

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** December 10, 2008  
**TO:** Board of Commissioners  
**FROM:** Bruce A. Warner, Executive Director  
**SUBJECT:** Report Number 08-136  
Executive Director Report

### **BOARD ACTION REQUESTED**

None – Information only

### **Administration Update/Management Issues**

I would again like to thank the Board for attending our Strategic Planning Summit on November 5<sup>th</sup> at the World Forestry Center. We accomplished a great deal of work and came away with five overarching goals to guide the work of the agency as well as measurable strategies for reaching the goals. These in turn will guide the work plans of every employee at PDC. We were also pleased to meet and hear from our lunch speaker – PSU President Wim Wiewel. It was very fitting that we heard from President Wiewel during our 50<sup>th</sup> anniversary year since the history of PDC is inextricably linked to the growth of the university. And 50 years later we are still engaged in work with PSU – most recently in construction of the new School of Social Work. We were also pleased to welcome Mayor-elect Sam Adams and staff member Kimberly Schneider who spent time at the retreat talking with us about their priorities and areas of focus under Sam's administration. My thanks as well to the staff at PDC who worked hard to make the retreat productive and well organized.

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We had a notable visit in the month of November from a planning group from Cincinnati who are seeking to complete financing for a streetcar line in their city. The city of Cincinnati has been sending various delegations to Portland for the past seven years to examine our rail systems. Erin Flynn and I met with the most recent delegation over lunch at the offices of the Portland Streetcar. Attendees included the city manager, finance director, and members of Cincinnati's corporate, university and civic communities. While in town the group rode the streetcar and the tram, toured the streetcar maintenance facility and heard from Congressman Earl Blumenauer. The group is seeking to build a two-mile line across downtown Cincinnati with future commitments to connect their Uptown as well as the University of Cincinnati.

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As part of the collective bargaining agreement between PDC and AFSCME, we are moving forward in establishing a new Labor Management Committee (LMC) at PDC. The new LMC will focus on maintaining good working relationships and organizational effectiveness. The LMC will provide a neutral forum for both labor and management to communicate or seek clarity on items of interest to both parties. Management representatives on the LMC include David

Barnes/Sandy Reina (Sandy will transition her role to David over the next few months), Kia Selley, Shelley Haack, Larry Wright and Alfred Bookman (as alternate). Represented staff have selected Eric Jacobson, Lisa Abuaf, Catherine Kaminsky, Alan Stubbs/Art Hendricks (they share duties) and Kate Stapes (as alternate). I am appreciative of all the staff members who have volunteered their time to serve on the LMC. The group will hold an initial meeting very soon and will begin outlining their roles and responsibilities.

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This is my last Executive Director's report for 2008 and I would like to thank each of you for your continued commitment to the Commission, the city and citizens of Portland. It has been a very productive year and as I reflect back on what was accomplished some highlights stand out:

- We opened new housing in the city including the Watershed, the Estate Hotel, Esperanza Court, Musolf Manor, helped remove dangerous lead from homes, and broke ground at the Shaver Green housing project.
- We launched new initiatives including the MLK Heritage Marker project.
- We celebrated as Vanport Square opened, Park Block 5 broke ground, we chose a developer for Centennial Mills, opened the White Stag/University of Oregon project, issued an RFP for the Grant Warehouse site, and dedicated improvements to NE 102<sup>nd</sup> Avenue in the Gateway URA.
- We celebrated the opening of The Nines hotel above a renovated Macy's store in the heart of downtown and organized a community celebration of all the successes taking place in Old Town/Chinatown.
- We organized the Lents Resource Fair and participated in many minority home buying fairs to boost minority home ownership.
- We celebrated improvements at Dawson and Patton Parks in the Interstate URA paid for by urban renewal funds from that district.
- We celebrated our 50<sup>th</sup> anniversary and the completion of light rail lines along NW 5<sup>th</sup> & 6<sup>th</sup> Avenues.
- We worked with City Council on the approval of five urban renewal ordinances affecting four URAs.
- Staff volunteered to help organize and assist at the annual MLK cleanup and Lents Fix It Fair.
- We showcased art created by residents of our low-income housing projects at a special reception at PDC.
- We organized the first meeting of the River District Urban Renewal Advisory Committee.
- And we had some fun including the annual Lents softball game, Bike Commute Challenge, several blood drives, a 50<sup>th</sup> anniversary staff and family picnic, Earth Day observance, annual bocce ball tournament, sponsored Jazz on Mississippi, and celebrated our diversity at several events sponsored by our internal Diversity Council.

This is but a quick snapshot of things that took place in 2008. I thank the Board and the committed staff at PDC for all your hard work over the past year. It's important that we take time to reflect on our successes even as we rest a bit and retool for challenges coming in 2009. I look forward to working with each of you.

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Notable projects and meetings I was involved in recently are:

- Attended quarterly meeting with Oregon Economic and Community Development leadership team
- Attended monthly bureau directors meeting
- Attended Oregon Opportunity Network annual banquet with keynote speaker Julie Spezia of Housing California
- Attended PDC Strategic Planning Summit with PDC Board and Kimberly Schneider from Mayor-elect Sam Adams' office
- Attended Alliance of Portland Neighborhood Business Associations and PBA Small Business Council round table discussion (regarding Portland's economic outlook) with Mayor-elect Adams.
- Attended Portland/Milwaukie Light Rail Steering Committee meeting
- Attended an urban renewal tour with state representative Chip Shiels
- Met with leadership group from Cincinnati, Ohio
- Attended South Waterfront North District Partnership meeting #1
- Attended Oregon Business Alliance dinner honoring Vera Katz and Lynn Lundquist
- Attended Portland Harbor meeting with BES representatives (including Dean Marriott) and staff from City Attorney's office

Additional November meetings were held with all members of City Council, Jim Francesconi, Mike Moises, Eric Shoemaker, Roland Haertl, Jake Orchard, Ken Rust, Sue Keil, Gil Kelley, Sandy McDonough, Jim Whitty and Art James of ODOT, Matt Powell (Pres. De La Salle school), Diana Smile of SOLV, and met with Sam Adams and members of the local banking industry regarding the economic downturn.

**Attachment A** to this report is the regular monthly update of combined journey and apprentice workforce diversity hours worked for PDC and City of Portland South Waterfront projects. The information presented is fiscal year-to-date.

### Economic Development Update

**Solar Recruitments Visit Portland**—Dark winter days are upon us but the solar scene is still bright. Two solar industry recruitment prospects visited Portland in November to tour sites and review incentive package; both are taking very serious looks at the Portland area for their

expansion locations. PDC has been working with Project Six for about 12 months; the company was in town November 19, toured six sites and attended high level meetings with local economic development representatives. Portland is on the short list. Project Jade is a newer recruitment prospect which visited Portland November 21 and toured three sites; we are competing with several other cities for this project. Recruitment visits are a collaborative effort, with PDC staff joining the Oregon Economic and Community Development Dept., Regional Partners and utility representatives to present the best possible options to the interested companies. Both potential projects would be manufacturing facilities, bringing hundreds of jobs to the region.

**Additional Marketing Opportunities**—Staff participated in two additional recruitment marketing opportunities in November as well – the CoreNet Global Summit in Orlando, Florida, November 9-12; and US Greenbuild in Boston, November 18-20. Both conferences offered opportunities to make multiple connections with real estate professionals and corporate decision makers, to pitch the Portland area as a business location.

It's not all about solar, however – we're also working alongside the Oregon Film Office to recruit a TV series production.

Business and industry work has garnered media interest this month, in the form of articles on our support of a wet lab at PSU ([Wet lab at PSU](#); Portland Tribune on Nov. 13) and the opening of the Portland+Oregon Sustainability Institute ([POSI Opening](#); Business Journal Nov. 7); as well as a TV interview on KNMT on our work with the creative industry (aired week of November 24.)

**PDC Funds Help Establish Eco Index**—The Outdoor Industry Association (OIA) has announced its funding from PDC to initiate the industry's first "Eco Index." OIA plans to work with the Zero Waste Alliance to develop the index, which is designated as an Outdoor Product Environmental Leadership Standard project. The PDC funding will allow OIA to initiate the development of a family of environmental leadership standards for outdoor products, and the organization structure for their operation through an open, balanced, multi-stakeholder consensus process. PDC has worked with the outdoor industry for several years to identify the areas where we can be most supportive. The funding to launch the creation of OIA's Eco Index responds to the industry's desire to more clearly define 'green' and 'sustainable' and is consistent with Portland's commitment to environmental responsibility. The OIA is a national trade association whose mission is to ensure the growth and success of the outdoor industry. OIA provides trade services for more than 4,000 manufacturers, distributors, suppliers, sales representatives and retailers in the outdoor industry

## Development Update

**Paved Streets of Green – PDC Improves the 102<sup>nd</sup> Ave Streetscape – Gateway Regional Center URA**—On Monday, November 10, PDC, along with its partners at the Portland Office of Transportation (PDOT), Metro, and the Oregon Department of Transportation (ODOT), celebrated the dedication of 102nd Avenue Streetscape Improvements. The work extends from NE Wiedler to NE Glisan streets. The \$5.5 million Phase I project was funded through the Metropolitan Transportation Improvement Program, creating one of the greenest streets in Portland by including a number of storm water boxes to treat runoff and reduce the impact on

the storm water drainage system. Additional improvements include wider sidewalks, street trees and new Portland-style street lights, which will soon display kinetic art banners.

Speakers at the event included Mayor-elect Sam Adams, Metro Councilor Robert Liberty, and ODOT Region I Manager Jason Tell. Unfortunately, both Congressman Earl Blumenauer and PDC Chair Charles Wilhoite were down with serious colds and were unable to attend. Justin Douglas, PDC Project Manager, did a fine job filling in for Chair Wilhoite. PDOT and PDC are applying for additional federal funds for Phase II, which will extend the streetscape improvements down to SE Washington Street.

**Creating New Developers One Forum at a Time: 2008 Development Forums Conclude in November – Interstate Corridor URA and Oregon Convention Center URA**—The 2008 Development Forum Series concluded with a bang of a hammer on November 10. The forum focused on construction, and had fifteen participants in attendance. The OCC and Interstate Corridor staff teams collaborated to host the last of five forums on real estate development that began in April 2008. Each forum featured a panel of experts who have worked in N/NE Portland and have used PDC programs and services. There was an average attendance of 20 for all five forums. Participants included developers, property owners, realtors, and professionals who either work or own property in N/NE Portland. Participants have remarked to staff that they enjoyed the series and gained valuable insight into the world of real estate and how PDC can help them achieve their goals. Staff will conduct an online survey to collect participant feedback on how to make improvements, design a potential new forum in 2009, and tailor our marketing strategy to increase attendance.

**Final Report Issued for Eastside Routes to the River Project – Central Eastside URA**—The final report of the Routes to the River Project was issued in November to the Central Eastside Urban Renewal Advisory Committee and to the project stakeholder advisory committee. The report recommended priority projects in the categories of near-term, mid-term, and long-term improvements. The identified near-term improvements include increased lighting on the east-west streets, sidewalk repairs, and striping at intersections.

Staff will be working with the Portland Office of Transportation to develop a schedule for implementing these improvements over fiscal year 2008-2009. Additionally, completion of a signalization study is expected, as recommended by the stakeholders, for Salmon Street between Martin Luther King Jr. Boulevard and Grand Avenue.

**Redevelopment Partnership for Burnside Bridgehead Project Now Underway – Central Eastside URA**—In November, PDC began discussing the potential for a redevelopment partnership with Beam Development for the Burnside Bridgehead project. Over the next few months, PDC and Beam Development will discuss potential redevelopment approaches that are consistent with the character of the Central Eastside community, responsive to the long-term financial needs of the urban renewal area, and grounded in the challenges of the near-term real estate market. PDC staff is drafting a Memorandum of Understanding that will outline roles and responsibilities for the PDC/Beam partnership.

Although it is very early in the negotiations, PDC has shared this information with the Burnside Bridgehead Citizen Advisory Committee (CAC) at its November 18, 2008 meeting in an effort to be transparent about all dealings on the project. It was made clear to the CAC that the redevelopment partnership may not have the ability to move forward given the challenging nature of the project and the current state of the economy. Regular updates on PDC-Beam negotiations will be provided to the CAC.

**Lents Town Center Redevelopment Feasibility Study – Lents Town Center URA**—In late October, staff kicked off the Lents Town Center Redevelopment Feasibility Study. The scope of this project is to develop a range of redevelopment alternatives for the Lents Town Center (LTC) in the LTC Urban Renewal Area. The final product will show feasible redevelopment alternatives for businesses, residents, developers, and property owners in this cornerstone district between outer and inner SE Portland for the next 15 to 30 years. PDC's consultant team, THA Architecture (formerly Thomas Hacker Architects), E.D. Hovee & Company LLC, Marketek, Inc., and Kittleson & Associates, will analyze variables related to context scenarios, market economics, property ownerships, and parking and traffic issues. From these findings, the consultants will develop three alternative models that can illustrate short-and longer- term redevelopment options that are flexible to market opportunities and future public/private partnerships.

The core LTC study area is bounded by SE Reedway and SE Harold, I- 205, SE Woodstock, and SE 88th Avenue. The consultant group is also being assisted by members from the LTC Urban Renewal Advisory Committee, LTC Technical Advisory Committee, and the LTC PDC staff team.

**Portland Booth On Sustainability At Urban Land Institute's Fall Global Expo – Multiple URAs**—The pre-eminent real estate forum – The Urban Land Institute (ULI) – invited Portland to have a booth at their annual Global Expo held in Miami, Florida on October 27-30. With funding from both public and private partners, PDC led in the creation and staffing of a booth that focused on Portland as a leader in sustainability. Our conference partners included Otak, Williams & Dame, Oregon Health Science University, Office of Sustainable Development, PDC, Gerding Edlen Development, Portland Business Alliance, and Greenlight Greater Portland.

Some of the “take aways” for staff included getting affirmation that Portland has a very strong brand presence with attendees who are very positive about our city. Even when they had not been to Portland, attendees thought of it as the ideal city and wanted to visit Portland. We heard from other attendees that Portland's early planning for mass transit, the urban growth boundary, and our LEED requirements for public/private projects really gave Portland a lead in becoming a sustainable city.

PDC board member Bertha Ferrán and Kimberly Schneider of Mayor-elect Adam's office attended along with PDC staff and Homer Williams of Williams & Dame and Don Hanson of Otak. Also, a panel of Portland's sustainability experts (Sarah Bernhard, Williams & Dame, Jack Davis, NW Energy Efficiency Alliance, Don Hanson, Otak and moderator, Lew Bowers, PDC) gave a presentation in the ULI Expo Theatre on how Portland became a leader in sustainability and we hope to have the panel speak at one of PDC's brown bag sessions.

The booth was a major success in terms of raising awareness of and solidifying Portland's reputation as the most sustainable city with the global business community - which confirms Mayor-elect Adams' priority of affirming and building on Portland's leadership in sustainability. I encourage you to visit the website [www.pdc.us/pdxleadingitlivingit](http://www.pdc.us/pdxleadingitlivingit) to review the great compilation of information and resources.

## **Housing Update**

### **Housing Development Finance**

**Admiral Apartments**—PDC closed financing on the Admiral Apartments with \$3.3 million in bridge/construction financing. The project is located at 910 SW Park Ave. in the South Park Blocks URA. The Admiral is an existing Section 8 multifamily rental development targeted to the elderly and all of the residents are extremely low income (30 percent area median income). Built in 1909, the building is listed on the National Historic Register and has also secured historic tax credits.

**Fall Housing Request For Proposals**—HDF staff is working with representatives from the Housing Authority of Portland, Bureau of Housing and Community Development, and Multnomah County to review proposals and provide technical assistance to applicants in the fall 2008 Permanent Supportive Housing Request for Proposals (RFP). More than \$5 million in federal funds and up to 26 Project-Based Section 8 vouchers are available through the RFP. Initial applications were due November 17th, and 13 applications were received requesting more than \$11 million in capital funding and 78 Section 8 vouchers. Final applications are due at the end of the technical assistance period on December 17th, and funding decisions should be announced by January 15<sup>th</sup>, 2009.

### **Housing Policy Planning and Development**

**Limited Tax Abatement Program**—PDC Housing staff is providing technical support for a City of Portland work group that has been tasked by Mayor-Elect Adams and City Commissioner Fish with evaluating and recommending potential changes to the city's Limited Tax Abatement (LTA) programs - to encourage development of new affordable and workforce housing.

### **Neighborhood Housing Program**

**Foreclosure Prevention**—The Neighborhood Housing Program section is working with the city to develop a local response to the foreclosure crisis. With foreclosures on the rise, declining housing prices in some areas, and many loans resetting at increasing numbers, Mayor-elect Adams has asked City Commissioner Nick Fish to lead a collaborative effort to mitigate the number and impact of foreclosures in the city. As a starting point, Commissioner Fish is proposing a five-pronged approach to address the issues. These strategies include:

- Mortgage/foreclosure fraud prosecution and prevention
- Public awareness campaign
- Foreclosure prevention counseling
- Neighborhood stabilization program utilization
- First-time homebuyer opportunities

Commissioner Fish is working closely with Oregon Attorney General-Elect Kroger to craft an aggressive fraud prosecution strategy that would be supported by a public awareness campaign. We are working collaboratively with City Hall and the Bureau of Housing and Community Development to identify resources that can be used to expand the capacity of foreclosure prevention counseling agencies, which is now very limited.

Additionally, federal legislation passed this summer (HR 3221) authorized the creation of a new Neighborhood Stabilization Program that will enable local jurisdictions to purchase and rehabilitate foreclosed, vacant and abandoned buildings. Approximately \$19 million has been allocated to the State of Oregon and approximately \$3.9 million of which will come to the City of Portland. PDC is working with Commissioner Fish's office and the Bureau of Housing and Community Development to craft a strategy to allocate these resources within the legislative constraints of the program.

## **Communications and Business Equity**

### **Business Equity Section**

**Business and Workforce Equity** –The City of Portland/PDC Disparity Study Request for Proposal responses have been evaluated. From the six responses, two firms were selected for interviews. The interviews are scheduled for the first part of December. The Business and Workforce Equity Policy amendment, the Construction Wage Policy amendment and the Annual Diversity in Contracting Report are scheduled to be presented to the PDC Board in January 2009.

**PDC Sponsored Events**—Communications and Business Equity staff attended the following Community gatherings:

- November 11 African American Chamber Meeting
- November 14 OAME Contractors Meeting
- November 14 OAME First Friday Professionals
- November 19 Philippine American Chamber Meeting
- November 26 Oregon Native American Chamber Meeting
- November 28 OAME Coffee and Issues
- November 28 Diversity Development Conference

**Professional Services**—The Professional Services Section received an “Excellence in Achievement” award from the Universal Public Purchasing Certification Council honoring PDC for the pursuit of professional excellence in having a fully certified procurement staff. Staff attended a day-long “Diversity Development Conference” presented by Multnomah County and the City of Portland.

### **Public Participation Section**

- The members of the River District URAC were appointed to their positions by the PDC Board on November 12, 2008. In addition, the Portland Downtown Neighborhood Association was added to the membership. The next meeting of the River District URAC will be December 9, 2008. Staff has prepared a detailed presentation on the current URA budget including maps, photos, and an interactive web site to involve the members in the budget discussion.



- The stakeholder advisory group for the Martin Luther King Jr. Blvd. Gateway and Heritage Markers project phase II held their first meeting this month. The committee has been expanded to include more members representing diverse interests in the community.
- Public participation staff worked with the Portland Business Alliance to schedule budget presentations for their PDC Budget Task Force. PDC staff will provide the task force members with information on the budgets of Downtown Waterfront, South Park Blocks, River District, Oregon Convention Center and Central Eastside URAs.
- Prepared notification for all URAC members and stakeholders of the timing and process for the creation of PDC's 2009-2010 budget. Preliminary meetings are being held in November and December to identify priorities with final recommendations for the draft budget to be developed in January 2009.
- Conducted a detailed review of all PDC public participation plans and categorized them as "active" or "closed". PDC currently has 14 active public participation plans and one in draft form. Nineteen plans have been "closed" which means public participation staff met with project staff and completed an evaluation of the plans and prepared a written summary of their findings.
- Public Participation staff read a variety of news sources including blogs to find articles on PDC activities. Fifty eight articles were copied and categorized to create press packets for the Executive Team and Commissioners for the December 10, 2008 board meeting.
- Finalized the appointment of four new Lents Town Center URAC members and provided individualized orientations to three of these new members.
- Juan Carlos Ocaña attended the first session of the Latino Leadership Training series, organized by the Metropolitan Hispanic Chamber, on November 7. Participants come from a variety of business, public, and non-profit organizations, so this program will allow him to connect with different segments of this community.

### **Public Affairs Section**

#### **Web statistics for November**

**Oct. 24 – Nov. 23, 2008:**

Unique visitors: 16,853

Total visits: 23,521

Average number of pages viewed: 3

Most popular pages:

- Main page
- PDC jobs
- RFPs
- PDC Contacts
- Doing Business with PDC

PDC Campaigns:

- New campaign: [Help in a Down Economy](#): helpful links from Mayor Tom Potter

- Launched on 11/7/08
- 646 unique visitors so far

### **Special Events in November**

- 102<sup>nd</sup> Street Dedication (see write up in Development section)
- PDXLounge space sneak peek event on November 13; approximately 130 attendees with Mayor-elect Adams speaking
- PSU fall term urban renewal class ends December 2<sup>nd</sup>. November speakers included Gil Kelley, Chet Orloff, developer Ed McNamara and various PDC staff members.

### **Other Public Affairs Work in November**

- Brown bag speaker series continues
- Ninety-day internal blog trial now under way
- Continuing to manage the consultant efforts surrounding the 50th Anniversary campaign
- Continuing to participate in the internal reorganization Implementation Team work
- Working with communications staff from other city bureaus on messaging and logistics of upcoming City Council economic stimulus package
- Responded to 20 media inquiries (through 11/24)
- Working with Public Involvement and Contracting on finalizing RFP for media training consultant
- Placed “My PDC Story” print ads focusing on Home Ownership in 13 newspapers. Ads to run mid-November through early December.
- Three issues of PDC People – staff newsletter
- Organized PDC Trail Blazer night for morale building (staff paid for their own tickets)
- Organized staff tour of Musolf Manor Apts.

### **ATTACHMENTS:**

A. South Waterfront Workforce Diversity Report

**CC:** B. Warner, Executive Director  
J. Rawls, Internal Affairs  
D. Elott, Acting General Counsel  
J. Cody, CFO, Director, Central Services  
J. Jackley, Director, Communications and Business Equity  
E. Flynn, Director, Economic Development

## South Waterfront Workforce Diversity Report

### South Waterfront Project Apprenticeship Agreement

**Attachment A - Table 1:** Table 1 provides an update of the status of apprentice participation and workforce diversity on the 3720 Condominiums project, the Alexan project and the Mirabella project. These projects are subject to the workforce diversity goals of the South Waterfront Central District Project Development Agreement.

Apprentice participation and participation by people of color continues to exceed the established goals. The participation of women continues to trail the established goal. This month's report includes workforce hours for October, and the 2008 / 2009 fiscal year to date. The goals for the 2008 / 2009 fiscal year are 11.0 % participation by women and 17.0% participation by people of color.

Workforce diversity among apprentice workers continues to lead the diversity efforts. The total female apprentice hours represent **18.14%** of the total apprentice hours 7.14 percentage points ahead of the combined journey/apprentice goal of 11% for the fiscal year. Of the apprentice hours that have been worked in this fiscal year, **25.85%** have been worked by people of color. These results continue to demonstrate a positive trend toward a more diverse workforce through apprentice training.

The summary table below represents the total workforce diversity (apprentice and journey level workers) for the three projects referenced above.

Goal	Women	People of Color	Apprentice	Difference
11.0%	6.69%			[4.31%]
17.0%		23.37%		+6.37%
20.0%			26.18%	+6.18%

**Attachment A - Table 2:** Table 2 projects did not have specific workforce diversity goals and are included in this report to provide a comprehensive picture of the workforce diversity and workforce training results for recently completed South Waterfront projects.

### M/W/ESB

**Attachment A - Table 3:** The 3720 Condominiums, the Alexan and the Mirabella projects are included in this report to demonstrate the enhanced M/W/ESB reporting we will provide for all PDC sponsored projects in the near future.

**Attachment A - Table 4:** Table 4 displays the MBE ethnicity utilization for the 3720 Condominiums, the Alexan and the Mirabella projects.

South Waterfront Workforce Diversity Report of Total Hours Worked in Fiscal Year 2007-08																
3720 CONDOMINIUMS (BLOCK 38)	FY 05-06	FY 06-07			WDS Goal	FY 07-08			WDS Goal	Oct-08			FY 08-09			WDS Goal
		A	J	TOTAL		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian		0	1,380	1,380		5,384	9,104	14,488		353	367	719	1,686	2,166	3,852	
		0.00%	2.18%	1.71%		4.51%	2.73%	3.20%		5.30%	1.79%	2.65%	3.69%	1.72%	2.24%	
African American		2,535	2,248	4,783		9,200	12,195	21,395		296	115	411	2,081	2,230	4,311	
		14.65%	3.56%	5.94%		7.71%	3.65%	4.72%		4.44%	0.56%	1.52%	4.55%	1.77%	2.51%	
Caucasian		10,154	53,738	63,892		81,014	259,041	340,055		4,412	15,110	19,522	31,918	95,671	127,589	
		58.70%	85.02%	79.36%		67.93%	77.61%	75.06%		66.25%	73.87%	72.00%	69.81%	75.99%	74.34%	
Hispanic	Pre-Construction	3,123	4,653	7,776		21,054	46,829	67,883		1,137	4,286	5,423	8,460	23,209	31,669	
			18.05%	7.36%	9.66%		17.65%	14.03%	14.98%		17.07%	20.95%	20.00%	18.50%	18.43%	18.45%
Native American		1,487	1,189	2,676		2,602	6,611	9,213		463	578	1,041	1,579	2,625	4,204	
		8.60%	1.88%	3.32%		2.18%	1.98%	2.03%		6.95%	2.83%	3.84%	3.45%	2.08%	2.45%	
Minority		7,145	9,470	16,615	15.00%	38,240	74,738	112,977	16.00%	2,249	5,345	7,593	13,806	30,230	44,036	17.00%
		41.30%	14.98%	20.64%		32.07%	22.39%	24.94%		33.77%	26.13%	28.00%	30.19%	24.01%	25.66%	
Female		1,334	2,538	3,872	8.00%	16,527	6,860	23,387	10.00%	1,227	501	1,728	7,276	3,185	10,461	11.00%
		7.71%	4.02%	4.81%		13.86%	2.06%	5.16%		18.42%	2.45%	6.37%	15.91%	2.53%	6.10%	
Total Hours		17,299	63,208	80,507		119,254	333,778	453,032		6,660	20,455	27,115	45,724	125,901	171,625	
		21.49%				26.32%				24.56%			26.64%			
<b>THE ALEXAN (BLOCK 39)</b>																
	FY 05-06	FY 06-07				FY 07-08				Oct-08			FY 08-09			
		A	J	TOTAL	WDS Goal	A	J	TOTAL	WDS Goal	A	J	TOTAL	A	J	TOTAL	WDS Goal
Asian		4	257	261		940	5,390	6,330		24	181	205	29	985	1,014	
		0.54%	3.00%	2.81%		1.99%	3.51%	3.15%		0.42%	1.15%	0.95%	0.12%	1.54%	1.16%	
African American		0	319	319		625	4,279	4,904		245	16	261	764	343	1,107	
		0.00%	3.73%	3.43%		1.32%	2.78%	2.44%		4.24%	0.10%	1.21%	3.29%	0.54%	1.27%	
Caucasian		520	7,258	7,778		37,040	116,377	153,416		4,313	12,349	16,662	18,753	50,327	69,080	
		70.46%	84.86%	83.72%		78.22%	75.71%	76.30%		74.68%	78.59%	77.54%	80.75%	78.75%	79.28%	
Hispanic	Pre-Construction	214	513	727		6,080	21,441	27,521		986	2,922	3,907	3,130	11,318	14,448	
			29.00%	5.99%	7.82%		12.84%	13.95%	13.69%		17.07%	18.59%	18.18%	13.48%	17.71%	16.58%
Native American		0	207	207		2,669	4,374	7,042		24	247	271	192	818	1,010	
		0.00%	2.41%	2.22%		5.64%	2.85%	3.50%		0.42%	1.57%	1.26%	0.83%	1.28%	1.16%	
Other		0.00	0.00	0.00		0	1,861	1,861		184	0	184	356	117	473	
		0.00%	0.00%	0.00%		0.00%	1.21%	0.93%		3.19%	0.00%	0.86%	1.53%	0.18%	0.54%	
Minority		218	1,295	1,513	15.00%	10,314	37,343	47,657	16.00%	1,462	3,365	4,827	4,470	13,580	18,050	17.00%
		29.54%	15.14%	16.28%		21.78%	24.29%	23.70%		25.32%	21.41%	22.46%	19.25%	21.25%	20.72%	
Female		284	0	284	8.00%	8,578	2,278	10,855	10.00%	1,267	472	1,739	5,811	1,991	7,802	11.00%
		38.48%	0.00%	3.06%		18.12%	1.48%	5.40%		21.94%	3.00%	8.09%	25.02%	3.12%	8.95%	
Total Hours		738	8,553	9,291		47,353	153,721	201,074		5,775	15,714	21,489	23,224	63,907	87,131	
		7.94%				23.55%				26.87%			26.65%			
<b>THE MATISSE</b>																
	FY 05-06	FY 06-07			WDS Goal	FY 07-08			WDS Goal	Oct-08			FY 08-09			
Asian										A	J	TOTAL	A	J	TOTAL	
										0	0	0	0	0	0	
										0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
African American										0	0	0	0	0	0	
										0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Caucasian										1,596	3,286	4,881	3,199	6,601	9,800	
										93.94%	93.56%	93.67%	87.52%	86.79%	87.03%	
Hispanic	Pre-Construction	Pre-Construction				Pre-Construction				104	209	312	456	888	1,344	
										6.12%	5.95%	5.99%	12.48%	11.67%	11.93%	
Native American										0	18	18	0	117	117	
										0.00%	0.51%	0.35%	0.00%	1.54%	1.04%	
Minority					15.00%				16.00%	104	226	330	456	1,005	1,461	17.00%
										6.12%	6.44%	6.33%	12.48%	13.21%	12.97%	
Female					8.00%				10.00%	234	194	427	301	482	783	11.00%
										13.77%	5.52%	8.19%	8.24%	6.34%	6.95%	
Total Hours										1,699	3,512	5,211	3,655	7,606	11,261	
										32.60%			32.46%			

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THE MIRABELLA	FY 05-06	FY 06-07			FY 07-08			Oct-08			FY 08-09			WDS Goal	
		A	J	TOTAL	A	J	TOTAL	A	J	TOTAL	A	J	TOTAL		
Asian	Pre-Construction	Pre-Construction	0	0	0	0	0	0	168	173	341	168	258	426	
			0.00%	0.00%	0.00%				8.51%	1.80%	2.94%	3.85%	1.32%	1.78%	
African American			150	0	150	150	0	150	183	331	514	483	430	913	
			12.56%	0.00%	2.54%				9.27%	3.45%	4.44%	11.08%	2.20%	3.82%	
Caucasian			578	4,177	4,755	4,755	4,177	578	1,468	7,241	8,708	3,194	15,580	18,774	
			48.41%	88.83%	80.65%				74.37%	75.37%	75.20%	73.27%	79.61%	78.46%	
Hispanic			293	447	740	740	447	293	155	1,286	1,441	459	2,416	2,874	
			24.54%	9.51%	12.55%				7.85%	13.39%	12.44%	10.53%	12.35%	12.01%	
Native American			174	78	251	251	78	174	0	485	485	56	796	851	
			14.57%	1.66%	4.26%				0.00%	5.05%	4.19%	1.28%	4.07%	3.56%	
Other	0	0	0	0	0	0	0	92	92	0	92	92			
	0.00%	0.00%	0.00%				0.00%	0.96%	0.79%	0.00%	0.47%	0.38%			
Minority					616	525	1,141	506	2,366	2,872	1,165	3,991	5,155		
	<b>15.00%</b>				51.59%	11.17%	<b>19.35%</b>	<b>16.00%</b>	25.63%	24.63%	24.80%	26.73%	20.39%	<b>21.54%</b>	<b>17.00%</b>
Female					0	461	461	368	35	403	576	35	611		
	<b>8.00%</b>				0.00%	9.80%	<b>7.82%</b>	<b>10.00%</b>	18.64%	0.36%	3.48%	13.21%	0.18%	<b>2.55%</b>	<b>11.00%</b>
Total Hours					1,194	4,702	5,896	1,974	9,607	11,580	4,359	19,570	23,929		
					<b>20.25%</b>			<b>17.05%</b>			<b>18.22%</b>				
<b>TOTALS</b>	<b>FY 05-06</b>	<b>FY 06-07</b>			<b>FY 07-08</b>			<b>Oct-08</b>			<b>FY 08-09</b>			<b>WDS Goal</b>	
		A	J	TOTAL	A	J	TOTAL	A	J	TOTAL	A	J	TOTAL	WDS Goal	
Asian		4	1,637	1,641	6,324	14,494	20,818	545	721	1,266	1,883	3,409	5,292		
		0.02%	2.28%	1.83%	3.77%	2.94%	3.15%	3.38%	1.46%	1.94%	2.45%	1.57%	1.80%		
African American		2,535	2,567	5,102	9,975	16,474	26,449	724	462	1,186	3,328	3,003	6,331		
		14.05%	3.58%	5.68%	5.94%	3.35%	4.01%	4.49%	0.94%	1.81%	4.32%	1.38%	2.15%		
Caucasian		10,674	60,996	71,670	118,632	379,595	498,227	11,789	37,986	49,775	57,064	168,179	225,243		
		59.18%	85.00%	79.81%	70.70%	77.12%	75.49%	73.17%	77.06%	76.11%	74.14%	77.51%	76.63%		
Hispanic		3,337	5,166	8,503	27,427	68,717	96,144	2,382	8,703	11,085	12,505	37,831	50,336		
		18.50%	7.20%	9.47%	16.34%	13.96%	14.57%	14.78%	17.66%	16.95%	16.25%	17.43%	17.12%		
Native American	Pre-Construction	1,487	1,395	2,882	5,445	11,063	16,508	487	1,328	1,815	1,827	4,356	6,183		
		8.24%	1.94%	3.21%	3.24%	2.25%	2.50%	3.02%	2.69%	2.78%	2.37%	2.01%	2.10%		
Other		0	0	0	0	1,861	1,861	184	92	276	356	209	565		
		0.00%	0.00%	0.00%	1.11%	0.38%	0.28%	1.14%	0.19%	0.42%	0.46%	0.10%	0.19%		
Minority		7,363	10,765	18,128	49,170	112,606	161,776	4,321	11,302	15,623	19,897	48,806	68,703		
		40.82%	15.00%	<b>20.19%</b>	29.30%	22.88%	<b>24.51%</b>	<b>16.00%</b>	26.82%	22.93%	23.89%	25.85%	22.49%	<b>23.37%</b>	<b>17.00%</b>
Female		1,618	2,538	4,156	25,105	9,599	34,704	3,096	1,202	4,298	13,964	5,693	19,657		
		8.97%	3.54%	<b>4.63%</b>	14.96%	1.95%	<b>5.26%</b>	<b>10.00%</b>	19.22%	2.44%	6.57%	18.14%	2.62%	<b>6.69%</b>	<b>11.00%</b>
Total Hours		18,037	71,761	89,798	167,803	492,204	660,007	16,111	49,292	65,403	76,963	216,987	293,950		
		<b>20.09%</b>			<b>25.42%</b>			<b>24.63%</b>			<b>26.18%</b>				

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Closed Projects Subject to the City of Portland's Workforce Training and Hiring Program or The Project Apprenticeship Agreement							
	Total Project				Total Project		
<b>INFRASTRUCTURE (COFFMAN)</b>	<b>A</b>	<b>J</b>	<b>TOTAL</b>	<b>CITY OF PORTLAND INFRASTRUCTURE (STACY &amp; WITBECK)*</b>	<b>A</b>	<b>J</b>	<b>TOTAL</b>
Asian	0	0	0	Asian	8	22	30
	0.00%	0.00%	0.00%		0.11%	0.11%	0.11%
African American	421	0	421	African American	1,113	20	1,133
	13.74%	0.00%	2.18%		16.28%	0.10%	4.28%
Caucasian	2,640	12,503	15,143	Caucasian	4,587	16,070	20,657
	86.26%	76.90%	78.38%		67.09%	81.84%	78.03%
Hispanic	0	3,757	3,757	Hispanic	329	1,165	1,494
	0.00%	23.10%	19.44%		4.81%	5.93%	5.64%
Native American	0	0	0	Native American	801	2,359	3,160
	0.00%	0.00%	0.00%		11.71%	12.01%	11.93%
Minority	421	3,757	4,177	Minority	2,250	3,566	5,816
	13.74%	23.10%	21.62%		32.91%	18.16%	21.97%
Female	348	513	861	Female	1,586	271	1,857
	11.35%	3.16%	4.45%		23.20%	1.38%	7.01%
Total Hours	3,061	16,260	19,320	Total Hours	6,837	19,636	26,473
	15.84%				25.83%		
	Total Project				Total Project		
<b>SW MOODY DEMOLITION</b>	<b>A</b>	<b>J</b>	<b>TOTAL</b>	<b>MACADAM AVE. STREET IMPROVEMENTS*</b>	<b>A</b>	<b>J</b>	<b>TOTAL</b>
Asian	0	0	0	Asian	0	246	246
	0.00%	0.00%	0.00%		0.00%	9.10%	8.65%
African American	123	38	161	African American	15	0	15
	38.05%	1.96%	7.11%		10.64%	0.00%	0.53%
Caucasian	168	1,877	2,045	Caucasian	126	2,349	2,475
	52.06%	96.69%	90.32%		89.36%	86.87%	86.99%
Hispanic	32	26	58	Hispanic	0	54	54
	9.90%	1.35%	2.57%		0.00%	1.98%	1.88%
Native American	0	0	0	Native American	0	56	56
	0.00%	0.00%	0.00%		0.00%	2.05%	1.95%
Minority	155	64	219	Minority	15	355	370
	47.94%	3.31%	9.68%		10.64%	13.13%	13.01%
Female	34	0	34	Female	109	33	142
	10.52%	0.00%	1.50%		77.30%	1.20%	4.97%
Total Hours	323	1,941	2,265	Total Hours	141	2,704	2,845
	14.28%				4.96%		
	Total Project				Total Project		
<b>OHSU RIVER CAMPUS BLDG.</b>	<b>A</b>	<b>J</b>	<b>TOTAL</b>	<b>STREETCAR EXTENSION</b>	<b>A</b>	<b>J</b>	<b>TOTAL</b>
Asian	5,106	4,952	10,058	Asian	72	1,794	1,865
	3.12%	0.93%	1.45%		0.43%	2.09%	1.82%
African American	12,882	9,132	22,013	African American	3,651	371	4,022
	7.87%	1.72%	3.17%		21.84%	0.43%	3.92%
Caucasian	127,238	465,543	592,781	Caucasian	11,199	59,815	71,014
	77.73%	87.78%	85.41%		67.00%	69.57%	69.15%
Hispanic	13,205	39,964	53,169	Hispanic	278	18,578	18,856
	8.07%	7.54%	7.66%		1.66%	21.61%	18.36%
Native American	5,266	10,756	16,022	Native American	1,515	5,425	6,940
	3.22%	2.03%	2.31%		9.06%	6.31%	6.76%
Minority	36,457	65,344	101,801	Minority	5,515	26,167	31,682
	22.27%	12.32%	14.67%		33.00%	30.43%	30.85%
Female	17,196	12,529	29,724	Female	3,082	4,517	7,598
	10.50%	2.36%	4.28%		18.44%	5.25%	7.40%
Total Hours	163,695	530,347	694,042	Total Hours	16,713	85,982	102,696
	23.59%				16.27%		

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	Total Project				Total Project		
	A	J	TOTAL		A	J	TOTAL
<b>AERIAL TRAM</b>							
Asian	929 3.05%	1,778 1.25%	2,707 1.56%				
African American	1,135 3.72%	1,961 1.37%	3,096 1.79%				
Caucasian	26,939 88.40%	128,568 90.09%	155,507 89.79%				
Hispanic	785 2.57%	8,739 6.12%	9,524 5.50%				
Native American	686 2.25%	1,672 1.17%	2,358 1.36%				
Minority	3,534 11.60%	14,150 9.91%	17,684 10.21%				
Female	4,621 15.16%	9,586 6.72%	14,207 8.20%				
Total Hours	30,473 17.59%	142,718	173,191				
	Total Project			Totals For All Closed Projects	Total Project		
	A	J	TOTAL		A	J	TOTAL
<b>MOODY STREET RECONSTRUCTION</b>							
Asian	56 9.11%	195 3.53%	251 4.08%	Asian	6,114 2.76%	8,791 1.10%	14,905 1.46%
African American	259 42.11%	0 0.00%	259 4.21%	African American	19,339 8.74%	11,522 1.44%	30,861 3.02%
Caucasian	301 48.94%	4,146 74.96%	4,447 72.36%	Caucasian	172,897 78.15%	686,725 85.89%	859,622 84.21%
Hispanic	0 0.00%	531 9.60%	531 8.64%	Hispanic	14,628 6.61%	72,282 9.04%	86,910 8.51%
Native American	0 0.00%	459 8.30%	459 7.47%	Native American	8,267 3.74%	20,267 2.53%	28,534 2.80%
Minority	315 51.22%	1,185 21.42%	1,500 24.41%	Minority	48,347 21.85%	113,402 14.18%	161,748 15.84%
Female	40 6.50%	0 0.00%	40 0.65%	Female	26,975 12.19%	27,447 3.43%	54,422 5.33%
Total Hours	615 10.01%	5,531	6,146	Total Hours	221,243 21.67%	799,587	1,020,830

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South Waterfront Contract Utilization Report - Project Status										
Project Name	Prime Contractor	Contract Amount	Group Designation			Amended Subcontract Values	% Of Amended Total	Payments-To-Date		
			Ethnicity	Certification	Gender					
3720 Condominiums (Block 38)	Hoffman Construction Company of Oregon	\$110,728,000	Caucasian	OBE	Male					
Certification Status	Prime Contractor	% Of Total	Subcontractors	% Of Total Subs	Total Project	% Of Total	Amended Subcontract Values	% Of Amended Total	Payments-To-Date	
Minority Business Enterprise	\$0	0.00%	\$3,381,860	3.95%	\$3,381,860	3.05%	\$6,725,944	6.06%	\$4,351,191	
Woman Business Enterprise	\$0	0.00%	\$2,559,818	2.99%	\$2,559,818	2.31%	\$4,747,050	4.28%	\$3,126,261	
Emerging Small Business	\$0	0.00%	\$6,366,720	7.44%	\$6,366,720	5.75%	\$6,305,230	5.68%	\$2,432,686	
Non-Certified Firms	\$25,103,931	100.00%	\$73,315,671	85.63%	\$98,419,602	88.88%	\$93,238,465	83.99%	\$78,868,707	
<b>Total</b>	<b>\$25,103,931</b>	<b>100.00%</b>	<b>\$85,624,069</b>	<b>100.00%</b>	<b>\$110,728,000</b>	<b>100.00%</b>	<b>\$111,016,689</b>	<b>100.00%</b>	<b>\$88,778,845</b>	

South Waterfront Contract Utilization Report - Project Status										
Project Name	Prime Contractor	Contract Amount	Group Designation			Amended Subcontract Values	% Of Amended Total	Payments-To-Date		
			Ethnicity	Certification	Gender					
The Alexan (Block 39)	Walsh Construction Company	\$62,732,926	Caucasian	OBE	Male					
Certification Status	Prime Contractor	% Of Total	Subcontractors	% Of Total Subs	Total Project	% Of Total	Amended Subcontract Values	% Of Amended Total	Payments-To-Date	
Minority Business Enterprise	\$0	0.00%	\$82,590	0.17%	\$82,590	0.13%	\$92,365	0.17%	\$35,444	
Woman Business Enterprise	\$0	0.00%	\$502,231	1.05%	\$502,231	0.80%	\$508,479	0.96%	\$3,137	
Emerging Small Business	\$0	0.00%	\$7,000,264	14.65%	\$7,000,264	11.15%	\$6,980,959	13.22%	\$5,868,149	
Non-Certified Firms	\$14,999,756	100.00%	\$40,187,310	84.12%	\$55,187,066	87.92%	\$45,216,513	85.64%	\$28,432,907	
<b>Total</b>	<b>\$14,999,756</b>	<b>100.00%</b>	<b>\$47,772,395</b>	<b>100.00%</b>	<b>\$62,772,151</b>	<b>100.00%</b>	<b>\$52,798,316</b>	<b>100.00%</b>	<b>\$34,339,637</b>	

South Waterfront Contract Utilization Report - Project Status										
Project Name	Prime Contractor	Contract Amount	Group Designation			Amended Subcontract Values	% Of Amended Total	Payments-To-Date		
			Ethnicity	Certification	Gender					
The Mirabella (Block 31)	Hoffman Construction Company of Oregon	*\$90,000,000	Caucasian	OBE	Male					
Certification Status	Prime Contractor	% Of Total	Subcontractors	% Of Total Subs	Total Project	% Of Total	Amended Subcontract Values	% Of Amended Total	Payments-To-Date	
Minority Business Enterprise	\$0	0.00%	\$185,982	0.32%	\$185,982	0.21%	\$185,982	0.17%	\$3,467	
Woman Business Enterprise	\$0	0.00%	\$385,904	0.66%	\$385,904	0.43%	\$385,904	0.36%	\$0	
Emerging Small Business	\$0	0.00%	\$47,660	0.08%	\$47,660	0.05%	\$47,660	0.04%	\$0	
Non-Certified Firms	\$31,913,628	100.00%	\$57,466,826	98.93%	\$89,380,454	99.31%	\$107,561,468	99.43%	\$6,596,731	
<b>Total</b>	<b>\$31,913,628</b>	<b>100.00%</b>	<b>\$58,086,372</b>	<b>100.00%</b>	<b>\$90,000,000</b>	<b>100.00%</b>	<b>\$108,181,014</b>	<b>100.00%</b>	<b>\$6,600,198</b>	

\*This figure represents an approximate amount, to be revised for next month's report

Note: The "OBE" certification designation denotes non-certified firms



<b>Summary of MBE Ethnicity Amended Contract Totals</b>												
Project	Total M/W/ESB	Total MBE	African American	% of Total M/W/ESB	Native American	% of Total M/W/ESB	Hispanic American	% of Total M/W/ESB	Asian American	% of Total M/W/ESB	Unknown	% of Total M/W/ESB
3720 Condominiums (Block 38)	\$17,778,224	\$6,725,944	\$3,315,078.00	18.65%	\$2,557,017.00	14.38%	\$14,096.00	0.08%	\$581,395.00	3.27%	\$258,359.00	1.45%
The Alexan (Block 39)	\$7,581,803	\$92,365	\$85,525.00	1.13%	\$6,840.00	0.09%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%
The Mirabella (Block 31)	\$619,546	\$185,982	\$43,000.00	6.94%	\$142,982.00	23.08%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%