

## Five-Year Forecast Expenditure Detail - General Fund

	FY 2013-14 Actual	FY 2014-15 Revised	FY 2015-16 Adopted	FY 2016-17 Forecast	FY 2017-18 Forecast	FY 2018-19 Forecast	FY 2019-20 Forecast
<b>General Fund</b>							
Personnel Services	480,830	568,695	807,926	868,546	894,485	928,159	966,214
External/Internal M&S	1,396,346	1,799,064	2,080,719	2,172,297	2,270,350	2,371,778	2,478,407
<b>Contracts</b>							
Fair Housing	29,006	100,000	-	-	-	-	-
One-Time	-	-	-	-	-	-	-
Housing Access & Stabilization	8,440,550	10,048,500	10,545,500	10,900,551	11,053,159	11,285,275	11,429,226
One-Time	1,538,750	1,393,407	2,842,285	-	-	-	-
Housing Production & Preservation	-	-	-	-	-	-	-
One-Time	-	-	-	-	-	-	-
Homeowner Access & Retention	436,253	470,000	-	-	-	-	-
One-Time	4,000	-	-	-	-	-	-
<b>Projects</b>							
Homeowner Access & Retention	-	-	850,000	-	-	-	-
One-Time	-	-	850,000	-	-	-	-
<b>Total</b>	<b>\$12,325,735</b>	<b>\$14,379,666</b>	<b>\$17,126,430</b>	<b>\$13,941,394</b>	<b>\$14,217,994</b>	<b>\$14,585,212</b>	<b>\$14,873,847</b>

## Five-Year Forecast Expenditure Detail - Federal Sources

	FY 2013-14 Actual	FY 2014-15 Revised	FY 2015-16 Adopted	FY 2016-17 Forecast	FY 2017-18 Forecast	FY 2018-19 Forecast	FY 2019-20 Forecast
<b>Community Development Block Grant</b>							
Personnel Services	1,237,828	1,345,347	1,240,218	1,291,067	1,344,001	1,399,105	1,456,468
Indirect	366,259	380,162	328,843	342,326	356,361	370,972	386,182
External/Internal M&S	30,000	30,000	30,000	30,000	30,000	30,000	30,000
<b>Contracts</b>							
Housing Access & Retention	1,172,190	1,138,900	-	-	-	-	-
Fair Housing	233,099	371,401	450,000	375,000	375,000	375,000	375,000
Housing Production & Preservation	51,160	35,000	35,000	35,000	35,000	35,000	35,000
Section 108 Repayment	484,053	495,000	540,000	590,000	590,000	590,000	590,000
Homeowner Access & Retention	1,328,260	1,691,683	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000
Economic Opportunity	2,413,756	2,286,100	2,141,840	2,141,840	2,141,840	2,141,840	2,141,840
<b>Projects</b>							
Opportunity Funds/Preservation	-	-	2,090,000	1,700,000	2,200,000	2,100,000	2,100,000
Generations/NAYA	-	100,000	500,000	-	-	-	-
Allen-Fremont/Reach	-	1,590,000	170,000	-	-	-	-
1st & Arthur/CCC	\$0	\$0	\$2,700,000	\$0	\$0	\$0	\$0
Kehillah	83,848	-	-	-	-	-	-
Hawthorne East	-	-	200,000	1,300,000	-	-	-
PCRI Restructure	-	550,000	950,000	-	-	-	-
Stephens Creek	343,076	-	49,921	-	-	-	-
Bronaugh	-	1,521,000	168,816	-	-	-	-
Glisan Predevelopment	328,207	-	-	-	-	-	-
<b>Section 108</b>							
Hacienda Office	-	2,400,000	-	-	-	-	-
Vista de Rosas	-	1,115,000	-	-	-	-	-
<b>Total</b>	<b>\$ 8,071,736</b>	<b>\$ 15,049,593</b>	<b>\$ 13,274,638</b>	<b>\$ 9,485,233</b>	<b>\$ 8,752,202</b>	<b>\$ 8,721,917</b>	<b>\$ 8,794,490</b>
<b>HOME Grant</b>							
Personnel Services	362,951	297,627	346,875	308,653	259,177	222,823	231,959
External/Internal M&S							
<b>Contracts</b>							
Housing Access & Retention	376,581	385,600	925,500	925,600	900,000	900,000	900,000
Housing Production & Preservation							
CHDO Support	120,925	190,000	140,000	126,000	113,400	102,060	102,060
<b>Projects</b>							
Opportunity Funds	-	-	1,100,000	1,000,000	800,000	700,000	700,000
Loan Servicing/Asset Mgmt System	27,525	64,578	-	-	-	-	-
PCRI - Scattered Big10	94,515	141,167	-	-	-	-	-
Providence House	356,250	18,750	-	-	-	-	-
Elliot/Cook/Magnolia Phase I	398,864	-	-	-	-	-	-
Greenview	812,585	-	-	-	-	-	-
Glisan Commons	415,634	464,366	-	-	-	-	-
Vista de Rosas	214,535	995,346	150,019	-	-	-	-
PCRI - N/NE Initiative	-	-	1,500,000	-	-	-	-
St. Francis/Home Forward	-	-	3,500,000	-	-	-	-
Gresham Funds	154,075	746,071	914,086	391,410	352,269	317,042	317,042
Multnomah County Funds	-	30,246	604,444	117,000	105,300	94,770	94,770
<b>Total</b>	<b>\$3,334,440</b>	<b>\$3,333,751</b>	<b>\$9,180,924</b>	<b>\$2,868,663</b>	<b>\$2,530,146</b>	<b>\$2,336,695</b>	<b>\$2,345,831</b>
<b>Housing For Persons With AIDS</b>							
Personnel Services	64,364	57,745	31,848	31,954	31,764	31,566	31,360
External M&S							
<b>Contracts</b>							
Housing Access & Stabilization	1,459,022	1,088,791	1,148,246	1,043,739	1,043,929	1,044,127	1,044,333
<b>Total</b>	<b>\$1,523,386</b>	<b>\$1,146,536</b>	<b>\$1,180,094</b>	<b>\$1,075,693</b>	<b>\$1,075,693</b>	<b>\$1,075,693</b>	<b>\$1,075,693</b>

## Five-Year Forecast Expenditure Detail - Federal Sources

	FY 2013-14 Actual	FY 2014-15 Revised	FY 2015-16 Adopted	FY 2016-17 Forecast	FY 2017-18 Forecast	FY 2018-19 Forecast	FY 2019-20 Forecast
<b>Emergency Solutions Grant</b>							
Personnel Services	39,890	33,312	33,116	34,474	35,887	37,359	33,890
External M&S							
<b>Contracts</b>							
Housing Access & Stabilization	655,686	629,868	675,167	673,809	672,396	670,924	674,393
<b>Total</b>	<b>\$695,576</b>	<b>\$663,180</b>	<b>\$708,283</b>	<b>\$708,283</b>	<b>\$708,283</b>	<b>\$708,283</b>	<b>\$708,283</b>
<b>McKinney/OTIS Grant</b>							
Personnel Services	6,645	9,024	9,420	9,806	10,208	8,627	8,981
External M&S							
<b>Contracts</b>							
Housing Access & Stabilization	268,700	280,336	279,739	296,546	296,144	297,725	297,371
<b>Total</b>	<b>\$275,345</b>	<b>\$289,360</b>	<b>\$289,159</b>	<b>\$306,352</b>	<b>\$306,352</b>	<b>\$306,352</b>	<b>\$306,352</b>
<b>McKinney/HMIS Grant</b>							
Personnel Services	183,310	168,355	170,448	171,166	171,166	171,184	171,203
External M&S							
<b>Contracts</b>							
Housing Access & Stabilization	69,142	77,311	75,218	74,500	74,500	74,482	74,463
<b>Total</b>	<b>\$252,452</b>	<b>\$245,666</b>	<b>\$245,666</b>	<b>\$245,666</b>	<b>\$245,666</b>	<b>\$245,666</b>	<b>\$245,666</b>
<b>Lead Hazard</b>							
Personnel Services	57,285	199,750	191,198	27,046	-	-	-
External M&S	38,461	63,200	49,759	24,739	-	-	-
<b>Projects</b>							
Homeowner Access & Retention	294,332	674,750	698,566	522,041	-	-	-
Bureau Indirect	64,123	62,300	60,477	-	-	-	-
<b>Total</b>	<b>\$454,201</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$573,826</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Neighborhood Stabilization Program</b>							
Personnel Services	1,504	9,851	-	-	-	-	-
External M&S							
<b>Contracts</b>							
Homeowner Access & Retention	649,583	1,064,821	347,535	-	-	-	-
<b>Total</b>	<b>\$651,087</b>	<b>\$1,074,672</b>	<b>\$347,535</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## Five-Year Forecast Expenditure Detail - Tax Increment Financing

	FY 2013-14 Actual	FY 2014-15 Revised	FY 2015-16 Adopted	FY 2016-17 Forecast	FY 2017-18 Forecast	FY 2018-19 Forecast	FY 2019-20 Forecast
<b>Central Eastside URA</b>							
Personnel Services - Direct Staffing	11,622	33,192	43,200	65,000	60,000	80,000	80,000
Bureau Indirect Costs (Staffing and Over	34,521	85,349	134,919	173,681	164,414	240,150	275,920
Housing Production & Preservation							
<b>Projects</b>							
Opportunity Funds	-	-	-	-	800,000	2,000,000	1,200,000
St. Francis/Home Forward	-	-	3,000,000	-	-	-	-
<b>Total</b>	<b>\$46,143</b>	<b>\$118,541</b>	<b>\$3,178,119</b>	<b>\$238,681</b>	<b>\$1,024,414</b>	<b>\$2,320,150</b>	<b>\$1,555,920</b>
<b>Convention Center URA</b>							
Personnel Services - Direct Staffing	121,278	151,913	88,486	37,500	16,000	16,000	15,000
Bureau Indirect Costs (Staffing and Over	339,153	390,627	276,353	100,201	45,584	48,030	51,735
Housing Production & Preservation							
<b>Projects</b>							
Opportunity Funds	23,314		5,100,000	-	-	-	-
Miracles Club Central	\$248,369	\$1,051,631	\$6,450,000	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$732,114</b>	<b>\$1,594,171</b>	<b>\$11,914,839</b>	<b>\$137,701</b>	<b>\$61,584</b>	<b>\$64,030</b>	<b>\$66,735</b>
<b>Downtown Waterfront URA</b>							
Personnel Services - Direct Staffing	47,287	80,790	72,002	70,000	70,000	75,000	75,000
Bureau Indirect Costs (Staffing and Over	141,403	207,742	224,871	187,041	199,429	225,141	258,675
Housing Production & Preservation							
<b>Projects</b>							
Opportunity Funds	-	-	2,200,000	5,900,000	5,600,000	400,000	300,000
Butte Hotel	2,905	-	-	-	-	-	-
<b>Total</b>	<b>\$191,595</b>	<b>\$288,532</b>	<b>\$2,496,873</b>	<b>\$6,157,041</b>	<b>\$5,869,429</b>	<b>\$700,141</b>	<b>\$633,675</b>
<b>Gateway Regional Center URA</b>							
Personnel Services - Direct Staffing	97,644	70,080	40,876	38,000	25,000	25,000	35,000
Bureau Indirect Costs (Staffing and Over	370,036	180,203	127,661	101,537	71,224	75,047	120,715
Housing Production & Preservation							
<b>Projects</b>							
Opportunity Funds		-	150,000	1,000,000	200,000	200,000	300,000
Ventura Park	93,192	-	-	-	-	-	-
Gateway/Glisan	755,455	3,035,328	-	-	-	-	-
Property Management		1,000	1,000	1,000	1,000	1,000	1,000
Homeowner Access & Retention							
Homeowner Retention	-	-	180,000	-	-	-	-
<b>Total</b>	<b>\$1,316,327</b>	<b>\$3,286,611</b>	<b>\$499,537</b>	<b>\$1,140,537</b>	<b>\$297,224</b>	<b>\$301,047</b>	<b>\$456,715</b>

## Five-Year Forecast Expenditure Detail - Tax Increment Financing

	FY 2013-14 Actual	FY 2014-15 Revised	FY 2015-16 Adopted	FY 2016-17 Forecast	FY 2017-18 Forecast	FY 2018-19 Forecast	FY 2019-20 Forecast
<b>Interstate URA</b>							
Personnel Services - Direct Staffing	217,646	215,725	349,050	320,000	325,000	330,000	335,000
Bureau Indirect Costs (Staffing and Over Housing Production & Preservation)	649,908	480,561.98	1,090,127	853,769	925,918	990,619	1,155,416
<b>Projects</b>							
Opportunity Funds	-	-	-	1,950,000	3,200,000	4,800,000	1,000,000
Killingsworth Block	257,675	-	-	-	-	-	-
King/Parks Affordable Housing	31,804	-	-	-	-	-	-
New Meadows	-	100,000	100,000	-	-	-	-
Beech Street	827,702	-	182,893	-	-	-	-
<b>Homeowner Access &amp; Retention</b>							
<b>Projects</b>							
Homeowner Retention Loans	295,865	527,928	196,400	-	-	-	-
Homebuyer Financial Assistance Contracts	428,998	786,614	500,000	-	-	-	-
Homeowner Retention Contracts	-	-	303,600	-	-	-	-
<b>N/NE Neighborhood Housing Strategy</b>							
Opportunity Funds	-	-	-	-	500,000	3,500,000	-
<b>Business Operations</b>							
Planning, Policy, & Outreach	-	74,150	25,000	-	-	-	-
<b>Housing Production &amp; Preservation</b>							
Grant Warehouse	-	-	510,000	4,500,000	-	-	-
Land Banking	-	-	3,000,000	-	-	-	-
<b>Homeowner Access &amp; Retention</b>							
Homeowner Retention Contracts	-	-	800,000	800,000	800,000	800,000	800,000
Homebuyer Financial Assistance	-	-	500,000	500,000	500,000	500,000	500,000
Homeownership Development	-	-	500,000	500,000	500,000	500,000	500,000
<b>Total</b>	<b>\$2,709,598</b>	<b>\$2,184,979</b>	<b>\$8,057,070</b>	<b>\$9,423,769</b>	<b>\$6,750,918</b>	<b>\$11,420,619</b>	<b>\$4,290,416</b>
<b>Lents Town Center URA</b>							
Personnel Services - Direct Staffing	145,074	160,471	146,846	195,000	195,000	205,000	145,000
Bureau Indirect Costs (Staffing and Over Housing Production & Preservation)	432,263	412,633	458,619	521,043	555,551	615,385	500,105
<b>Projects</b>							
Opportunity Funds	-	-	-	5,700,000	5,400,000	625,000	1,500,000
Property Management	335	-	-	-	-	-	-
<b>Homeowner Access &amp; Retention</b>							
<b>Projects</b>							
Homeowner Retention Loans	297,843	546,003	175,000	175,000	175,000	175,000	175,000
Homebuyer Financial Assistance	597,640	621,241	500,000	500,000	500,000	500,000	500,000
<b>Contracts</b>							
Homeowner Retention Contracts	-	-	325,000	325,000	325,000	325,000	325,000
<b>Total</b>	<b>\$1,473,155</b>	<b>\$1,740,348</b>	<b>\$1,605,465</b>	<b>\$7,416,043</b>	<b>\$7,150,551</b>	<b>\$2,445,385</b>	<b>\$3,145,105</b>
<b>North Macadam URA</b>							
Personnel Services - Direct Staffing	17,185	10,554	38,754	75,000	75,000	60,000	45,000
Bureau Indirect Costs (Staffing and Over Housing Production & Preservation)	50,783	27,138	121,034	200,401	213,673	180,113	155,205
<b>Projects</b>							
Opportunity Funds	-	-	1,800,000	16,400,000	200,000	-	-
Grays Landing	828,656	-	-	-	-	-	-
<b>Total</b>	<b>\$896,624</b>	<b>\$37,692</b>	<b>\$1,959,788</b>	<b>\$16,675,401</b>	<b>\$488,673</b>	<b>\$240,113</b>	<b>\$200,205</b>

## Five-Year Forecast Expenditure Detail - Tax Increment Financing

	FY 2013-14 Actual	FY 2014-15 Revised	FY 2015-16 Adopted	FY 2016-17 Forecast	FY 2017-18 Forecast	FY 2018-19 Forecast	FY 2019-20 Forecast
<b>River District URA</b>							
Personnel Services - Direct Staffing	189,813	229,298	218,932	340,000	325,000	267,500	175,000
Bureau Indirect Costs (Staffing and Over Housing Production & Preservation	550,365	589,613	683,752	908,486	925,918	803,002	603,575
<b>Projects</b>							
Opportunity Funds	8,410	-	4,900,000	7,200,000	2,500,000	1,600,000	-
Hoyt Street	-	1,301,000	899,000	-	-	-	-
Fairfield Apartments	17,121	50,000	50,000	50,000	50,000	50,000	-
Yards at Union Station	240,664	-	-	-	-	-	-
Erickson-Fritz	444,391	3,000,000	3,339,093	-	-	-	-
The Abigail	-	9,900,000	2,723,000	-	-	-	-
<b>Total</b>	<b>\$1,450,764</b>	<b>\$15,069,911</b>	<b>\$12,813,777</b>	<b>\$8,498,486</b>	<b>\$3,800,918</b>	<b>\$2,720,502</b>	<b>\$778,575</b>
<b>South Park Blocks URA</b>							
Personnel Services - Direct Staffing	73,151	77,958	42,758	55,000	40,000	30,000	30,000
Bureau Indirect Costs (Staffing and Over Housing Production & Preservation	152,044	200,460	133,539	146,961	113,959	90,056	103,470
<b>Projects</b>							
Opportunity Funds	-	-	5,800,000	4,000,000	-	-	-
Jefferson West Apartments	22,557	-	-	-	-	-	-
Lexington/Park Preservation	1,785,000	-	-	-	-	-	-
1200 Tower Preservation	170,000	-	-	-	-	-	-
<b>Total</b>	<b>\$2,202,752</b>	<b>\$278,418</b>	<b>\$5,976,297</b>	<b>\$4,201,961</b>	<b>\$153,959</b>	<b>\$120,056</b>	<b>\$133,470</b>

## Five-Year Forecast Expenditure Detail - Other Local Sources

	FY 2013-14 Actual	FY 2014-15 Revised	FY 2015-16 Adopted	FY 2016-17 Forecast	FY 2017-18 Forecast	FY 2018-19 Forecast	FY 2019-20 Forecast
<b>Housing Investment Fund</b>							
Personnel Services	571,915	412,957	429,682	432,299	435,023	422,859	410,196
External M&S	569	22,722	16,067	15,000	15,000	15,000	15,000
Housing Production & Preservation	34,750	50,000					
<b>Projects</b>							
Opportunity Funds	-	-	3,500,000	-	-	-	-
143rd & Burnside	-	-	-	-	-	-	-
Jubilee	12,046	-	-	-	-	-	-
General Fund Overhead	217,742	128,122	-	25,000	62,500	64,500	66,000
Contingency		546,666	21,500	22,000	22,500	20,000	17,000
<b>Total</b>	<b>\$837,022</b>	<b>\$1,160,467</b>	<b>\$3,967,249</b>	<b>\$494,299</b>	<b>\$535,023</b>	<b>\$522,359</b>	<b>\$508,196</b>
<b>Risk Mitigation Pool</b>							
External M&S							
<b>Contracts</b>							
Housing Access & Retention	\$0	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Housing Production & Preservatic	82,000	82,000	90,000	90,000	90,000	90,000	100,000
Working Capital	747,935	551,534	490,925	474,925	387,925	300,925	203,425
Contingency	-	78,000	70,000	-	-	-	-
<b>Total</b>	<b>\$829,935</b>	<b>\$751,534</b>	<b>\$690,925</b>	<b>\$604,925</b>	<b>\$517,925</b>	<b>\$430,925</b>	<b>\$343,425</b>
<b>Limited Tax Exemption - Single-Family</b>							
Personnel Services	42,523	73,457	73,509	86,523	100,070	104,173	108,444
External M&S							
Homeowner Access & Retention	87,126	94,043	131,270	121,000	121,000	121,000	121,000
<b>Total</b>	<b>\$129,649</b>	<b>\$167,500</b>	<b>\$204,779</b>	<b>\$207,523</b>	<b>\$221,070</b>	<b>\$225,173</b>	<b>\$229,444</b>
<b>Limited Tax Exemption - Multi-Family</b>							
Personnel Services	35,947	51,241	48,302	50,282	44,544	46,370	48,271
External M&S							
Homeowner Access & Retention	18,203	31,759	31,400	30,000	30,000	30,000	30,000
<b>Total</b>	<b>\$54,150</b>	<b>\$83,000</b>	<b>\$79,702</b>	<b>\$80,282</b>	<b>\$74,544</b>	<b>\$76,370</b>	<b>\$78,271</b>
<b>HMIS Grant Local Match</b>							
Personnel Services	97,798	58,136	138,386	81,600	84,945	88,428	89,054
External M&S	105,311	151,564	106,000	101,000	101,000	105,000	105,000
Contingency	-	97,800	-	-	-	-	-
<b>Total</b>	<b>\$203,109</b>	<b>\$307,500</b>	<b>\$244,386</b>	<b>\$182,600</b>	<b>\$185,945</b>	<b>\$193,428</b>	<b>\$194,054</b>
<b>Mortgage Credit Certificate</b>							
Personnel Services	77,472	94,718	125,395	130,536	135,888	141,460	147,259
External M&S							
Homeowner Access & Retention	3,077	3,500	5,000	5,000	5,000	5,000	5,000
<b>Total</b>	<b>\$80,549</b>	<b>\$98,218</b>	<b>\$130,395</b>	<b>\$135,536</b>	<b>\$140,888</b>	<b>\$146,460</b>	<b>\$152,259</b>
<b>System Development Charge</b>							
Personnel Services	89,818	120,000	132,752	128,195	123,451	124,512	129,617
External M&S							
Homeowner Access & Retention	7,144	8,500	8,500	7,000	7,000	7,000	4,975
<b>Total</b>	<b>\$96,962</b>	<b>\$128,500</b>	<b>\$141,252</b>	<b>\$135,195</b>	<b>\$130,451</b>	<b>\$131,512</b>	<b>\$134,592</b>

## Five-Year Forecast Expenditure Detail - Other Local Sources

	FY 2013-14 Actual	FY 2014-15 Revised	FY 2015-16 Adopted	FY 2016-17 Forecast	FY 2017-18 Forecast	FY 2018-19 Forecast	FY 2019-20 Forecast
<b><i>Headwaters Apartments</i></b>							
Bond/Dev. Fee Payoff	-	-	-	-	1,025,000	356,500	-
Debt Service	796,293	799,861	802,570	766,925	714,000	713,750	712,750
Deferred Developer's Fee	-	61,687	34,699	34,699	34,699	-	-
Major Maintenance	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-
<b>Total</b>	<b>\$796,293</b>	<b>\$861,548</b>	<b>\$837,269</b>	<b>\$801,624</b>	<b>\$1,773,699</b>	<b>\$1,070,250</b>	<b>\$712,750</b>