

**Exhibit I-1 Public Project Sources Uses Schedule
Third Amendment - through 2007/2008**

PUBLIC PROJECTS	Cost Estimate	PROJECTED PUBLIC FUNDING SOURCES						SUBTOTAL PUBLIC	PROJECTED PRIVATE FUNDING SOURCES				SUBTOTAL PRIVATE	TOTAL
		Tax Increment Financing ¹	City System Development Charges ²	Land Sales and Loans ³	City Other Non-TIF ⁴	Federal ⁶	State/Regional Grants/Credits ⁷		Local Improvement District ⁸	North Macadam Investors	Oregon Health & Science University ¹³	Other Private		
TIER 1														
STREETCAR (PSU to RiverPlace, includes Harrison St. extension)	18,200,000	1,733,000	-	9,080,000	3,600,000	787,000	-	15,200,000	3,000,000	-	-	-	3,000,000	18,200,000
STREETCAR (RiverPlace to Gibbs - PDOT est.)	15,800,000	3,780,000	-	-	-	10,000,000	-	13,780,000	2,020,000	-	-	-	2,020,000	15,800,000
MOODY AVE (for Streetcar Sheridan to Gibbs)	3,292,000	1,665,600	1,626,400	-	-	-	-	3,292,000	-	-	-	-	-	3,292,000
TRAM ⁵	28,500,000	3,264,000	-	-	236,000	-	2,000,000	5,500,000	19,000,000	-	4,000,000	-	23,000,000	28,500,000
NEIGHBORHOOD IMPROVEMENTS	2,000,000	2,000,000	-	-	-	-	-	2,000,000	-	-	-	-	-	2,000,000
Subtotal Transit & Related Street Improvements	67,792,000	12,442,600	1,626,400	9,080,000	3,836,000	10,787,000	2,000,000	39,772,000	24,020,000	-	4,000,000	-	28,020,000	67,792,000
PHASE I STREET IMP'T PROJECT- Public Street Obligations ¹⁵	6,866,715	3,226,115	2,840,600	-	-	800,000	-	6,866,715	-	-	-	-	-	6,866,715
PHASE I STREET IMP'T PROJECT- Private Street Obligations	8,700,000	-	-	-	-	-	-	-	-	5,655,000	3,045,000	-	8,700,000	8,700,000
MACADAM-Interim Safety/Capacity Improvements ⁷	2,000,000	-	-	-	-	-	2,000,000	2,000,000	-	-	-	-	-	2,000,000
BOND - Lane to Bancroft	2,129,000	550,000	1,579,000	-	-	-	-	2,129,000	-	-	-	-	-	2,129,000
BIOSWALE/STORMWATER OVERFLOW	365,200	40,600	-	-	-	-	-	40,600	-	324,600	-	-	324,600	365,200
STORM/SANITARY ¹⁴ - Thomas Street Pump Station if needed	350,000	350,000	-	-	-	-	-	350,000	-	-	-	-	-	350,000
PPL Tower Relocation ⁹	3,000,000	200,000	-	-	-	-	-	200,000	-	550,000	750,000	1,500,000	2,800,000	3,000,000
-	23,410,915	4,366,715	4,419,600	-	-	800,000	2,000,000	11,586,315	-	6,529,600	3,795,000	1,500,000	11,824,600	23,410,915
OHSU Commercializable Research Space	5,000,000	5,000,000	-	-	-	-	-	5,000,000	-	-	-	-	-	5,000,000
PARKS / GREENWAY (initial imp)	1,031,000	-	-	-	-	-	-	-	-	519,000	512,000	-	1,031,000	1,031,000
NEIGHBORHOOD PARK - Acquisition/Initial Improvements ¹⁰	6,000,000	5,000,000	1,000,000	-	-	-	-	6,000,000	-	-	-	-	-	6,000,000
AFFORDABLE HOUSING ¹¹	10,000,000	4,000,000	-	-	-	6,000,000	-	10,000,000	-	-	-	-	-	10,000,000
Subtotal Other Public Projects	22,031,000	14,000,000	1,000,000	-	-	6,000,000	-	21,000,000	-	519,000	512,000	-	1,031,000	22,031,000
TIER 1 Total	\$ 113,233,915	\$ 30,809,315	\$ 7,046,000	\$ 9,080,000	\$ 3,836,000	\$ 17,587,000	\$ 4,000,000	\$ 72,358,315	\$ 24,020,000	\$ 7,048,600	\$ 8,307,000	\$ 1,500,000	40,875,600	\$ 113,233,915
TIER 2 - Phase 1 (as funding allows)¹²														
GREENWAY IMPROVEMENTS (partial completion)	2,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-
FINAL NEIGHBORHOOD PARK IMPROVEMENTS	2,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-
STRATEGIC PROPERTY ACQUISITION	2,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-
ADDITIONAL NEIGHBORHOOD IMPROVEMENTS	3,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-
AFFORDABLE HOUSING #2	10,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-
TIER 2 Total	\$ 19,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

General Assumptions: TIF available for Capital Projects is calculated based on updated NMI/OHSU development program; street and utility estimates/timing are based on December 2003 Otak estimates.

¹ 5/04 PDC TIF projections indicate TIF resources available through fiscal year 2008-2009 to cover projected TIF funding needs.

² PDOT SDCs: \$6,046,000; Parks SDCs: \$1,000,000 of committed and available SDCs; additional future Central District SDCs to offset TIF.

³ Estimated sale/loan proceeds: For Streetcar Riverplace to Gibbs - \$2.463 million PDOT land sale; \$5,250,000 PDC land sale/loan proceeds from parcels 3 & 8; \$1.367 million from parcel 1 sale.

⁴ Streetcar rolling stock valued at \$3.6 million, additional PDOT SDC/TIF exchange or other City non-TIF for Tram expenses.

⁵ Updated February 2004 cost estimate based on 100% schematic design. Amendment 3 changes add \$1.264 mm of PDOT SDCs and \$236,000 of other public resources or scope change (tradeout of SDCs and VA/HUD award with TIF in other projects -- no new net TIF to tram), \$2mm of capitalized Oregon Energy Tax Credits, \$9.5 million LID increase (\$7mm additional OHSU-Marquam Hill assessment and \$2.5mm of additional South Waterfront area assessment (in lieu of 8/03 proposed \$2.5 mm Macadam Avenue LID))

⁶ \$10mm MTIP contingent on Trimet South Corridor funding exchange. \$787,000 award from FY03 HUD earmark, \$1.2 mm 03/04 VA/HUD award (\$400,000 for affordable housing, \$800,000 for SIP Public); \$5.6 mm Affordable Housing request.

⁷ Amendment 3 change: \$2mm of state energy tax credits capitalized for tram; \$2mm ODOT grant for Macadam Ave interim improvements in lieu of \$2.5mm Macadam Ave LID; longer range improvements/funding deferred to later phase; \$2.5mm shifted to tram LID.

⁸ Proposed LIDs. Subject to City Council approval. See note 13.

⁹ Relocation of PP&L tower to alternative site within Central District. Funding includes \$1.5mm PacifiCorp contribution; \$1.3mm OHSU/NMI; and \$200,000 TIF.

¹⁰ See DA Section 6.4. Amendment 3 changes: \$4.2 mm additional TIF; no Parcel J proceeds in Phase I.

¹¹ Partial subsidy cost only -- other funds to be applied to subsidy/development as available. See DA Sections 3 and 10. Federal funds include \$400,000 03/04 VA/HUD award and minimum \$5.6 mm federal request

¹² See DA Section 3.

¹³ OHSU tram funding includes \$13.2 million share of tram LID.

¹⁴ Cost includes potential Thomas Street Pump Station Upgrade. All other Storm/Sanitary Improvements included in Street Improvement Project Public Street Obligations total.

¹⁵ Amendment 3 change: Cost estimate adjusted to reflect actual construction contract amount and related construction management estimates. Additional resources from VA/HUD grant award for infrastructure.

█ Indicates update from August 2003 F&FP