

Twelve Year Development Forecast - FY 2017-18 Approved	revised 5/09/2017	Red: Under Construction, Committed, in underwriting					Black: Awarded	Blue: Available	Planned	2017 RFI Process			Future NOFA			
Funding Source	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	Total		
Community Development Block Grant (CDBG) Fund																
Opportunity Funds (Preservation)		1,050,000	2,400,000	1,400,000	1,000,000	1,000,000	1,000,000	1,000,000	1,900,000	1,100,000	1,000,000	1,000,000	800,000	\$ 14,650,000		
<i>PCRI, Hill Park, Hawthorne East, Oak Leaf, Square/Manor</i>	5,448,008	1,260,000												\$ 6,708,008		
<i>Jade - Rose</i>		1,035,470												\$ 1,035,470		
<i>PDC EOJ IGA</i>	2,130,224	2,087,620	2,024,991	1,964,241	1,905,314	1,848,155	1,848,155	1,848,155	1,848,155	1,848,155	1,848,155	1,848,155	1,848,155	\$ 24,897,626		
<i>Fair Housing</i>	590,438	694,000	694,000	715,000	730,000	701,900	722,957	744,646	716,985	738,495	760,649	733,469	747,233	\$ 9,289,772		
<i>Section 108 Debt Service payments</i>	727,000	735,000	748,000	756,000	767,000	776,000	780,000	792,000	802,000	807,000	815,000	822,000	822,000	\$ 10,149,000		
Homeownership Funds	2,316,405	2,011,000	2,011,000	2,011,000	2,011,000	1,811,000	1,865,330	1,921,290	1,878,929	1,780,796	1,834,220	1,789,247	1,801,724	\$ 25,042,942		
HOME Fund																
Opportunity Funds			3,500,000	2,000,000	1,900,000	1,700,000	1,600,000	1,600,000	1,600,000	1,500,000	1,600,000	1,500,000	1,500,000	\$ 20,000,000		
<i>CHDO Operating Support</i>	120,000	149,000	139,000	130,000	122,000	115,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	\$ 1,538,000		
<i>Gresham/Mult Co Funds</i>	939,811	630,405	571,002	532,744	497,051	463,748	463,748	463,748	463,748	463,748	463,748	463,748	463,748	\$ 6,880,998		
<i>SE Stark - Central City Concern</i>		5,700,000												\$ 5,700,000		
<i>PCRI NE, St. Francis</i>	1,878,352													\$ 1,878,352		
General Fund																
Homeownership/Rental Rehab Funds	934,238	1,038,000	1,179,900	1,188,837	1,191,879	1,062,636	1,034,515	985,550	965,117	909,070	936,343	964,433	963,366	\$ 13,353,884		
Housing Investment Fund (HIF)																
Short Term Rental Funds (reversed for non-eligible GO Bond costs)		725,000			100,000		200,000	100,000	100,000		300,000	3,000,000	200,000	\$ 4,725,000		
Opportunity Funds				1,200,000										\$ 1,200,000		
<i>SE Stark - Central City Concern, Block 45</i>		2,100,000	1,500,000											\$ 3,600,000		
<i>County Funds - SE Stark, Eastside Health, Block 45</i>		3,500,000	1,500,000											\$ 5,000,000		
<i>NOAH Revolving Fund</i>	1,000,000													\$ 1,000,000		
Housing Bond Funds																
<i>Ellington Acquisition</i>	37,199,340													\$ 37,199,340		
Opportunity Funds		30,000,000	17,926,061	22,700,000	35,987,344	50,000,000	45,000,000	1,444,153						\$ 203,057,558		
Short Term Rental Bond Funds																
<i>Powell Corridor, SW Corridor</i>		7,800,000												\$ 7,800,000		
<i>Mt. Tabor takeout</i>		1,200,000												\$ 1,200,000		
Central Eastside URA																
Opportunity Funds			3,000,000	1,300,000	650,000	200,000								\$ 5,150,000		
<i>St. Francis</i>		2,427,886	572,114											\$ 3,000,000		
Convention Center URA																
<i>Block 45</i>		5,000,000												\$ 5,000,000		
<i>Miracles Central</i>	4,088,508													\$ 4,088,508		
Downtown Waterfront URA																
Opportunity Funds				3,300,000			100,000	700,000				100,000	850,000	\$ 5,050,000		
<i>The Henry</i>		3,999,742	9,693,000											\$ 13,692,742		
Gateway Regional Center URA																
<i>TIF Lift (Gateway Park - Human Solutions)</i>		1,000,000	1,000,000											\$ 2,000,000		
Opportunity Funds					800,000	3,400,000	3,237,845							\$ 7,437,845		
<i>Gateway Park - Human Solutions</i>		500,000	1,700,000	550,000										\$ 2,750,000		
Interstate URA																
Opportunity Funds (Reserved for projects underway)		742,827												\$ 742,827		
Opportunity Funds				500,000	3,900,000	5,700,000	3,500,000	1,800,000						\$ 15,400,000		
Opportunity Funds - Homeownership			513,477											\$ 513,477		
<i>New Meadows, N Williams (Bridge), Interstate CCC</i>	1,229,304	6,016,115												\$ 7,245,419		
Homeownership Funds	1,472,184	950,000	1,000,000	950,000	4,500,000	1,000,000	1,000,000	1,000,000						\$ 11,872,184		
TIF Lift																
Opportunity Funds (Reserved for projects underway)			1,450,000											\$ 1,450,000		
<i>Grant Warehouse, N Williams (Bridge), Argyle</i>	400,000	11,950,000	2,300,000											\$ 14,650,000		
Land Banking			900,000											\$ 900,000		
<i>Magnolia II - JHI</i>		600,000	3,400,000											\$ 4,000,000		
Homeownership Retention		1,000,000	1,500,000	1,250,000	1,250,000									\$ 5,000,000		
Homeownership Opportunity		1,000,000	1,000,000											\$ 2,000,000		
<i>Homeownership Development (Proud Ground/Habitat)</i>		3,000,000	2,000,000											\$ 5,000,000		
North/Northeast Neighborhood Housing Strategy																
<i>King/Parks - PCRI</i>				4,000,000										\$ 4,000,000		
<i>Grant Warehouse</i>	316,506	1,583,494	3,600,000											\$ 5,500,000		
<i>5020 Interstate Acquisition</i>	109,112	1,910,000												\$ 2,019,112		
Land Banking			480,888											\$ 480,888		
Homeownership Retention		1,800,000	1,313,919	800,000										\$ 4,000,000		
<i>Homeownership Opportunity (PCRI/AHAA/Habitat/Proud Ground)</i>	1,812,600	5,827,400												\$ 7,640,000		
Lents Town Center URA																
<i>TIF Lift - Oliver Station, Woody Guthrie</i>	300,000	1,762,131												\$ 2,062,131		
TIF Lift - Homeownership Funds	200,000	3,090,000	110,000	200,000	30,000									\$ 3,630,000		
TIF Lift - Opportunity Funds (Reserved for Projects underway)					100,000	782,869	425,000							\$ 1,307,869		
<i>Oliver Station, Woody Guthrie, SE Foster (REACH), 91st & Foster</i>	11,673,000	8,822,680	1,250,000											\$ 21,745,680		
Homeownership Funds	763,756	1,395,199	1,000,000	890,000	800,000	970,000	65,000							\$ 5,883,955		
North Macadam URA																
TIF Lift - Opportunity Funds										2,500,000				\$ 2,500,000		
<i>TIF Lift - Zidell Property Acquisition</i>								3,000,000						\$ 3,000,000		
Opportunity Funds									5,700,000	5,400,000	6,300,000	5,650,000	4,550,000	\$ 27,600,000		
<i>Zidell Property Acquisition</i>								9,000,000						\$ 9,000,000		
<i>Riverplace</i>		2,003,000	12,100,000	6,897,000										\$ 21,000,000		
South Park Blocks URA																
Opportunity Funds														\$ -		
<i>The Joyce</i>	5,148,900	1,000,000	6,075,000											\$ 12,223,900		
River District URA																
Opportunity Funds (Preservation)		760,000	6,450,000									600,000		\$ 7,810,000		
<i>Post Office</i>	14,500,000					5,500,000								\$ 20,000,000		
<i>Abigail, 14th & Raleigh</i>	1,193,345	10,594,100												\$ 11,787,445		
Total	\$ 96,577,112	\$ 140,963,546	\$ 96,088,874	\$ 55,234,822	\$ 63,741,588	\$ 71,531,308	\$ 62,951,550	\$ 26,508,542	\$ 18,583,933	\$ 14,656,264	\$ 15,967,115	\$ 18,580,051	\$ 14,655,226	\$ 693,277,539		