

P O R T L A N D D E V E L O P M E N T C O M M I S S I O N

FIVE

business
1995 plan 1996
year-end report

YEAR

TABLE OF CONTENTS

Executive Summary	i
-------------------------	---

About PDC	iv
-----------------	----

Performance Reports by Target Area

Housing	1
---------------	---

Business and Workforce Development	3
--	---

Airport Way/Columbia Corridor	7
-------------------------------------	---

Central Eastside	9
------------------------	---

N.E. Cully and Killingsworth	11
------------------------------------	----

Downtown	13
----------------	----

Inner Northeast	15
-----------------------	----

Lloyd District	19
----------------------	----

North Macadam	21
---------------------	----

Outer Southeast	23
-----------------------	----

River District	27
----------------------	----

Transit Stations	29
------------------------	----

Total For Each Performance Indicator	31
--	----

FIVE business plan YEAR

YEAR END REPORT

Overall Program Implementation & Results Report Portland Development Commission - 1995-96

EXECUTIVE SUMMARY

Since its formation 38 years ago, PDC has worked with community partners to meet the City's goals for housing, neighborhood revitalization, and business and workforce development. We are pleased to provide this report on our fiscal year 1995-96 progress in all of these areas which contribute so significantly to Portland's continued livability.

This year, PDC loans, project management and technical assistance helped create or rehabilitate 1,041 housing units.

More than one-half of the housing units rehabed or constructed (52%) will meet the needs of Portland's low-to moderate-income residents (defined as those whose income is 80 percent or less of area median income). The remaining half of the units were created for citizens with very low or no income, those with special needs—like the chronically mentally ill, individuals with AIDS, adult foster care housing and special housing for young women at risk. PDC also approved our first inner city rental housing designed for larger families with children.

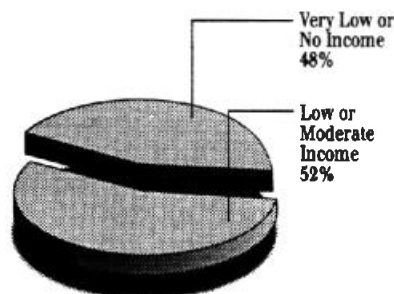
These results were made possible through our continued partnerships with non-profit development corporations. Working together we developed a number of innovative, new construction and financing approaches to providing affordable rental housing. Through federal funding totaling \$6.1 million, we were able to leverage more than \$35 million in overall development of safe, affordable housing.

While the bulk of the activity was in the area of rental housing, PDC also assisted more than 280 Portland homeowners in buying or maintaining their homes through our home ownership, emergency repair, paint incentive and repair loan programs.

PDC used public dollars to leverage significant private investments in neighborhoods and business districts.

More than 117 businesses benefited from PDC loans, grants and technical assistance totaling \$1.6 million. These public funds leveraged more than \$12 million in private investment. PDC funding assisted 42 commercial property and business owners in Inner Northeast and Outer Southeast with exterior rehabilitation of their storefronts, helping to improve the character and safety of community business districts. In Old Town, 19 businesses took advantage of our Old Town Lighting program helping make the streets more inviting and generating more customer traffic for the area. The program has been so successful that the private sponsor, PGE, and three city bureaus have agreed to fund it for another year.

1,041 Housing Units
Created or
Rehabilitated



Working with our city partners as well as other non-profit and for-profit organizations, our planning and project management staff began work in redeveloping areas such as the Columbia Slough Trail where we are overseeing construction; at Eastbank Riverfront Park where we provided planning services and land acquisition; at Pioneer Place where we are working with the Rouse company on the final phase of the project; in Riverplace where we extended the Waterfront Park Esplanade and at Union Station where we hosted the entire community to a three-day birthday celebration for the 100 year old landmark and implemented nearly \$330,000 in improvements for the customer lounge area.

PDC's business retention and recruitment efforts resulted in 3,596 jobs being recruited or retained in the region. Among the highlights:

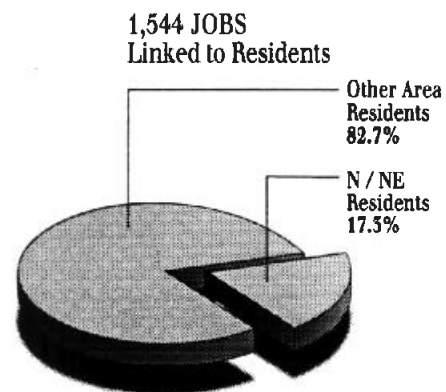
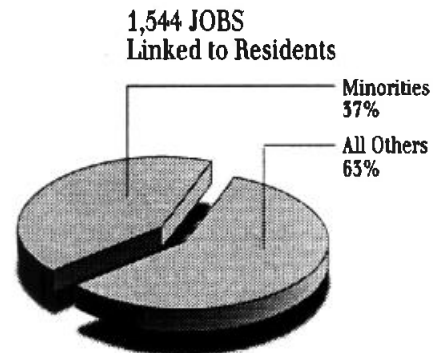
PDC worked with Helser, a local mining machinery company; Wholesome and Hearty, the makers of the Gardenburger® and Duffel Designs to help them locate Portland sites to expand their businesses and create new jobs within the city. We assisted Liberty Northwest, North Pacific Lumber and KPTV in choosing sites and building new facilities within the city, helping us retain valuable city jobs. And, we successfully marketed Portland sites to the U.S. Postal Service for its new encoding center and to Welded Tube, a Chicago-based manufacturer of steel tubing, bringing new, quality jobs to the city.

PDC's JobNet program, which represents a broad range of the employment and training resources in Portland, helped place 1,544 unemployed and under employed people into jobs through our recruitment and retention efforts. Thirty-seven percent of those jobs went to minority residents, with 17.3 percent of the total population served coming from our targeted area of Inner North/Northeast Portland.

PDC built strategic partnerships to ensure our workforce has the skills they need to access new career opportunities.

Working with the Oregon Metals Industry Council, PDC completed a metals workforce assessment showing a demand for 6,000 jobs in 50 metals-related categories. As a result of the report, new training strategies are under development with employers. PDC also completed a comprehensive semiconductor workforce development plan for Washington County, assisted in writing a plan for the Microelectronics Training Center and obtained a grant for an informational campaign which will help build enrollment in semiconductor manufacturing training and help place more Oregonians in this field.

The Wacker Semiconductor Training facility at Benson High continues to be a success with 205 trainees becoming full-time employees at Wacker. The company also has deepened its commitment to the high school with additional course funding and equipment donations.



Following the completion of our Quality Jobs Initiative Report assessing the key workforce needs of three key Portland neighborhoods, PDC staff assisted the Mayor in hosting the Quality Jobs Initiative Symposium. Community partners attending the two-day Symposium explored options for connecting residents in the target areas to Portland's key industries—semiconductors, metals and information occupations. Follow-up actions are underway.

PDC remains committed to meeting the needs of our public and private partners as we work together to enhance Portland's livability.

These accomplishments were made possible by the continued commitment we share with you, our community partners, to work together toward common goals. This year, more than ever, we have worked with our partners to listen to their needs, turn community dreams into reality and protect and enhance Portland's quality of life.

The guiding force behind this work was our Five Year Plan. Developed in cooperation with more than 200 community partners, this plan laid out specific housing, business development and assistance, workforce and development strategies to assist our ten target areas in reaching stated goals.

Organizational performance was also improved through changes brought about inside the Commission. Over the past year we've focused on reshaping our internal processes and product offerings to better meet the needs of our customers in the community. Cross-functional teams for each target and program area have enabled the organization to share information and draw from all areas of expertise to respond to customer needs more quickly and effectively.

What follows, is a report of the results achieved by our teams, along with their community partners, in each program and target area. We hope that you will find it informative and that it will serve as a catalyst for your continued involvement and support of PDC activities.

The future holds many challenges. As we work toward the city's goals of building 50,000 new housing units over the next 20 years we'll need to double or triple our current housing production. To reach the city's goal for capturing 157,000 new jobs in the Central City, we'll continue to focus on target industries and work closely with city government, educators and community partners to ensure a match between workforce skills and job opportunity. Continued community input and involvement are vital to us in meeting these challenges.

Your comments on this report are welcome and may be directed to:

Janet S. Bureson
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Portland, OR 97204

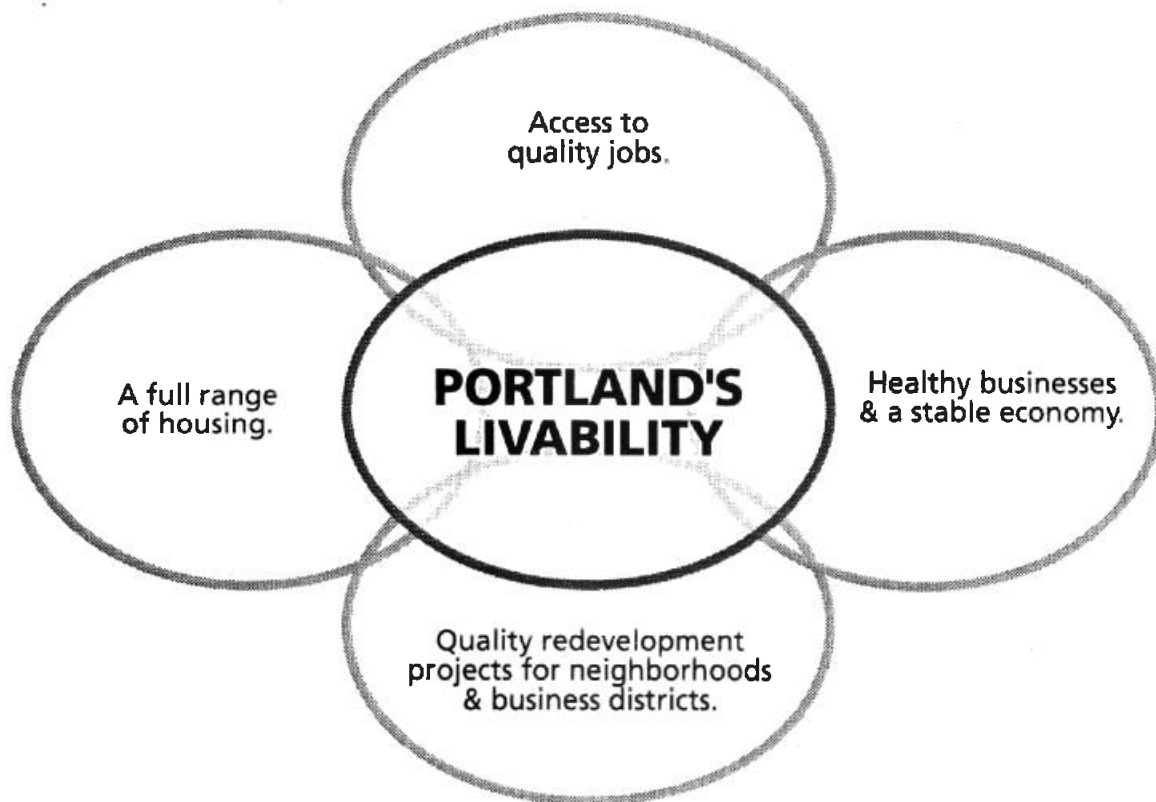
ABOUT PDC

The Portland Development Commission (PDC) was created as a city agency in 1958 by Portland voters to deliver projects and programs which achieve the city's housing, economic development and redevelopment priorities and link citizens to jobs.

Specifically, PDC is the city agency that helps provide sustained livability for our City and region. **Our mission is to bring together community resources to achieve Portland's vision of a vital economy with healthy neighborhoods and quality jobs for all citizens.**

In carrying out city policy, PDC has developed and managed projects and programs which have played a major role in keeping Portland one of America's most livable cities. During the past 38 years, PDC has taken forward urban renewal plans, has worked extensively in Portland's neighborhoods to deliver a broad range of housing and neighborhood improvement programs and has carried out a comprehensive range of economic development programs aimed at creating jobs for city residents. It is the linkages among these efforts, the integration of services that assures a comprehensive approach to building and maintaining a strong and healthy city.

PDC WORKS WITH PARTNERS TO PROVIDE:



HOW PDC DELIVERS ON THE CITY'S GOALS

PDC is uniquely positioned to provide a fully integrated and clearly defined mix of services to better serve the community and meet the City's goals. The Commission is governed by a five member, volunteer citizen board of Commissioners, appointed by the Mayor and approved by City Council. Commission business is conducted at monthly public meetings and all PDC activities are guided by a Five Year Plan.

PDC's services are divided into five major lines of business:

1. Redevelopment Area Planning: Planning for comprehensive downtown and neighborhood revitalization programs and projects to redevelop project areas which reflect the public interest. Current programs include:

- Market analysis
- Project feasibility
- Urban renewal district plans
- Development opportunity strategies
- Site Planning

2. Project Finance and Development: Developing housing, retail, office, industrial and infrastructure projects that involve public/private partnerships to achieve City objectives. Current programs include:

- Multi-family housing
- Infrastructure
- Office and commercial facilities
- Construction management

3. Neighborhood Revitalization: Working with community residents, business owners and non-profits to develop and implement strategies for affordable housing, increased employment, community ownership of business, and neighborhood livability to build healthy neighborhoods and business districts. Current programs include:

- Housing, development, workforce and economic development input on community plans
- Single family housing loans
- Small business loans

4. Business Retention, Expansion and Recruitment: Providing a full range of direct assistance to businesses looking to locate or expand in the Portland area and to create jobs for City residents and build a strong economic base of key industries. Current programs include:

- Marketing of sites
- Hiring strategies for businesses
- Incentive packaging
- Enterprise Zone management

5. Workforce Development: Providing workforce planning strategies and employment services to businesses locating or expanding in the Portland area by providing customized workforce training and by linking employees with employers to provide employment opportunities for City residents to increase community wealth. Current programs include:

- JobNet system to supply applicants
- Target industry training strategies
- Systems to eliminate barriers for job openings to employment, i.e. childcare, transportation



Year End Performance Report

PDC focuses its lines of business into 12 geographic and program areas. They are:

- Housing
- Business & Workforce Development
- Airport Way/ Columbia Corridor
- Central Eastside
- N.E. Cully and Killingsworth
- Downtown
- Inner Northeast
- Lloyd District
- North Macadam
- Outer Southeast
- River District
- Transit Stations

Reports of PDC's Fiscal Year 1995-96 activities in each of these geographic and program areas follows.

HOUSING

Executive Sponsor: Michelle Haynes

OBJECTIVE:

To promote Portland's livability by assuring an adequate supply of housing is developed to meet the existing and future needs of all citizens.

Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Number of completed owner occupied units rehabbed	110	283	275
Home ownership			13
New or rehabbed units completed	0	4	
First-time home buyers assisted	0	2	
Rental housing units completed (rehabbed & new)			396
No/low income units	224	495	
Low/mod income units	108	257	
Market rate income units			
Housing predevelopment activities/projects assisted	2	24	18

HIGHLIGHTS:

Providing a Full Range of Housing

- The Victorian Inn, a Northwest Housing Alternatives project, involved the rehabilitation of an existing, vacant residential structure. An additional floor of lower income housing was added to provide a total count of 62 units.
- Hopewell Apartments, an Ecunet Housing, Inc. project, designed to provide affordable housing to chronically mentally ill, HIV positive/AIDS patients, was completed. The project will provide 12 units of affordable housing units.
- Cullyplace, a Sisters of Providence new construction project that provided 42 units of housing designed for frail, elderly persons requiring daily assistance, was completed. Units are SRO and have 24-hour medical staff located within the facility.
- New construction on the Low Income Housing for Native Americans, Portland, Oregon (LIHNAPO) project, Ceelox Manor, is complete. The project is a three-plex comprised of large three-bedroom units which will be rented to families whose incomes are 50% or less of median income.
- The Dual Diagnosis Housing Project for Network Behavioral was completed and will provide 16 units of low-income housing to mentally ill people with co-existing substance or dependence abuse.
- PDC Neighborhood Housing Program (NHP) renewed their contract with Multnomah County for the Emergency Repair Loan program. At year end 12 loans were closed, exceeding the established goal of 10 loans.

HOUSING

- Commission approval was given to extend the PHOP (Portland Home Ownership Program) through June, 1997. The Portland Homestead program was used as a model in development of the PHOP, which involves working in alliance with nonprofits to provide home ownership opportunities. At year-end six loans were closed.
- NHP worked with BHCD in a Home Ownership RFP process. A line of credit, funded by Enterprise Foundation, was utilized for predevelopment and acquisition financing. ROSE CDC, REACH CDC, Sabin CDC and Franciscan Enterprise proposals were selected and will provide 14-15 home ownership units.
- NHP was involved in an 18-month collaborative effort with the Enterprise Foundation to provide a line of credit that would benefit four community development corporations to pay for land acquisition and predevelopment expenses for affordable home ownership opportunities to low-income families.
- A total of 656 inquiries about the NHP Home Repair Loan program were processed during the fourth quarter, resulting in 219 new applications for assistance.
- Work continues on the Belmont Dairy Project. The project involves conversion of an old dairy building into 19 market rate loft units, 66 affordable units and up to six commercial spaces.

BUSINESS & WORKFORCE DEVELOPMENT

Executive Sponsor: Mark Clemons and Lisa Nisenfeld

OBJECTIVE:

To create job opportunities, an increased tax base and economic stability by growing existing businesses and attracting new businesses, and to ensure that local residents, particularly unemployed and low-income persons, benefit from business growth by providing workforce placement, education and training services.

Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Number of jobs created/retained	1,211	3,596	1,031
Number of jobs filled through JobNet	409	1,544	800
Number of target area residents placed through JobNet	101	340	344
Number of target industry training or education programs instituted with partners	1	2	2
Number of businesses sited, expanded or retained	7	20	33

HIGHLIGHTS:

Providing Business Assistance/Recruitment

- In July Fujitsu Microelectronics, Inc. announced expansion plans for their Gresham plant. The success of their current plant and successful application for a SIP were key factors in their decision to expand here. On completion they estimate 450 jobs, bringing total employment to 980.
- Tokyo Electron Ltd. chose Hillsboro's Dawson Creek Park as the location for a new \$15 million semiconductor equipment manufacturing facility. The firm will construct a 150,000 sq. ft. facility on a 48-acre site and will employ 250. PDC provided market and labor force information, and assisted them with real estate selection.
- Komatsu Silicon America chose Dawson Creek as its first U.S. wafer manufacturing site, a 150,000 square foot, \$500 million facility that will initially employ 150 people when it opens in 1997. PDC provided market and labor force information, and assisted them with real estate selection.
- Illinova Power Corporation, a national electric power marketing organization, has established its first presence in the Pacific Northwest, creating 10 jobs. Staff provided them with market overview information.
- Asahi Glass, Tokai Carbon, and AG Materials, a consortium of silicon industry support companies, were successfully sited in Hillsboro. This siting will result in an initial employment of 40, with a ramp up to 200, and an investment of \$40 million. PDC provided market and labor force information.
- A large team of PDC and local government and business people worked with LSI for a year prior to their August 1995 commitment to a major semiconductor manufacturing facility in Gresham. The effort was led by PDC and OEDD. The first phase of the project will be an \$800 million fabrication and R & D facility consisting of about 300,000 square feet and employing approximately 500. The full, 15-year project, as recorded in Multnomah County's Strategic Investment Program contracts

BUSINESS & WORKFORCE DEVELOPMENT

with the company, calls for six similar fabrication facilities valued at a total of \$4 billion dollars, and employment in excess of 2,000.

- Unanimous adoption of Local Economic Investment Policy and Enterprise Zone Investment Strategy by City Council and Multnomah County in March and redesignation of the N/NE Portland Enterprise Zone in June for a new ten-year period, despite loss of the former linchpin for the Zone—the required hiring of Zone residents.
- A loan was provided to Beckwith Bicycles, a retailer in Southeast since 1957. This loan will help them to improve their showroom and purchase inventory.

Providing Access to Quality Jobs

- JobNet staff have executed a total of 25 First Source Agreements for FY 1995-96. Included in these are First Source Agreements with Fujitsu Microelectronics, LSI Logic, General Parts and Lansing Linoleum.
- In cooperation with the Oregon Metals Industry Council, PDC completed a metals workforce needs assessment showing demand for 6,000 jobs in 50 categories over the next five years. One third of those projections were in five entry-level categories, with significant numbers in companies located in the targeted neighborhoods of Inner Northeast and Outer Southeast.
- For FY 1995-96 the Metals Placement project listed 69 job openings from six companies. 42 placements were made with five of the placements being applicants residing in the targeted neighborhoods.
- WFTI staff completed a comprehensive semiconductor workforce development plan for Washington County. The plan provided training and education strategies to prepare youth and adults for jobs in the semiconductor industry. It was used as the guide for determining the distribution of monies collected through Intel and IDT's SIP contracts - approximately \$22.6 million in Community Service Fees and \$4.3 million additional contributions for education and training.
- Intergovernmental Agreements were finalized with Multnomah and Washington counties to provide SIP related workforce assistance, JobNet services, and contract management.
- A business plan for the Microelectronics Training Center was developed with Fujitsu Microelectronics and LSI Logic with the Metro Regional Strategies Board.
- Two target industry training/education programs were instituted with partners- a business plan for the Microelectronics Training Center was developed with Fujitsu Microelectronics and LSI Logic by PDC staff and Mt. Hood Community College under a contract with the Metro Regional Strategies Board. Workforce staff facilitated a training program with Steps to Success and the Northeast Workforce Center for the pre-test training module for the United States Postal Service Data Conversion Operator positions.
- WFTI staff secured funding for a multi-region project to develop and implement tools which will allow us to increase public awareness of the semiconductor industry and to develop additional mechanisms to connect people with job and training opportunities.
- Through the Multnomah County SIP, a pilot program/partnership was developed with Steps to Success to provide outreach, assessment, information and referral, and other support services to JobNet applicants who are screened out in the recruitment process for Fujitsu or LSI.

BUSINESS & WORKFORCE DEVELOPMENT

- The Semiconductor Training Center at Benson is a major success story for FY1995-96. The training sessions for Wacker operators began in May 1995, with 11 sessions conducted up through June 1996. A total of 404 individuals have enrolled in the training program. The program began with the assumption that turnover from start of training to regular hire would be 40%, based on Wacker's past experience. In fact, that turnover has been only 31%, with 69% of the individuals who began training becoming regular Wacker employees. Of the 229 who have become regular Wacker employees, only 24 are no longer on the job as of this report (90% retention rate over a 12-month period of time). Wacker credits the training program with reducing their normal attrition in new hires by about 75%. Ninety-six of the 229 regular hires from the training program are E-Zone residents (42%). The Semiconductor Training Center is a partnership of Wacker, Benson High School, PDC and PCC. Benson donated the space for the training center.
- Spin-off benefits from the Semiconductor Training Center being located at Benson High School have included Wacker trainers teaching courses to Benson high school juniors and seniors; Wacker sponsoring an electronics teacher (salary and benefits) for the 1996-97 school year at Benson (\$50,000); several students from Benson's evening high school entering and completing the Semiconductor Training program and being hired at Wacker; four high school student internships at Wacker being developed in Summer 1995 and expanded in Summer 1996; teacher interns at Wacker beginning in Summer 1995; Wacker and Benson teachers developing a new Maintenance Technology Major program to be added to the Benson curriculum; Wacker, Benson and PCC instructors developing and delivering an entry-level maintenance program for Wacker employees; Wacker donating approximately \$125,000 in equipment to Benson Electrical and Hydraulics labs to date; and Wacker, in cooperation with Junior Achievement, sponsoring the senior class in economics with a combination of funding and instruction for the 1996-97 school year.
- Staff worked with Wacker and two non-profit housing agencies (NECDC & HOST) to create a home ownership program for Wacker employees - Siltronic Home Ownership Program (SHOP). In order to help employees purchase their first home in N/NE Portland, Wacker will offer an interest-free "forgivable" loan to qualified employees to help with a down payment on a new home.
- The Quality Jobs Initiative Report, the first phase of a project assessing the key workforce needs and goals of three neighborhoods in Portland and viewing them in relation to the needs of target industries and promising practices in the employment and training field, was completed and presented to City Council this Spring. In June, a Mayor's Symposium on the Quality Jobs Initiative for Portland Residents was held, with the purpose of stimulating creative thinking about ways to connect N/NE residents and Outer Southeast Residents with education, training, and jobs in the three targeted industries of the QJI (semiconductor, metals and information occupations). Follow-up actions are underway with the two communities and employers in the three target industries of the QJI. A major message from the Symposium was that employment and training strategies should be employer led and community based and connected.
- Intergovernmental Agreement between PDC and Multnomah County to provide JobNet services for Strategic Investment Program (SIP) was finalized and signed.
- JobNet affiliate development plans (to increase the number of community residents referred to JobNet) are currently underway and an outline of proposed strategies for Multnomah and Washington Counties is currently under review.
- Training strategies are under development with the employers in the Oregon Metals Industry Council and Oregon Precision Metal Fabricators Association in response to workforce challenges identified in the Metals Workforce Needs Assessment. A target industry training program projected as a performance indicator is expected to result from this development work in Fall 1996.

Note: Highlights for Business Development recruitment/retention activities in the target areas can be found in individual target area.

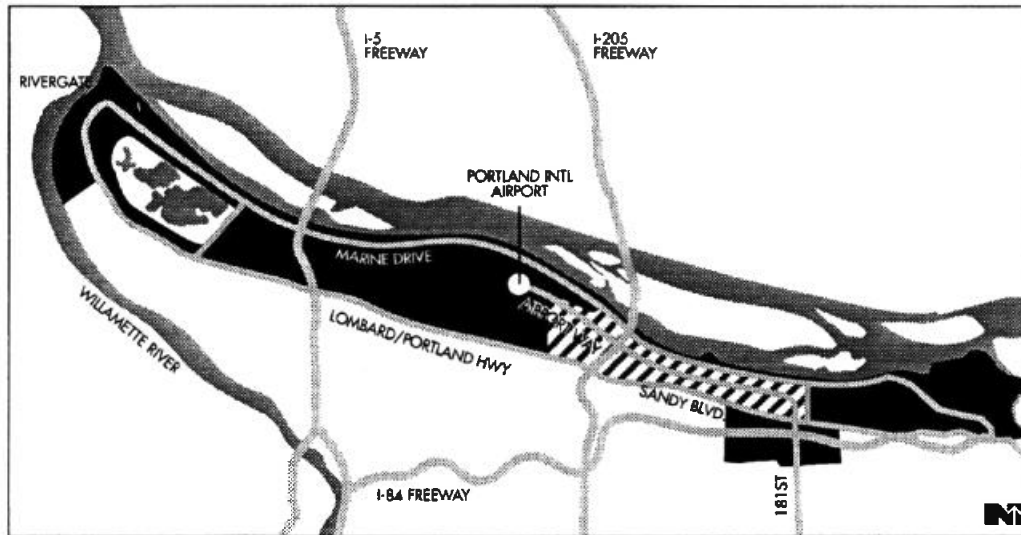
AIRPORT WAY/COLUMBIA CORRIDOR

Executive Sponsor: Mark Clemons

Team Leader: Christopher Juniper

OBJECTIVE:

Facilitate development of the Columbia Corridor as a major employment center with a diverse economy by attracting and retaining businesses and by supporting development of infrastructure and protection of natural and cultural resources. Jobs are targeted to residents of Northeast and Outer Southeast Portland.



Performance Indicator	4th Quarter	Year Total	Goal FY 1996
Number of jobs created/retained	144	432	177
Number of Jobs filled through JobNet	220	707	
Number of businesses, sited, expanded or retained	3	6	8
Dollars of financial assistance loaned to business (loans/grants, tech assistance, etc)	\$50,000	\$50,000	\$327,000
Numbers of businesses financially assisted (loans/grants, tech. assistance, etc.)	1	1	2

HIGHLIGHTS:

Revitalizing Neighborhoods and Business Districts

- PDC is bidding construction of 6100 ln.ft. of the Columbia Slough Trail. Project will include a trail head with interpretive signs, canoe launch, parking, picnic area, boardwalks over "water-wide" landscaping wetland areas, view points and a footbridge. Construction is scheduled to begin August 1996 with completion by December 1996.

AIRPORT WAY/COLUMBIA CORRIDOR

Providing Business Assistance/Recruitment

- Oregon Soil Corp.— 14 jobs created.
A business loan was made to Oregon Soil Corp, processor of organic waste via commercial worm beds. The loan enables the company to expand and move into the Airport Way Area from Clackamas.
- Helser Machine Works — 63 jobs retained, 7 jobs created.
- Welded Tube — 45-60 jobs created.
These two metals-related companies, whose parent is Australian National Industries, are co-locating in the Rivergate area. Helser, a local mining machinery company, is investing \$5.6 million in a building. Welded Tube, a Chicago manufacturer of steel tube, is expanding their operation to Portland; they will be investing \$39-44 million in buildings and equipment.
- Wholesome & Hearty Foods, Inc. — 250 jobs created.
A long-term local business expansion project, Wholesome & Hearty Foods purchased Airport Way Four Corners site for a new HQ and manufacturing campus. We expect that it will be a model industrial development in the area.
- Interstate Rental — 12 jobs retained, 3 jobs created.
- David J. Joseph — 10 jobs retained, 13 jobs created.
These two companies have invested a total of \$1.4 million in facilities and equipment. Interstate Rental deals in equipment rental and David J. Joseph in metals recycling. Both companies are linked to Inner NE residents and businesses through the Enterprise Zone program.
- A renewed Airport Way marketing campaign began with ad placements in Oregon Business Magazine and the 1997 Oregon Industrial Parks Guide.
- PDC handled over 30 AWCC business loan prospects which should result in greater loan activity in FY 1996-97; business loan funds budgeted for the target area supported business developments elsewhere in the City.
- Interest in the AW/CC is high: Business Development staff assisted 27 large and small company projects considering AW/CC for job-creating business investments.

Providing Access to Quality Jobs

- JobNet filled 707 jobs in the Airport Way/Columbia Corridor Target Area for FY 1995-96 including placements at Oregon Steel, Graziano, Cintas, Kanto and Silver Eagle Manufacturing.

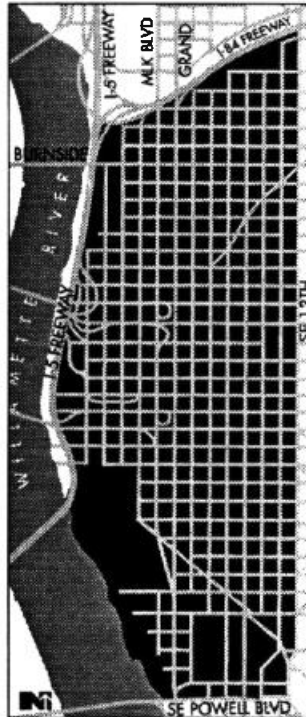
CENTRAL EASTSIDE

Executive Sponsor: Larry Dully

Team Leader: Larry Brown

OBJECTIVE:

To support neighborhood, business and property owner goals of maintaining the vitality and facilitating the continued growth of the Central Eastside as a major employment center.



Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Number of jobs created/retained	300	430	80
Housing predevelopment activities/projects assisted	0	1	2
Number of businesses sited, expanded, or retained	1	2	2
Number of sites developed or improved	2	2	2
Square feet of commercial space developed/improved	0	75,000	80,000
Amount of private investment	0	\$12,000,000	\$15,000,000

HIGHLIGHTS:

Providing a Full Range of Housing

- City Council authorized PDC to move forward with site selection and development of a 90 bed men's shelter facility and a 90 unit SRO housing project to be located in the Central Eastside Target Area. \$6.2 million has been encumbered by Council and a siting task force has been formed to advise staff on identifying a shelter site.

CENTRAL EASTSIDE

- A loan application was accepted and committed in June for the Grand Oak Apartments, sponsored by REACH Community Development Corporation. The four-story mixed-use building will have upgraded commercial space on the street level and the upper three floors will feature a new layout of 41 significantly improved studios and one bedroom units. Rents for 30 of the units are to be affordable to families at or below 50% of median income and the remaining 11 units are to be affordable at or below 60% of median income.

Revitalizing Neighborhoods and Business Districts

- Design and engineering of the extension of Water Avenue to KPTV and the industrial community in the CES Southern Triangle has begun with an expected Spring construction start planned as a result of a successful PDOT/PDC efforts to obtain property owner acceptance of a \$2 million Local Improvement District.
- PDC is providing staff and consulting support to the Central Eastside Industrial Council's Industrial Development Task Force to prepare strategy to redevelop vacant and underutilized land in the district that can significantly increase employment density in the next 15 years. METRO is supporting this effort due to its impact on the region's 2040 goals for Portland.
- Eastbank Riverfront Park: PDC staff continues to work with the Parks Bureau and the Bureau of General Services on the acquisition of additional riverfront land from the State. An engineering and design team has been selected for the construction of the first phase of the park plan connecting the Eastbank trail to the Steel Bridge and the Convention Center area.

Providing Business Assistance/Recruitment

- North Pacific Lumber, Inc. — 300 jobs retained.
This company, Oregon's largest privately held company with 300 employees and \$1.01 billion in revenues, selected a Central Eastside location to expand instead of outside the city as a result of PDC's successful resolution of critical regulatory obstacles to their relocation.
- KPTV — 130 jobs created.
KPTV opened its new headquarters/production facility adjacent to OMSI, following PDC's resolution of access and zoning issues in support of PGE last year.
- Belmont/Main Redevelopment Project
Bruun Development was selected as the developer and the site is under construction.

Providing Access to Quality Jobs

- 105 jobs were filled through JobNet in the Central Eastside Target area for FY 1995-96 including placements at Pacific Coast Fruit.
- Portland Community College substantially completed their new Central Workforce Training Center Building at Water Avenue and Clay Street. Grand opening is planned for August.

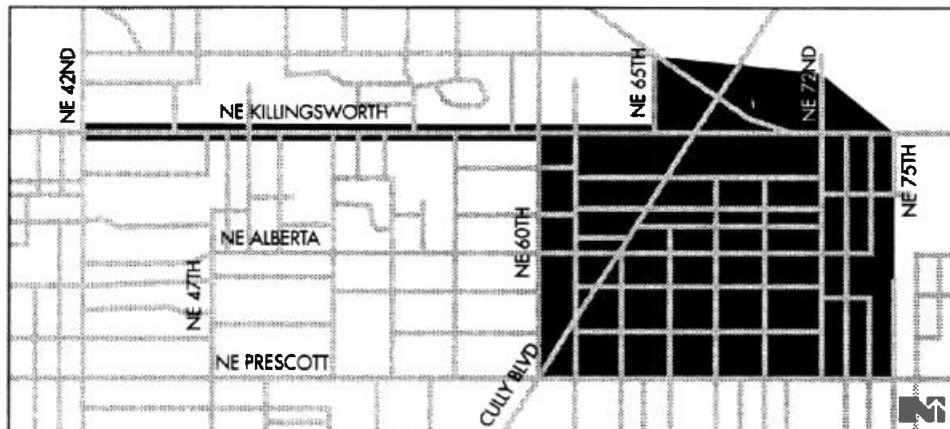
N.E. CULLY AND KILLINGSWORTH AREA

Executive Sponsor: Michelle Haynes

Team Leader: Bob Schroeder

OBJECTIVE:

To capitalize on multi-family residential development (Villa de Clara Vista) and to improve surrounding residential neighborhood.



Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Number of owner occupied units rehabbed	7	24	37
Rental housing units completed (rehabbed & new)			
No/low income units	0	0	10
Low/mod income units			
Market rate income units			
Housing predevelopment activities/projects assisted	0	0	1

HIGHLIGHTS:

Providing a Full Range of Housing

- Hacienda has received a financial commitment for refinancing the debt on the Villa de Clara Vista. PDC approved subordination and loan modifications necessary to proceed with restructuring the debt. Closing is anticipated in Summer, 1996. Work continues with the Cully Neighborhood Association and the Office of Central Northeast Neighbors on assessing the needs of the area, with particular emphasis on the potential for the creation of a Business Association. It is anticipated that a Clara Vista Phase II, consisting of 150 units of mixed-income housing, will be developed in conjunction with commercial and retail development.
- A major marketing effort was made in this area for the NHP Paint Incentive Program. This program offers a forgivable "loan" to qualified PDC Home Repair Loan recipients to pay for exterior improvements.

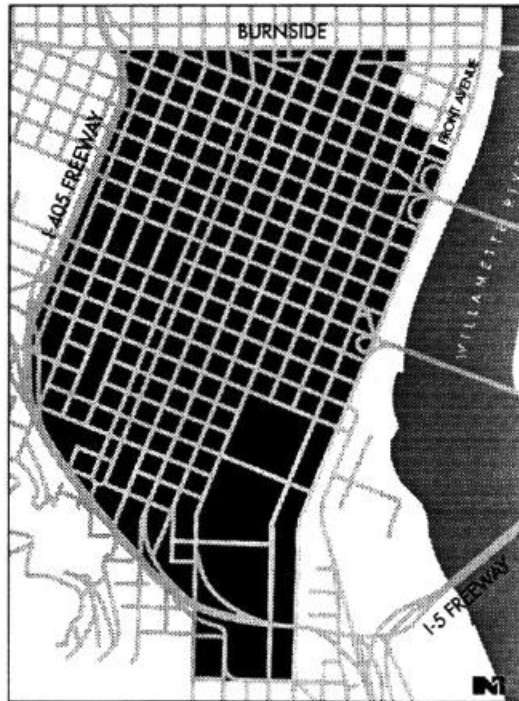
DOWNTOWN

Executive Sponsor: Larry Dully

Team Leader: Cheryl Twete

OBJECTIVE:

To attract people and investment by reinforcing Downtown's health and vitality as the state's largest employment, business and cultural center, supporting major recreation/entertainment sector growth, preserving our architectural heritage, encouraging a balanced transportation system, increasing our retail competitiveness, retaining and attracting employment, and increasing a balanced mix of housing opportunities.



Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Number of jobs created/ retained	130	130	207
Rental housing units completed (rehabbed & new)			
No/low income units	228	426	325
Low/mod income units			
Market rate income units			
Housing predevelopment activities/projects assisted	0	6	5
Number of businesses sited, expanded or retained	1	1	7
Square feet of commercial space developed/improved	0	0	Future Goal

DOWNTOWN

HIGHLIGHTS:

Providing a Full Range of Housing

- Completion of Peter Paulson Building — new construction of 92 units of low-income housing (Hamilton Hotel I Replacement Housing) in September 1995. Located at SW 13th and Market Streets.
- Completion of Mark O. Hatfield Building with 106 SRO Special Needs units in July 1995. Converted the former United Way office building into housing; located at SW Broadway and Burnside.
- Central City Housing Inventory (1996 Update) is underway. To be completed September 1996.
- Rehabilitation of CTC Apartments was completed June 1996. The project consists of Cambrian, Tiffany and Clay apartment buildings owned by the Housing Authority of Portland. The total 96 units consist of 48 studio and 48 one-bedroom units.
- Rehabilitation of St. Francis Hotel completed May 1996. Project is leased to the Housing Authority of Portland and provides 132 units of affordable housing.
- The Pine Street Apartments' loan application was approved in April. The project, sponsored by Pacific Housing Developers, involves new construction of 133 units of housing for persons at 50% or below median income.

Revitalizing Neighborhoods and Business Districts

- PDC staff participated with other City staff in parking management committees for nearly five years to prepare a new Central City Parking Management Plan which was adopted by City Council in December 1995. Major new code provisions to administer parking development approvals in a more flexible manner. PDC staff is also participating in a parking garage system management committee.
- PDC executed a Development Agreement with the Rouse Co. for Pioneer Place Phase II, a \$41 million, five-level retail/entertainment complex across 4th Avenue from Pioneer Place Phase I. Estimated 250 new retail jobs, construction anticipated to begin in Spring 1997 with an opening in Fall 1998.
- PDC staff worked with Real Vest Corporation to provide technical assistance. Exploring financing options for proposed Multnomah Hotel Embassy Suites, a 276 suite hotel with a 400 space parking facility and 12,000 square feet of meeting space.

Providing Business Assistance/Recruitment

- NEWCO — 130 jobs created
This customer service center, located in leased space in the former US West building on SW 4th Ave. in the old South Auditorium urban renewal area, is a subsidiary of PacificCorp.
- In August 1995 the Oregon Biotech Innovation Center opened. PDC, in partnership with Regional Strategies, and OEDD and the Oregon Biotechnology Association, funded the industry incubator as a key element in developing this target industry in the city.
- PDC Business Development staff worked with five companies considering Downtown facilities representing a total of 1,750 job opportunities for City residents.

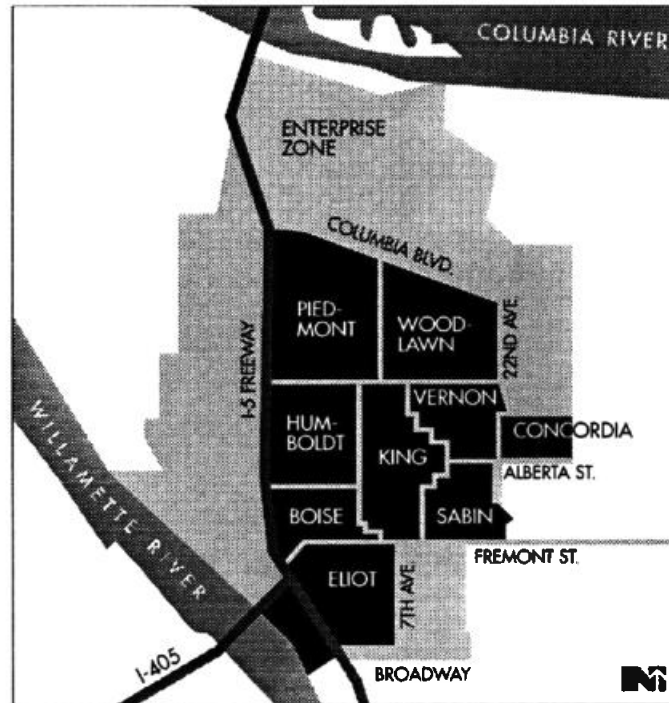
INNER NORTHEAST AREA

Executive Sponsor: Ronald D. Jackson

Team Leader: Michael McElwee

OBJECTIVE:

To assist the community in achieving its vision for the Northeast Area as defined by the Albina Community Plan and its associated neighborhood plans. To accomplish this, PDC will carry out projects and activities which increase community wealth through local ownership and local employment, preserve and create middle income and affordable owner and rental housing opportunities, and meet community needs for local goods and services.



Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Number of jobs created/retained	137	274	88
Number of target areas residents placed	87	266	266
Number of owner occupied units rehabbed	58	142	84
Home ownership			
•New or rehabbed units completed	0	2	6
•First-time home buyers assisted	0	2	5
Rental housing units completed (rehabbed & new)			
•No/low income units	0	26	32
•Low/mod income units	0	91	
•Market rate income units	0		
Housing predevelopment activities/projects assisted	0	4	2

INNER NORTHEAST AREA

Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Dollars of financial assistance loaned to business (loan/grants, tech. assistance, etc)	\$951,476	\$1,387,349	\$1,175,815
Number of businesses financially assisted (loans/grants, tech. assistance, etc.)	40	75	94
Number of sites developed or improved	4	4	11
Square feet of commercial space developed/financed	0	11,000	5,000

HIGHLIGHTS:

Provide a Full Range of Housing

- Three Franciscan Enterprise projects were completed, located at 730 and 738 NE Emerson and 744 NE Roselawn. These projects represent the final three of the fourteen Rose City Fred Meyer homes which were moved and rehabilitated and will provide housing to families at or below 30% of median income.
- A new construction, adult foster care facility for Northwest Housing Alternatives, was completed. The project involved four buildings, each with six units (five for clients and one for a care giver).
- Rehabilitation of a vacant five-bedroom, single-family home for Housing Our Families was completed. The rents will be targeted to families earning at or below 30% of median income.
- Jubilee Fellowship Ministries completed rehabilitation of a duplex project into a six-unit SRO facility. The facility will provide housing and education to mentally and emotionally disturbed single women and their families.
- Rehabilitation work was also completed on a duplex project for Sabin CDC. The duplex provides two one-bedroom units.

Revitalizing Neighborhoods and Business Districts

- Housing Our Families, Inc. is receiving financial assistance from both the Housing and Economic Development Departments for approximately \$452,000. The project, known as the Betty Campbell Building, is a new three-story, mixed-use building at N. Mississippi and Shaver providing nine units of affordable housing for families at 60% of median income or less. Economic Development's loan contribution is \$50,000 for the commercial space.
- In FY 1995-96, pre-development assistance and/or feasibility studies were provided on 20 sites under the MLK Development Opportunity Strategy. Construction was completed on four projects.
- In FY 1995-96, 27 Storefront Improvement Grant applications were received; 27 applicants received design assistance; and 19 projects were approved

Providing Business Assistance/Recruitment

- E.P.T. Corp., a start-up company which will manufacture injection molded metal products primarily for medical applications, will locate in 10,000 sq. ft. of leased space on N. Albina Blvd with the

INNER NORTHEAST AREA

potential to add another 10,000 sq.ft. within the next 2-3 years, with anticipation of 75 employees.

- 24 loans were made in the Inner Northeast Target Area. These loans totaled \$1,199,708, leveraged \$3,029,600 in other investment, created 194 jobs and retained two jobs. Project examples include:

Footwear Specialties International (FSI) designs, develops and markets innovative athletic-type shoes for the workplace, such as non-slip soles and steel-reinforced toes. This business will create 12 jobs. First Source Agreement in process.

Design-A-Weld specializes in aerospace welding, inspections and fabrication.

Blackfeet Enterprises, a trucking business, received a loan which provided them with working capital and created two jobs.

DermaSafe System Inc. manufactures and markets specialty medical mattresses and pads. This loan enabled DermaSafe to purchase specialty computer equipment for research, prototypes and marketing. A N/NE Business Assistance First Source Agreement was executed with DermaSafe; projects seven new hires.

For more than 25 years, Argo Safety Railings has been in the Inner Northeast area, manufacturing and assembling wrought iron railings, window guards, etc. This loan assisted them in building a new manufacturing and storage facility and creating three new jobs.

Pil Jun (Jack) Chung is a developer working with Adidas Retail Outlets to develop a new retail center and plaza at the corner of NE MLK Blvd. and Alberta St. This loan assists in his interim construction financing. Adidas will create approximately 15 new jobs. The MLK DOS program assisted with deal structuring of the proposed building.

Bill Leigh owns the former Lynch Company building (another PDC client). This loan enables him to match a Storefront Grant, install a fire wall and sprinklers, and complete improvements to lease a portion of the building to Neil Kelly Company (another PDC client).

A community resident was assisted with lease negotiations and a loan to open Blimpies, Inc., a sandwich/salad restaurant in the Walnut Park Retail Center. The business will create nine jobs.

- In FY 1995-96, there were 42 Technical Assistance Program consultant contracts approved, totaling \$39,345, to assist companies in developing and implementing business and management strategies for success.

Providing Access to Quality Jobs

- N/NE Business Assistance Job Training Fund contracted with the U.S. Postal Service to hire, train and retain up to 100 residents from the Enterprise Zone as Data Conversion Operators.
- The Northeast Targeted Neighborhood Project had 130 placements with 50 of those placements in training. The average wage of the placements was \$8.00 per hour.

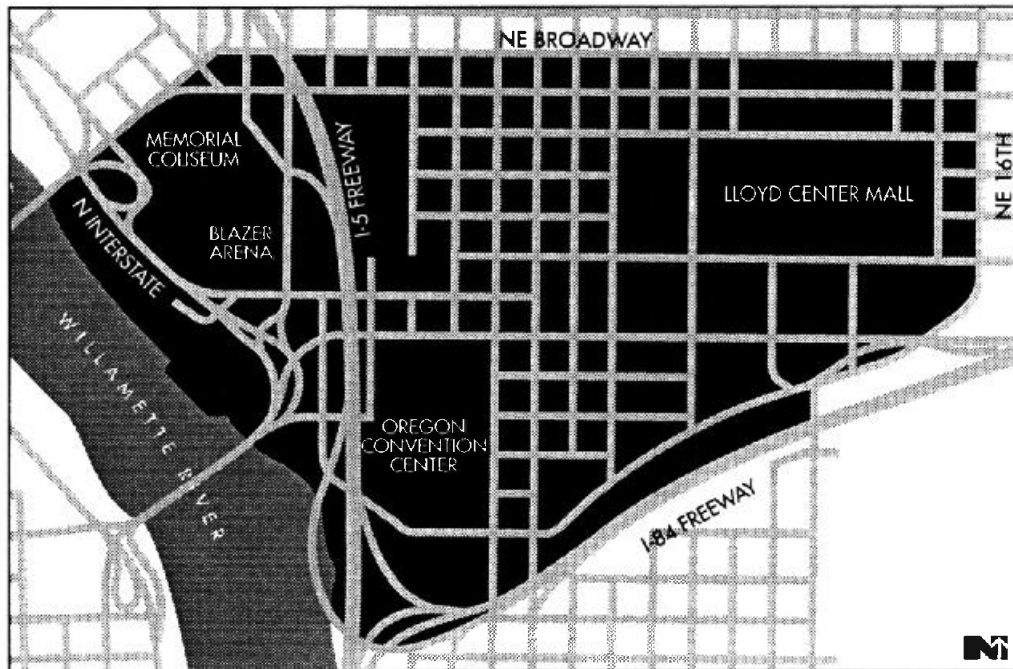
LLOYD DISTRICT

Executive Sponsor: Larry Dully

Team Leader: Chris Steinbrecher

OBJECTIVE:

To continue development of the district to build employment and housing opportunities, capitalize on major public and private investments, and make transportation and related improvements.



Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Number of jobs created/retained	500	2,330	200
Number of jobs filled through JobNet	6	43	30
Rental housing units completed (rehabbed & new)			
No/low income units	0	0	15
Low/mod income units	0	0	0
Market rate income units	0	0	0
Housing predevelopment activities/projects assisted			2
Number of businesses sited, expanded or retained	1	7	2
Number of sites developed or improved	0	2	2

HIGHLIGHTS:

Revitalizing Neighborhoods and Business Districts

Oregon Arena Project — The Rose Quarter was completed with the opening of the Rose Garden and One Center Court. This represents an investment of approximately \$262 million of which \$34.5 million is public funds to be repaid from project revenue. The Rose Garden includes almost 785,000

LLOYD DISTRICT

sq. ft. on eight levels, an NBA capacity of 21,300 seats and 19 concessions. Parking for 2,728 cars is included in the complex. An open area called the Commons at Rose Quarter will seat as many as 5,000 people in 125,000 sq. ft. One Center Court, the office and restaurant building, includes three major restaurants. The development created 939 jobs at the Rose Garden, and 241 jobs associated with the restaurants at One Center Court (Cucina Cucina Restaurant - 75 jobs; Front Row Restaurant - 120 jobs; Jody Maroni's - 38 jobs; and Nike - 8 jobs). The proximity of the project makes a substantial number of jobs available to North/Northeast residents.

Providing Business Assistance/Recruitment

- U.S. Postal Service — a 500 employee remote encoding center has leased 12,000 sq. ft. of space at the Lloyd Center, making \$1.1 million of interior improvements. The Center will have a \$10 million annual payroll.
- PDC worked with Liberty Northwest and Ashforth to retain Liberty Northwest's headquarters on a two-block site in the Lloyd District. PDC staff provided technical information and assistance regarding city permitting and development issues. An estimated 650 jobs will be retained.

Providing Access to Quality Jobs

US Postal Service — A N/NE Business Assistance Job Training contract was signed with the Post Office. Workforce staff facilitated four classes in a one-week pre-training module for the remote encoding operators Postal test including preparation for both written and typing tests.

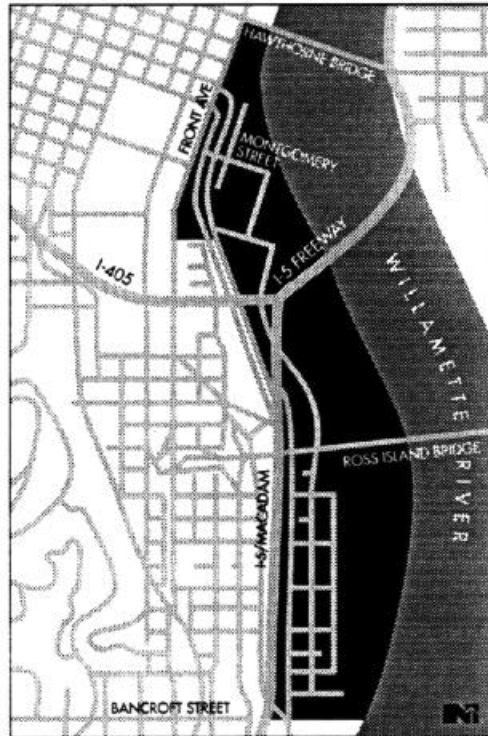
NORTH MACADAM / SOUTH WATERFRONT

Executive Sponsor: Larry Dully

Team Leader: Larry Brown

OBJECTIVE:

To pursue housing and employment opportunities including the cleanup and redevelopment of former industrial sites and improvement of transportation access.



Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Number of jobs created/retained	0	0	150
Housing predevelopment activities/projects assisted	0	1	1
Number of sites developed or improved	0	3	2
Square feet of commercial space developed/improved	0	0	170,000
Amount of new private investment	0	0	\$10,000,000

HIGHLIGHTS:

Providing a Full Range of Housing

- Pre-development assistance provided to prospective developer of 400 housing units in North Macadam district.

NORTH MACADAM / SOUTH WATERFRONT

Revitalizing Neighborhoods and Business Districts

- Waterfront area has been cleared to the Marquam Bridge and a temporary extension of the Waterfront Park Esplanade to PGT has been constructed. Design process underway for permanent extension of River Place Esplanade to Marquam Bridge.
- Development plan is being developed with North Macadam property owners and a private sector Steering Committee. PDC staff are managing the plan development process and briefing City agencies.
- Staff have a FEMA commitment for funding of flood related damage to riverbank.

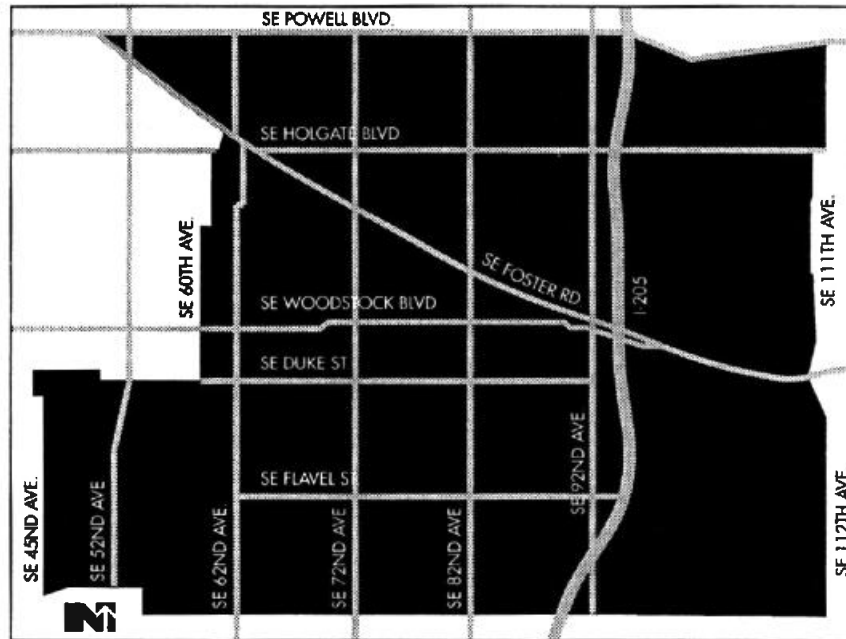
OUTER SOUTHEAST

Executive Sponsor: Lisa Nisenfeld

Team Leader: Carol-Linda Casson

OBJECTIVE:

To assist in community activities that lead to redevelopment and improvement of the commercial and residential areas. To provide the community with program services to increase available quality housing; to grow and stimulate business investment and to provide opportunities for residents to compete for quality jobs.



Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Number of target area residents placed	14	74	78
Number of owner occupied units rehabbed	21	37	83
Home ownership			
New or rehabbed units completed	0	0	0
First-time home buyers assisted			2
Rental housing units completed (rehabbed & new)			
No/low income units	72	72	9
Low/mod income units			
Market rate income units			
Housing predevelopment activities/projects assisted			2
Number of businesses sited, expanded or retained	1	1	1
Dollars of financial assistance loaned to business (loans/grants, tech. assistance, etc.)	\$80,832	\$80,832	\$200,000
Number of businesses financially assisted (loans/grants, tech. assistance, etc.)	11	13	15

OUTER SOUTHEAST

HIGHLIGHTS:

Providing a Full Range of Housing

- New construction was completed on the Ryles Center - Faulkner Place project. The 15-unit housing project will provide a much-improved living environment for chronically mentally ill clients previously housed at Damasch Hospital.
- New construction of the Rose CDC four-bedroom home on SE Insley was completed. The home will be occupied by moderate income residents and is a part of the Phase II Rose Scattered Sites project.
- Rehabilitation work is underway on the Rose Community Development Corporation's conversion of a one-bedroom single-family residence into a two-bedroom residence. Upon completion, the residence will be rented to families at 60% of median income.
- Construction is underway on Garfield House, a GBC, Inc. project that involves 64 units of senior housing, and will include a central recreation room with kitchen, library, social services meeting room and on-site storage.

Revitalizing Neighborhoods and Business Districts

- In March 1996, PDC participated in the Lents Neighbor Fair at Kelly School, organized by the Lents Master Plan Steering Committee of the BHCD-funded Target Area Designation (TAD) program. This "kick-off" event hosted more than 12 community and government agencies involved with neighborhood revitalization and services for Lents residents. More than 100 residents and their families attended for a dinner, a tour of the agencies' booths and displays, and to offer input on the Lents TAD proposals for revitalization.
- 15 Storefront Improvement Grant applications (Lents and Belmont Areas) were received; seven applicants received design assistance; and five projects were approved.
- Economic Development staff are working with the Lents Master Planning community initiative to identify potential redevelopment sites in the Lents Town Center commercial and industrial core. Focusing along SE Foster Road, from SE 82nd to 117th, the effort has been to identify six to eight potential sites for redevelopment, and PDC will provide professional consultant services to complete a market analysis and feasibility of the redevelopment concepts suggested by the community.

Providing Business Assistance/Recruitment

- There were two business loans, totaling \$90,000 made in the Outer Southeast Target Area during FY 1995-96; they leveraged \$23,900 in other investments and created four jobs.
- In April, Economic Development staff began working with Standard Appliance Inc. to assist them with purchase and renovation of a building in the Outer Southeast Area on 82nd Ave. and Foster Road. This move will allow them to consolidate and expand their operations to one location, and create 25 new jobs. Currently, this 49-year-old company has the largest independent appliance store in the state on S.E. Woodstock and will transfer 35 employees into the city from their warehouse operations in Milwaukie.

Providing Access to Quality Jobs

- JobNet was actively recruiting applications for Fujitsu Microelectronics, although the hiring has been postponed until late 1996.

OUTER SOUTHEAST

- Workforce staff are working on a collaborative effort with PCC, the County, community-based organizations and other agencies to develop a comprehensive workforce system in Outer Southeast. PDC-funded development of the Marshall Caring Community Strategic Plan to deliver workforce services as part of the Quality Jobs Initiative.

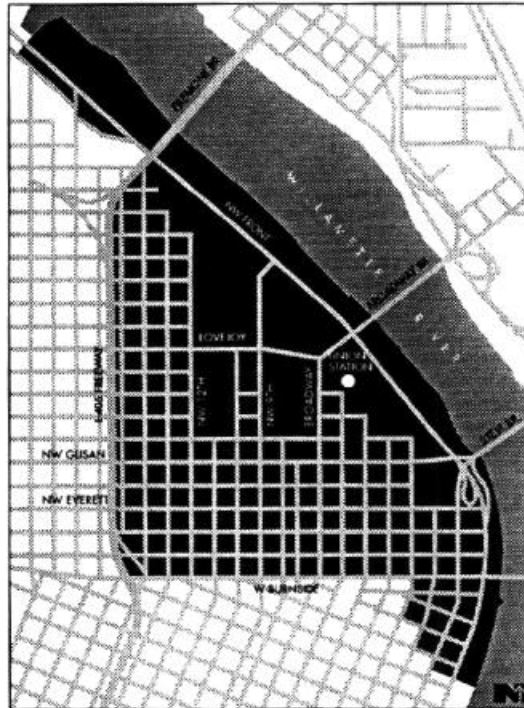
RIVER DISTRICT / UNION STATION / OLD TOWN

Executive Sponsor: Larry Dully

Team Leader: Bruce Allen

OBJECTIVE:

To generate new private investment and an improved tax base on vacant and underutilized land by developing a wide range of new housing units, new commercial opportunities and open space oriented to the Willamette River. To retain and enhance Union Station's function as a critical public asset and transportation hub for the regional transit system.



Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Home ownership			
New or rehabbed units completed	0	0	50
First-time home buyers assisted	0	0	0
Rental housing units completed (rehabbed & new)			
No/low income units	0	0	Future Goal
Low/mod income units	0	0	
Market rate income units	0	0	
Number of businesses financially assisted (loans/grants, tech. assistance, etc.)	3	14	21
Square feet of commercial space developed/improved	1,700	11,700	500

RIVER DISTRICT / UNION STATION / OLD TOWN

HIGHLIGHTS:

Providing a Full Range of Housing

- Preliminary feasibility analyses completed for two Chinatown Housing projects.
- Union Station Housing: Staff has been working with GSL Properties, Inc. on predevelopment activities. Financing for Phase I is secured and project received full Design Commission approval in June. Construction for Phase I is to begin Fall 1996.
- Rehabilitation of the Royal Palm Hotel continues. When completed, the three-story SRO hotel will include a "Drop-Inn" lobby and 30 SRO units for homeless, mentally ill adults.
- Staff participated in a "Good Neighbor Agreement" for the temporary mass shelter that was built adjacent to the Horse Barn on NW 9th Avenue. The shelter opened December 1995.

Revitalizing Neighborhoods and Business Districts

- PGE and three City bureaus committed to fund a second round of the Old Town Lighting Enhancement Program.
- Old Town Lighting Enhancement/Downtown Facade Program: Fourteen projects have been approved for fiscal year 1995-96. Four new applications were submitted in the 4th quarter, four projects were approved and are under construction, and four projects were completed as follows: Chamber of Commerce Building, 221 NW 2nd Avenue (\$10,133 combined Lighting and Facade matching grant); Skidmore Fountain Building, 28 SW First Avenue (\$15,000 Facade matching grant); Kalberer Hotel Supply Co., 419 NW Broadway (\$3,725 Facade matching grant); New Market Theater Building, 50 SW Second Avenue (\$15,000 Facade matching grant). Although there were only 12 projects completed in FY 1995-96, seven others are currently under construction and numerous others are under design.
- Railfair Celebration held at Union Station on May 10, 11, & 12th commemorating its 100 year birthday. 40,000 people attended.
- \$290,000 worth of improvements were undertaken at Union Station for the Amtrak First Class Passenger Lounge.
- Commission approved a Disposition & Development Agreement with Oregon State University and Oregon Department of Agriculture in June for the Food Innovation Center.
- Commission approved a Disposition & Development Agreement with H. Naito Corporation in June for the Oregon Agriculture Center.

Providing Business Assistance/Recruitment

- There was one business loan made in the River District/Union Station Target Area this year: Duffel Sportswear received a \$100,000 business loan in June which, in turn, leveraged \$2,300,000 in other investments. Duffel designs, assembles and distributes sportswear for women throughout the United States. This loan allowed Duffel to expand and move into the River District from Beaverton, and create 40 jobs. The company is constructing a 33,000 sq. ft. warehouse/office building in the River District area, and will initially occupy 50% of the building and lease the rest of the building to other users.

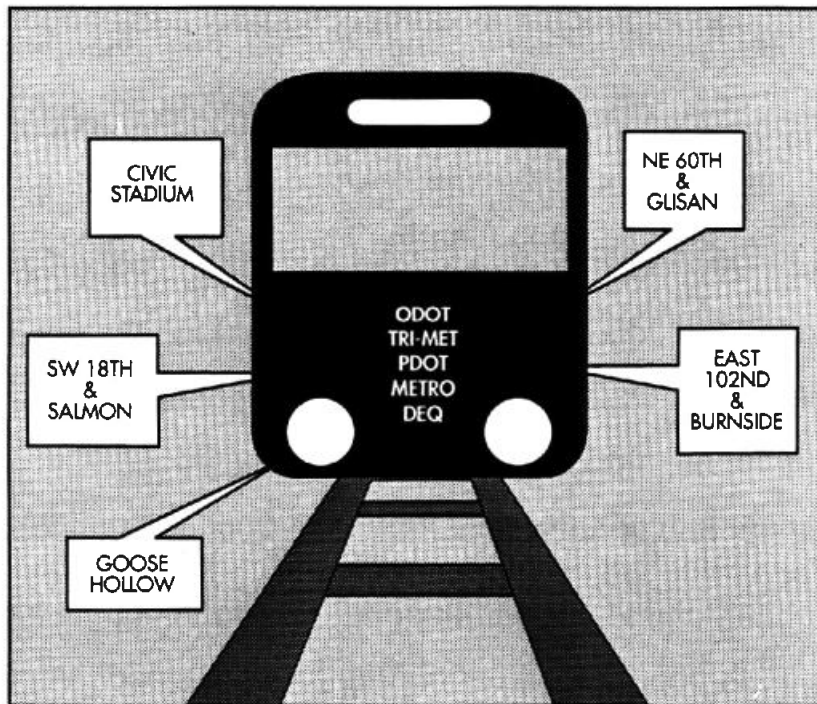
TRANSIT STATION AREAS

Executive Sponsor: Larry Dully

Team Leader: Cheryl Twete

OBJECTIVE:

To promote employment and residential development by working with community partners to build higher density, mixed use, transit supportive projects in close proximity to transit. Other goals include neighborhood revitalization, efficient use of City and regional land resources, and reduced traffic congestion.



Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
Rental housing units completed (rehabbed & new) No/low income units Low/mod income units Market rate income units			Future Goal
Housing predevelopment activities/projects assisted		3	3

HIGHLIGHTS:

Providing a Full Range of Housing

- Selected development team for Civic Stadium site (Stadium Place Apartments) in April 1996. SF Property Investments will develop approximately 135 units of mixed income housing with ground level retail and day care. PDC is working in partnership with Tri-Met to ensure redevelopment of the site into a transit-oriented, mixed-use project to be substantially completed by September 1997.

TRANSIT STATION AREAS

- In April, the Commission authorized a purchase agreement with the Oregon Department of Transportation for the 4.65 acre property at NE 60th and Glisan. Negotiations and due diligence on the \$1 million property are underway.
- 60th and Glisan Redevelopment Study completed and presented to Commission in September 1995. Redevelopment program calls for 225 to 250 new housing units including affordable senior housing, mixed-income apartments and for-sale town homes. Program also includes a potential day care center and pedestrian improvements to LRT station.
- Belmont Dairy, located at 33rd and SE Belmont, is under construction. Construction closing occurred in January, 1996 and included a CMAQ-TOD loan and a direct PDC loan. The 85 unit building with 25,000 square feet of ground floor commercial/loft space is expected to be completed late summer, 1996.
- PDC is working with the developer of the 102nd and Burnside site on a proposed mixed-use housing and commercial project. Staff is providing pre-development technical assistance to developer. Project will include a minimum of 200 housing units and substantial commercial/office space.

Revitalizing Neighborhoods and Business Districts

- South/North Light Rail Economic Development Analysis - North Portland.
The study, commissioned by the City of Portland and Metro, will determine the development and redevelopment potential of alternative LRT alignments in North Portland (Interstate Ave. vs I-5 . . . East I-5 vs Wheeler/Russell). The study, which will help policy makers develop recommendations on the "locally preferred alignment options," will be completed by December, 1996.
- Completed Round II Request for Proposals for the CMAQ-TOD program. Three projects were requested for funding, including a proposed mixed-use project in Portland known as the Buckman Heights project (NE Sandy and 16th). Total funding allocated was \$1.3 million.
- PDC staff worked with staff from Planning, Housing and Community Development and the Office of Finance and Administration to draft a proposed new property tax abatement program for transit oriented development.

TOTAL FOR EACH INDICATOR

Performance Indicator	4th Quarter	Year to Date	Goal FY 1996
JOBS			
Number of jobs created/retained	1,211	3,596	1,031
Number of jobs filled through JobNet	409	1,544	800
Number of target area residents placed through JobNet	101	340	344
Number of target industry training or education programs instituted with partners	1	2	2
HOUSING			
Number of owner-occupied units rehabbed	110	283	275
Home Ownership	0	6	13
Rental housing units completed	332	752	396
Predevelopment activities/projects assisted	2	24	18
COMMERCIAL/INDUSTRIAL INVOLVEMENT			
Number of businesses sited, expanded or retained	7	20	33
Amount of financial assistance to businesses (loans, grants, technical assistance, etc.)	\$1,132,308	\$1,568,181	\$1,702,815
Number of businesses financially assisted (loans, grants, technical assistance, etc.)	55	103	132
Number of sites developed or improved	6	11	17
Square feet of commercial space developed/improved	1,700	97,700	255,500
Amount of private investment	\$0	\$12,000,000	\$25,000,000

October 23, 1996

Mr. Steve Rogers
Eliot Neighborhood Assoc.
533 N.E. Brazee
Portland, Oregon 97212

Dear Steve:

As a member of PDC's N/NE Target Area Team, I am very pleased to provide you with this copy of our annual report for fiscal year 1995-96. I think you will find that the annual report reflects how community input and a strong economy/tax base enabled us to meet so many of the needs expressed by our community partners.

Accomplishments in the target area are found on pages 15 through 17. Of particular interest this year is the fact that more than 270 jobs were created or retained in the area and 266 residents of the area were placed in jobs.

On the housing front, PDC was able to assist more than 140 N/NE homeowners buy or maintain their homes and more than 117 low and moderate income housing units were constructed.

Over \$1 million was provided to assist 75 N/NE businesses, helping to build local business ownership and local employment, preserve and create affordable owner and rental housing opportunities and meet community needs for local goods and services.

In fact, in the coming weeks we plan to begin drafting a technical update of our Five Year Plan.

This update will essentially involve inserting the final FY96-97 adopted budget into the plans for each target area, and, where possible, moving unfunded projects into the funded category. Your input into our Five Year Plan has been essential to this process.

Our budget for the current fiscal year as well as future years, and hence the funded projects in the technical update, are based on a number of assumptions:

- a.) That tax increment financing will remain a resource based on moderate assessed value growth;
- b.) BHCD funding will decrease by 5 percent per year;
- c.) General Fund moneys will be flat; and

Carl B. Talton
Chairman

Gale Castillo
Commissioner

John D. Eskildsen
Commissioner

Martin Brantley
Commissioner

E. Kay Stepp
Commissioner

Vera Katz
Mayor

Janet S. Bureson
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