	Old Town/Chinatown	OT/CT is a vibrant neighborhood where Portland began. It includes the nationally recognized Skidmore Historic District as well as the Historic Japantown New Chinatown District.
PBOT	Portland Bureau of Transportation	City of Portland Bureau
PHB	Portland Housing Bureau	City of Portland Bureau
PHC	Portland Housing Center	PHC is a Charter Member of the NeighborWorks Network, a select group of over 240 non-profit organizations serving urban and rural communities across the country. The NeighborWorks Network is part of NeighborWorks America, a national non-profit created by Congress with a direct appropriation of federal funds. As a NeighborWorks HomeOwnership Center, the Portland Housing Center is certified by the U.S. Department of Housing and Urban Development as both a HUD Certified Counseling Agency and a HUD Certified Non-Profit Provider of Secondary Financing.
PLPA	Private Lender Participation Agreements	Financing arrangements with private banking institutions
PY	Prior Year	Generally refers to Prior Year budgets.
QJP	Quality Jobs Program	The Quality Jobs Program recognizes and rewards those companies who pay higher wages and invest more in the city.
RACC	Regional Arts & Culture Council	RACC is the steward of public investment in arts and culture, and works to create an environment in which the arts and culture of the region can flourish and prosper.
RD or RD URA	River District Urban Renewal Area	The plans call for the creation of a high density urban residential neighborhood in partnership with the City of Portland. The area has a mix of multi-family housing, major office facilities, regional attractions, retail businesses, parks and open spaces.
RFP	Request for Proposal	RFPs general identify requirements such as: submission deadlines, eligibility, proposal format, evaluation process and restrictions, review timetable, budgets, funding goals and priorities, award levels, evaluation process and criteria, whom to contact, and other submission requirements.
RFQ	Request for Quotation	A RFQ is a document issued when an organization wants to buy something and chooses to make the specifications available to many other companies so they can submit competitive bids.
RLF	Revolving Loan Fund	It is not PDC's intent to realize financial gain from its lending activities; nevertheless, PDC strives to preserve its revolving loan funds by being a prudent and responsible lender.

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Acronym	Term	Definition or Description
SFH	Single-Family Housing	A detached housing structure that contains 1 dwelling unit.
SPB or SPB URA	South Park Blocks Urban Renewal Area	The South Park Blocks Urban Renewal Area, created in 1985, consists of several neighborhoods, including the University District, Cultural District, Park Avenue District, and the West End. These areas include significant historic buildings, cultural attractions and green spaces.
S-T Debt	Short-term Debt (also called "du jour")	Overnight or short-term bonding used to make available tax revenues in excess of those necessary for existing debt service.
TIF	Tax Increment Financing	One of PDC's primary sources of urban renewal funding is tax increment financing (TIF). TIF works in this way: When the city defines an urban renewal boundary, the county assessor "freezes" the assessed value of real property within the urban renewal district. As the city and others invest in the urban renewal area, property values go up. The property taxes above those that were collected when the values were "frozen" are used to pay for the improvements in the urban renewal area. Here is another good description of how TIF works: Urban renewal districts raise money by borrowing against future growth in property taxes. The city uses the borrowed money to pay for capital improvements, which spur more development. The city then uses the incremental increase in property taxes from the district to repay the loan. When the urban renewal district expires in 20-25 years, the intent is to return a much higher property tax base to the tax rolls.
TOD	Transit Oriented Development	The Transit Oriented Development Property Tax Abatement was established to support high density housing and Mixed-Use developments affordable to a broad range of the general public on vacant or underutilized sites along transit corridors whose design and features encourage building occupants to use public transit. The exemptions support TOD projects by reducing operating costs through a ten-year maximum property tax exemption.
TSCC	Tax Supervising & Conservation Commission	The Tax Supervising and Conservation Commission is an independent, impartial panel of citizen volunteers established to monitor the financial affairs of local governments. Oregon Revised Statute 294.610 created the Commission in 1919. Prior to that time, the Oregon Legislature controlled local government budgets. The Commission, required in counties with over 500,000 in population, has jurisdiction over all local governments that are required to follow local budget law and which have more than half of their real market value within the County.
UDD	Urban Development Department	PDC Operating Department
URA	Urban Renewal Area	An Urban Renewal Area (URA) is a district established within the boundaries of the city of Portland to remove blight and promote economic development and affordable housing.
URAC	Urban Renewal Advisory Committee	A URAC is established to provide feedback to the PDC Board of Commissioners and project staff on each particular Urban Renewal Plan. More specifically, a URAC is responsible for: a) Assisting project staff in identifying and involving other community stakeholders and partners in urban renewal projects. b) Providing a forum for public discussion on implementation of the Plan c) Providing feedback to the Board of Commissioners and project staff on short and long term implementation plans and budgets. d) Providing feedback to the Board of Commissioners on proposed substantial or minor amendments to the Plan.
USGBC	United State Green Building Council	The U.S. Green Building Council is a 501(c) (3) non-profit community of leaders working to make green buildings accessible to everyone within a generation.
WIURA	Willamette Industrial Urban Renewal Area	By improving the area encompassed by this URA, the city intends to encourage existing businesses to stay and expand and to attract new employers to the area. Portland currently has few sites attractive for new industrial, high-tech, manufacturing and distribution businesses. Yet much of the land within this URA is currently vacant or underused and suffers from contaminated soils and water. This URA is intended to help solve these problems.



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