

**Portland Housing Bureau - Affordable Housing Portfolio**  
 FY16, 2nd Qrt Ending 12/31/2015

**Loan Portfolio Snapshot**

Fund Name	# Loans	Current Balance	% of Portfolio	Type of Financial Assistance																Loan Allowance	Net Loan Balance
				Bridge	Cash Flow	Conditional Grant	Equity Gap	Equity Gap w/ Cash Flow		MFH Amortized w/ Cash Flow		PHB MFH DPL	PHB Other DPL	PHB SFH DPL	Pre-Development	SAM	SFH Amortized	Special Asset			
								Flow	Flow	Cash Flow	MFH Amortized										
Housing Investment	78	\$ 30,789,847	8%	\$ -	\$ 4,891,753	\$ -	\$ 1,929,126	\$ 12,270,955	\$ 6,349,097	\$ 4,338,279	\$ 925,000	\$ -	\$ 73,398	\$ -	\$ -	\$ 6,795	\$ 5,445	\$ (13,580,226)	\$ 17,209,622		
Federal Grants*	16	\$ 929,437	0%	\$ -	\$ 85,790	\$ -	\$ -	\$ 520,625	\$ -	\$ 9,588	\$ -	\$ -	\$ 313,434	\$ -	\$ -	\$ -	\$ -	\$ (578,768)	\$ 350,669		
CDBG Incoming	1073	\$ 54,718,352	14%	\$ -	\$ 17,034,433	\$ 1,798,318	\$ 6,415,099	\$ 11,038,263	\$ 1,853,060	\$ 9,866,005	\$ 943,612	\$ 578,474	\$ 4,542,810	\$ -	\$ 329,480	\$ 224,991	\$ 93,807	\$ (20,906,116)	\$ 33,812,237		
HOME Incoming	150	\$ 55,972,514	15%	\$ -	\$ 24,277,901	\$ -	\$ 3,639,422	\$ 19,423,869	\$ 4,886,391	\$ 1,690,522	\$ 1,181,333	\$ -	\$ 5,000	\$ 439,980	\$ 428,097	\$ -	\$ -	\$ (22,603,551)	\$ 33,368,963		
HOPWA (Split Funded)	1	\$ 657,024	0%	\$ -	\$ -	\$ -	\$ -	\$ 657,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (591,322)	\$ 65,702		
221001 TIF Central Eastside	2	\$ 3,411,045	1%	\$ -	\$ -	\$ -	\$ -	\$ 3,350,000	\$ -	\$ 61,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,019,884)	\$ 391,161		
221002 TIF Convention Cntr	11	\$ 5,365,053	1%	\$ -	\$ 2,919,108	\$ -	\$ 361,600	\$ 1,092,840	\$ -	\$ 650,109	\$ 41,395	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,689,237)	\$ 3,675,816		
221003 TIF Dwtwn Wtrfrnt	39	\$ 43,751,837	11%	\$ -	\$ 29,575,040	\$ -	\$ 2,452,019	\$ 1,750,029	\$ 6,312,378	\$ 1,615,631	\$ 1,544,888	\$ -	\$ -	\$ -	\$ 476,029	\$ 25,822	\$ -	\$ (6,271,881)	\$ 37,479,955		
221004 TIF Gateway	2	\$ 5,439,489	1%	\$ -	\$ 5,439,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (380,764)	\$ 5,058,725		
221005 TIF Interstate	223	\$ 25,314,223	7%	\$ 100,000	\$ 15,237,953	\$ 3,142,568	\$ 267,184	\$ 1,329,334	\$ -	\$ 549,830	\$ 205,322	\$ -	\$ 4,242,826	\$ 16,038	\$ 73,400	\$ 143,093	\$ 6,675	\$ (7,149,599)	\$ 18,164,624		
221006 TIF Lents	211	\$ 13,818,353	4%	\$ -	\$ -	\$ -	\$ 179,759	\$ 8,219,340	\$ -	\$ 10,584	\$ -	\$ 107,930	\$ 4,619,656	\$ -	\$ 537,995	\$ 125,508	\$ 17,581	\$ (9,193,232)	\$ 4,625,121		
221007 TIF North Macadam	3	\$ 22,821,934	6%	\$ -	\$ 22,091,370	\$ -	\$ -	\$ -	\$ -	\$ 730,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,604,841)	\$ 21,217,093		
221008 TIF River District	18	\$ 66,264,857	17%	\$ -	\$ 34,457,402	\$ -	\$ -	\$ -	\$ 30,143,155	\$ 1,515,566	\$ -	\$ -	\$ -	\$ -	\$ 148,734	\$ -	\$ -	\$ (2,549,624)	\$ 63,715,233		
221009 TIF South Park	21	\$ 51,777,194	14%	\$ -	\$ 26,575,021	\$ -	\$ -	\$ 17,348,510	\$ 5,289,168	\$ 2,431,936	\$ -	\$ -	\$ -	\$ -	\$ 83,000	\$ 49,559	\$ -	\$ (17,679,082)	\$ 34,098,111		
<b>Total Housing Loans</b>	<b>1848</b>	<b>\$ 381,031,158</b>	<b>100%</b>	<b>\$ 100,000</b>	<b>\$ 182,585,259</b>	<b>\$ 4,940,886</b>	<b>\$ 15,244,209</b>	<b>\$ 77,000,789</b>	<b>\$ 54,833,249</b>	<b>\$ 23,469,659</b>	<b>\$ 4,841,550</b>	<b>\$ 986,404</b>	<b>\$ 13,797,124</b>	<b>\$ 456,017</b>	<b>\$ 2,076,735</b>	<b>\$ 575,768</b>	<b>\$ 123,508</b>	<b>\$ (107,798,128)</b>	<b>\$ 273,233,031</b>		

\*Federal Grants include Neighborhood Stabilization Program (NSP) and other programs.

\*\*Split funded totals per loan type is included within the appropriate fund row.

