

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: February 13, 2008
TO: Board of Commissioners
FROM: Bruce A. Warner, Executive Director
SUBJECT: Report Number 08-14
Executive Director Report

BOARD ACTION REQUESTED

None – Information only

Administration Update/Management Issues

I was very pleased that PDC was a main sponsor of the Skanner's annual Martin Luther King, Jr. Breakfast on January 21 at the downtown Hilton. I was invited to present a few remarks about PDC's future direction and about our upcoming Business Equity Policy. This is an event we all look forward to each year and is a great way to pay tribute to Dr. King, his words and vision. Several PDC staff members joined me at our table including Lolita Burnette and Commissioners Ferran and Mohlis.

I would like to thank Commissioner Wilhoite for representing PDC on the program at the Vanport Square Phase I grand opening. I attended the event along with many other staff members including Directors Cheryl Twete and Lolita Burnette. The ceremony took place on Wednesday, January 24, 2008 and other speakers included City Commissioner Sam Adams, Portland Family of Funds CEO Carl Talton, along with Vanport developers Ray Leary and Jeana Woolley. Also on hand for the event were many of the business owners who purchased commercial condominiums at Vanport Square.

Many members of the Northeast Portland community attended the celebration and sampled some great food from a few of the Vanport restaurants that will be opening in the next few months. It is anticipated that by late spring, most, if not all the businesses should be up and running. Ray and Jeana expressed much appreciation to PDC and called out staff members Bernie Kerosky, Bruce Allen, Cheryl Twete and Margarita Molina. This phase of the Vanport project is a very welcome addition to MLK Boulevard. Future phases II and III will be underway before long and will add more commercial and residential space.

Park Block 5 broke ground on January 31 with hundreds on hand to celebrate this event. The block is located directly behind the Fox Tower and is bounded by SW Park and 9th Avenue and Taylor and Yamhill streets. Speakers at the event were Mayor Potter Commissioner Dan

Saltzman (who oversees Parks), Park Executive Director Zari Santner and a representative of the Tom Moyer family. Mayor Potter got behind the controls of a track loader and dumped a load of gravel on the site as a symbolic gesture of park construction getting underway. The park will include two public restrooms, a site attendant's office, area for trash and recycling, and a café. When finished, the park will be a welcome amenity for those who work, live or visit downtown.

I would like to thank the PDC Central Services and Accounting staff for pulling together the FY 2006-07 Comprehensive Annual Financial Report—also known as the CAFIR. State law requires that all local governments publish a complete set of financial statements within six months of the close of each fiscal year. The CAFIR provides our Board, City Council and citizens with detailed information about the financial position and activities of PDC. Our FY 2006-07 audit was performed by the accounting firm of Moss Adams, LLP. PDC has received a Certificate of Achievement for Excellence in Financial Reporting for the past 19 years from the Government Finance Officers Association. These certificates are awarded to governments that publish an easily readable and efficiently organized report that satisfies accepted accounting practices. We are very proud of these past certificates and fully expect the FY 2006-07 CAFIR to also receive this recognition.

I want to extend my congratulations to PDC employee Juan Carlos Ocana-Chiu who became a U.S. citizen on January 14. Juan Carlos was born in Ecuador and currently works as a Public Involvement Coordinator in Public Affairs. Juan Carlos speaks fluent Spanish and his language skills and friendly, helpful demeanor are much appreciated as he works with citizens in our Lents, Gateway and Oregon Convention Center URAs. We are very pleased to have him on staff, and congratulate him on his new citizenship.

Approximately 25 PDC staff members participated in Mayor Potter's outreach effort to Jefferson High School and the Young Women's Academy at Tubman School. Staff spoke to students about what they do at work, what PDC is, and described careers with PDC. Most of all, staff told the students to stay in school and work hard. PDC staff member Joanne Daunt helped initiate a learning series with 50 young men from Jefferson called, "Students to Leaders Luncheon." The monthly series debuted in November and each month features a community leader in Portland who will speak to students about what they do and their own personal success stories. Some upcoming speakers include myself, Governor Kulongoski, Fred Hansen and small business owners such as Gloria McMurtry from Reflections Café. I very much support this effort to reach out and connect with students and our public schools.

As the board well knows, we are actively engaged in the budget process for FY 08/09. This is the first year we are meeting with City Council as our official budget committee. After meeting internally to organize ourselves around budgets for our departments and URAs, we began meeting with the Council budget committee on January 28. Budget meetings are scheduled through February 22nd. City Council representatives on the budget committee are Randy Leonard and Erik Sten. I am joined in each of these budget meetings by Keith Witcosky, PDC Board members Mark Rosenbaum and Charles Wilhoite, and at time appropriate PDC Directors

and Managers. My appreciation goes out to Commissioners Rosenbaum and Wilhoite for the many, many hours they devote to our budget process.

Notable projects and meetings I was involved in recently are:

- Attended meeting of the Contract Advisory Committee
- Attended Business Alliance Board retreat
- Attended City Bureau Directors meeting at Jefferson High School
- Met with City's Office of Government Relations to preview the upcoming legislative session
- Attended Clay Towers property transfer celebration
- Attended a Urban Lands Institute dinner with Chairman Rosenbaum (with Chair Rosenbaum delivering remarks at the dinner)
- Attended Mayor's State of the City address at Jefferson High School

January meetings were held with Richard Harris (Central City Concern), Pastor Hardy, Fred Hansen/Neil McFarland/Olivia Clark of Tri-Met, J. Isaac of the Portland Trail Blazers, Harold Williams, Terri Warpinski and Jan Oliver from the University of Oregon, Barry Schlessinger, LaVonne Griffin-Valade of Multnomah County and Gil Kelley

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

Business Attraction and Industry Development—

- The twice-annual Outdoor Retailer Trade Show, held in Salt Lake City, has been an excellent source of industry leads for our staff working with the activewear/cycling/outdoor gear sector. PDC continued its representation at the 2008 show on January 23-24, which hosted a sold-out exhibitor space of nearly 800 companies, including 27 Oregon companies. The show is dominated by apparel, gear/equipment, footwear and accessories products. Staff met with nearly a dozen companies, most of which were seeking to open a distribution facility in the Portland area within the next two to three years. In addition to scheduled appointments, PDC staff made good industry contacts in our effort to market Portland and to reinforce that we are an excellent location for activewear companies, thanks to an educated and talented workforce, affordability, access to recreational opportunities, access to market, and a population that is passionate about outdoor activities.

- Opportunities to develop our metals manufacturing and medical device/bioscience clusters prompted Economic Development staff attendance at the Medical Design and Manufacturing West (MDM West) trade show on January 28-31 in Anaheim. The event drew more than 1200 exhibitors and 16,000 professionals from not only California and other Western states but also international centers of medical manufacturing which could benefit from a West Coast presence.
- Closer to home, the growing clean energy cluster was the focus of two separate events here in Portland in January attended by Economic Development staff following this industry's development:
 - 1) The eighth annual Harvesting Clean Energy conference January 28-29, with expert panels and workshops on wind power, biofuels, biopower, geothermal, solar, and energy efficiency;
 - 2) The third annual Business Alliance for Sustainable Energy (BASE) Summit: Oregon's Opportunity to Become Energy Independent, held on January 14. The BASE event included a status report on trends in the solar, wind, geothermal, biomass, fuel cell, biofuels and green building industries.

PDC Receives Governor's Film Advocate Award—PDC's support of the film industry as a key segment of the creative cluster was recognized on January 29 at the Oregon Film and Video Office (OFVO) Annual Meeting. PDC received the 2008 Governor's Film Advocate Award in appreciation of our assistance in providing production office space to several recent films. According to Steve Oster, OFVO Executive Director, "PDC's participation was invaluable in helping secure three major feature productions, bringing hundreds of jobs and millions of dollars into Oregon's economy."

Resources Shared With New Businesses—PDC continues to partner with other city agencies to distribute the New Business Welcome Kits, designed to improve customer service and help businesses access the wealth of resources available from the city. The kit's January distribution reached 900 new business license holders. Contributing city offices and bureaus are the Office of the Mayor, Revenue Bureau, Bureau of Development Services, Office of Neighborhood Involvement, Bureau of Purchasing, Portland Fire and Rescue Prevention Division, Office of Sustainable Development, and PDC. Service information ranges from fire safety to graffiti prevention and removal, to how to do business with the city. The Kits are mailed every three months to all new city business licensees.

Development Update

Lents URA Plan Amendment Study Approved—On January 8, 2008, the Lents Town Center Urban Renewal Advisory Committee (URAC) unanimously recommended approval of the Lents URA Plan Amendment Study.

Since the plan amendment process was authorized by the PDC Board in April 2007, PDC staff has conducted an extensive public outreach process and worked closely with a subcommittee of the URAC to develop recommendations. The recommendations are based on legal, technical, and financial information required under ORS 457. The URAC recommended the following:

1. The date to retire the district (or last issuance of debt) should be extended from 2015 to 2020.

2. The boundary should be expanded by approximately 180 acres. The expansion areas included an addition along Foster Road to include commercially zoned properties from 79th to 50th Street and selected areas north of Powell Boulevard and key intersections east of 122nd Avenue.
3. The maximum indebtedness should be increased by \$170M to achieve the original goals in the URA Plan and complete more projects. The total debt capacity for Lents URA is proposed to be \$245M with retirement of debt projected to 2026.

PDC staff and representatives of the Lents Town Center URAC will present the recommendations to the PDC Board in March 2008. The presentation of the URA Plan and Report is scheduled for April 2008. If the PDC Board adopts a resolution in support of the plan amendment, it will be forwarded to the Planning Commission for consideration as required by ORS 457. Major changes to an urban renewal area, by law, require notice to Portland citizens so during this time a “super notice” will be mailed to approximately 300,000 households in the city allowing a comment period. After the Planning Commission reviews the proposal and makes a recommendation, the City Council will review it, take final action, and if approved, will be officially adopted by ordinance.

First Public Open House on Gateway Project is a Success – Oregon Convention Center URA—The Martin Luther King, Jr. Blvd. Gateway and Heritage Marker Project was introduced to the community on the blustery evening of January 22nd. Staff from PDC’s Oregon Convention Center Urban Renewal Area hosted the first of three public open houses seeking input on the Gateway and Heritage Markers Project. More than 200 invitations were hand-delivered to businesses and mailed to interested parties, generating a very strong turnout of 50 community members. After staff introduced the project, the design team, led by 2.ink studio, presented the history, a site analysis of the gateway area, and several examples of how gateways and heritage markers have been used throughout history.

Several questions were raised by the community that helped illuminate the history of the project, which comes from the 1993 *Albina Community Plan*. The comments and discussion will be used to guide the design team as they move into their next phase of work: creating conceptual alternatives for the site. Staff anticipates holding the second open house in March 2008 to present alternatives that will be developed under the guidance of the project’s Stakeholder Advisory Group.

Developer Workshop Held for Property Owners; Partnership of Housing and Development – Oregon Convention Center and Interstate Corridor URAs—On December 6, 2007, Development staff hosted a Developer Workshop for twelve property owners who own property on NE Martin Luther King, Jr. Blvd. and in the Interstate Corridor URA. Interstate and Oregon Convention Center URA staff developed this pilot workshop in response to requests from owners who have completed or are undertaking Development Opportunity Services (DOS) program grants projects, but were uncertain of their next steps. The intent of the workshop was to provide high-level information so that the participants have some idea of what is involved in redevelopment of property and the next steps involved. It also provided an opportunity for continued partnership with the Housing department—with Komi Kalevor and Michael Prothe presenting as experts in finance and construction, respectively. Private presenters included Ray Leary and Jeana Woolley (Vanport Partners), Alem Gebrehiwot (Queen of Sheeba), Stephen Green (Albina Bank), and Bill Hart (Carleton Hart Architects). This type of interdepartmental cooperation has not been tried before and was very successful. Staff received very positive feedback from the participants and expects to continue providing this type of technical assistance in the future.

Killingsworth Streetscape Improvements Phase II Concluding - Interstate Corridor URA—Construction of Phase II of the Killingsworth Streetscape Improvement project will be completed by end of February 2008. Streetscape improvements on the I-5 overcrossing will go out to bid in spring 2008 and construction will begin in late summer. Phase II and the I-5 overcrossing work will complete the full streetscape improvements along Killingsworth from North Interstate Avenue to North Commercial Avenue. The improvements (both phases I and II) have brought new sidewalks, street trees, ornamental street lights, curb extensions, pedestrian crossings, and benches to the street to make it more attractive and pedestrian friendly.

Dawson Park Gazebo Renovation Work - Interstate Corridor URA—Renovation of the Dawson Park Gazebo—located within Dawson Park which is on the block bounded by North Vancouver, North Williams Avenue, North Stanton, and North Morris Streets in the Interstate Corridor URA—is anticipated to start in February 2008. Construction start has been delayed due to complexities involved in lifting and storing the 120-year old dome. The gazebo was added to the park in 1978 to showcase the dome salvaged from the Hill Block Building, which was removed in the early 1970s when the commercial block at North Russell and North Williams was cleared for development. The commercial district along Russell was once the heart of the former city of Albina.

The dome will be lifted off the structure with a crane and stored in the park while structural work on the gazebo is completed. When work is completed, the dome will be hoisted back onto the new structure. Work is expected to take up to four months. PDC's Public Affairs is producing a video showing the work before and after and will be interviewing citizens familiar with the history of Albina and the significance of the gazebo and dome.

Housing Update

Watershed at Hillsdale Opening—Grand opening of the Watershed at Hillsdale housing project was held on January 9. The \$11.6 million mixed-use project was under development for nearly four years at the west end of the Hillsdale town center on SW Capitol Highway. The Watershed features 51 units of senior affordable housing, a 3,335 sq. ft. office condominium, and 18,600 square feet of underground parking for 36 parking spaces. PDC provided \$900,000 in federal funds (which leveraged tax credit equity from The Enterprise Foundation), Wells Fargo construction funding, permanent funding from the Network for Oregon Affordable Housing, as well as state and local grants. The Watershed focuses on the City's goal of housing the hardest to house with eight units set aside to meet the City's Permanent supportive Housing (PSH) goals. In addition, the project incorporated many green features including LEED certification, on-site storm water management, and Energy Star appliances. Rents for the one and two bedroom units will be \$600 to \$645 with 40 units being subsidized by Section 8 payments. Project developer is Community Partners for Affordable Housing.

Patton Square (Formerly Crown Motel)—PDC approved nearly \$4.5 million in tax increment financing for the Patton Square Apartments located at 5204 North Interstate Ave. The project will provide affordable rental housing opportunities for individuals and families with income restrictions at 60 percent of Median Family Income (MFI) and will be developed by REACH Community Development Corporation.

Patton Square will feature 54 rental units with studios and one-to-three bedroom flats in a single five story wood frame building. Project amenities include bike parking, additional storage, resident services, community space, a play room, and reduced fee Tri-Met passes. The

average unit size is 480 square feet for the studios, 631 square feet for the 1-bedroom units, 900 square feet for the 2-bedroom units and 1,149 square feet for the 3-bedroom units. The project also contains 6,222 square feet of commercial space which, will be master leased by REACH and subleased to commercial tenants. The building contains a total of 60,297 gross square feet.

The site is currently occupied by the Crown Motel, and was purchased by Tri-Met in September 2005. Development rights for the site were awarded to REACH through a request for proposals process. Tri-Met is responsible for completing relocation for eligible motel tenants. The property is required to be vacant at the time of transfer to Patton Square Partners Limited Partnership. The project is scheduled to begin construction in March 2008 and will be completed by December 2008. Lease up is expected to in be completed by April 2009.

Sandy Apartments—PDC approved \$1.3 million in federal funds for the development of the Sandy Apartments located at 11401 NE Sandy Boulevard. Developer of the project is Kuke-Dorf, Inc., a local mental health provider that is very active in Washington and Multnomah Counties. All 14 units in this acquisition/rehabilitation will be reserved for chronically mentally ill adults who are at risk of homelessness. Services for the residents will provided by Cascade AIDS, Multnomah County and Luke-Dorf. Sandy Apartments consists of three separate buildings constructed between 1948 and 1952. The property is in poor condition and has received numerous City of Portland code violations (2004-2007) for unhealthy and unsafe living conditions. All three buildings share a common surface parking area. Construction is expected to get underway in mid-April.

Community Relations and Business Equity (CRBE)

Diversity Council—The Diversity Council completed a work plan and presented it to the Executive Team on January 29th and to employees at the January 31st all-staff meeting. The employees on the Diversity Council have come together as a group to set a work plan that includes diversity training, formation of a Spanish-speakers group, establishment of a resource library, and celebration of events such as African American and Women’s History months. We are very appreciative of their efforts to help make PDC a culturally competent organization.

Business and Workforce Equity Initiative—The Initiatives are scheduled to be presented to the PDC Board for adoption on February 27th. Program guidelines have been developed to accompany the Business and Workforce Equity Policy. Outreach and communication sessions have been set up to keep internal and external stakeholders apprised of progress. Implementation for the new Initiatives is scheduled for April 1. The Annual Diversity in Contracting and Workforce Training Report covering fiscal year 2006/2007 will also be presented to the PDC Board on February 27th.

Meetings and Gatherings –

- Workforce Diversity Strategy Committee on January 17 – At the third meeting of the Committee suggestions were made for revisions to the Charter. The Committee had an educational session to better understand what PDC is currently doing in the area of improving workforce diversity on construction projects. The Committee is scheduled to review the first draft of the Workforce Diversity Strategy Agreement as part of the PDC Construction Wage Policy at the February 21st meeting.

- Contracting Advisory Committee on January 28 – Three subcommittees were created to develop recommendations for programs or actions needed to supplement the Policy. The three subcommittees presented recommendations for a general contractor development program, relationship building activities and target industry approach to barriers to growth of certified M/W/ESB firms.
- Generational Focus Groups on January 28 – The first focus group on generational differences in engagement and communication was held in January. The goal was to determine how folks would like to be engaged by PDC. This event was a great success.

Community Relations/PDC Sponsored Events:

Community Relations and Business Equity (CRBE) staff attended the following Community gatherings:

- January 8 NAMCO Meeting
- January 8 African American Chamber Meeting
- January 9 MBOC Committee Meeting
- January 17 Workforce Diversity Strategy Committee
- January 11 OAME Contractors Meeting
- January 11 OAME First Friday Professionals
- January 16 Philippine Chamber Meeting
- January 18 OAME Coffee and Issues
- January 18 Mayor’s “State of the City” address at Jefferson H.S.
- January 21 Martin Luther King Jr. Breakfast
- January 23 Turner Construction School of Management
- January 24 Vanport Grand Opening
- January 25 PBA Annual Board Retreat
- January 28 Contracting Advisory Committee Meeting
- January 28 PDC Generational Focus Groups
- January 30 Native American Chamber Meeting
- January 30 South Waterfront Oversight Committee

Purchasing and Contracting – The implementation and training for the Lawson Requisition Module was completed in January. Entry of Flexible Services Work Orders and Work Order amendments began the last week of January. These documents represent approximately 750 entries annually and have previously been hand-written on pre-printed forms. Earlier system tracking is anticipated to capture budget information sooner in the process, minimize entry requirements and reduce misplaced Work Order documents. This is the first project to go through the Project Management Office process and has been very valuable in providing feedback for pending projects.

Public Participation & Public Affairs

Public Involvement

Future of Urban Renewal—An interdepartmental team representing Development, Housing and Public Involvement staff completed an extensive outreach effort with the Lents URAC and surrounding areas regarding a proposed amendment to the Lents Town Center Urban Renewal Area Plan. As a result of these efforts, the Lents Town Center Urban Renewal Committee voted

to support the amendment which will extend the date of expiration for the district, expand the boundary of the urban renewal area and increase the level of debt within the district.

Public Involvement staff continued to work with stakeholders from the Downtown Waterfront, South Park Blocks and River District Urban Renewal Areas to obtain input on new boundaries for the River District Urban Renewal Area and project priorities.

FY 08/09 Budget—Public Involvement staff attended urban renewal area budget sessions for the PDC Executive Team and the PDC Commissioners to develop preliminary plans for public outreach efforts for 2008-09.

Public Involvement staff assisted in the development of the Executive Department's budget presentation for the PDC Commission and participated in the presentation.

Projects:

- Developed and distributed quarterly newsletters for the Lents Town Center and the Oregon Convention Center Urban Renewal Areas.
- Planned and implemented the first in a series of open houses to gather public comments on the Martin Luther King Jr. Blvd. Gateway and Heritage Markers Project.
- Organized a focus group of ten individuals to participate in an audit of PDC's printed publications.
- Organized a work group of staff from Development and Housing departments to begin planning for the fourth annual Lents Resource Fair.
- Assisted Development department staff with the creation of information about the Emerging Developers Forum.
- Conducted presentation (in Spanish) to the Latino Network's Diversity and Civic Leadership Academy group on how PDC and the City of Portland work.
- Conducted presentation on PDC public involvement work to Harriet Tubman Leadership Academy students on January 15, as part of the Mayor's Week at Jefferson initiative.
- Coordinated the outreach to, and nomination and appointment of several potential new URAC members for both Lents and Gateway.
- Coordinated with the operational department staff to develop a strategy on how to work most effectively with the Lents Town Center URAC.

Public Affairs

- Public Affairs presented its budget (along with the entire Executive Dept.) to the PDC Board in preparation for FY 08/09 budget meetings with City Commissioners Leonard and Sten.
- Staff spent time finalizing speaking engagements for both Bruce Warner and Mark Rosenbaum. A variety of potential speaking opportunities have been identified for Chairman Rosenbaum in east Portland.
- A Request for Proposals was issued seeking a firm to assist in executing PDC's 50th anniversary events.
- Pulled together printed materials in preparation for a focus group that will be looking at printed pieces and helping with a publications audit.
- Provided staff assistance in planning opening events for Vanport Square Phase I and for the ground breaking on Park Block 5. Public Affairs staff wrote speeches for both City Commissioner Adams and PDC Commissioner Wilhoite for the Vanport event.

- Several staff members in Public Affairs took part in the Mayor's Week at Jefferson High School. Staff spoke to students at both Jefferson High and at the Young Women's Academy. Focus was on what PDC does, but staff also urged the students to stay in school and work hard.
- As of August 2007, PDC has produced 11 videos posted to YouTube that have received more than 4100 views. There are 13 more videos in pre-production including a 911/311 commercial video being done in cooperation with the Bureau of Emergency and Communications. We have also produced five videos for internal use (i.e. Black History Month, CRBE retreat). All of these videos are done in house and require no outside sub-contracting. We are currently averaging one new posting every week and a half.

ATTACHMENTS:

A. South Waterfront Workforce Diversity Report

CC: B. Warner, Executive Director
J. Rawls, Public Affairs Coordinator
M. Baines, General Counsel
J. Cody, Interim Director, Central Services
J. Jackley, Operations Division Manager

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 Moody Street Reconstruction project. These are the first projects 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 December, and the 2007 / 2008 fiscal year to date.

Workforce diversity among apprentice workers continues to lead the diversity efforts. The total female apprentice hours represent **12.46%** of the total apprentice hours 2.46 percentage points ahead of the combined journey/apprentice goal of 10% for the fiscal year. **33.46%** of the apprentice hours 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
10.0%	4.92%			[5.08%]
16.0%		24.39%		+8.39%
20.0%			24.98%	+4.98%

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 and the Alexan projects are included in this report to demonstrate the enhanced M/W/ESB reporting we will provide for all PDC sponsored projects by the end of the fiscal year. These two projects have a combined M/W/ESB utilization commitment of \$23,142,860 which equates to 15.80% of the direct cost of work for these two projects.

Attachment A – Table 4: Table 4 displays the MBE ethnicity utilization for the 3720 Condominiums and the Alexan 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	Dec-07			FY 07-08			WDS Goal
		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian		0	1,380	1,380		335	563	898	1,392	2,884	4,276	
		0.00%	2.18%	1.71%		3.90%	2.12%	2.56%	3.38%	2.45%	2.69%	
African American		2,535	2,248	4,783		1,281	1,467	2,748	4,311	5,709	7,401	
		14.65%	3.56%	5.94%		14.92%	5.53%	7.82%	10.46%	4.84%	4.65%	
Caucasian		10,154	53,738	63,892		5,269	20,744	26,013	26,991	93,884	98,340	
		58.70%	85.02%	79.36%		61.35%	78.13%	74.03%	65.47%	79.63%	61.80%	
Hispanic	Pre-Construction	3,123	4,653	7,776		1,501	3,251	4,752	7,126	12,326	19,452	
		18.05%	7.36%	9.66%		17.48%	12.24%	13.52%	17.28%	10.45%	12.22%	
Native American		1,487	1,189	2,676		202	525	727	1,407	3,103	4,510	
		8.60%	1.88%	3.32%		2.35%	1.98%	2.07%	3.41%	2.63%	2.83%	
Minority		7,145	9,470	16,615		3,319	5,805	9,124	14,235	24,022	38,257	
		41.30%	14.98%	20.64%	15.00%	38.65%	21.86%	25.97%	34.53%	20.37%	24.04%	16.00%
Female		1,334	2,538	3,872		1,363	447	1,810	6,138	4,062	10,200	
		7.71%	4.02%	4.81%	8.00%	15.87%	1.68%	5.15%	14.89%	3.45%	6.41%	10.00%
Total Hours		17,299	63,208	80,507		8,588	26,550	35,138	41,227	117,906	159,133	
		21.49%				24.44%			25.91%			
THE ALEXAN (BLOCK 39)	FY 05-06	FY 06-07			WDS Goal	Dec-07			FY 07-08			WDS Goal
		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian		4	257	261		93	370	463	117	2,432	2,549	
		0.54%	3.00%	2.81%		2.33%	3.80%	3.38%	0.80%	5.14%	4.12%	
African American		0	319	319		18	503	521	112	2,363	2,475	
		0.00%	3.73%	3.43%		0.45%	5.17%	3.80%	0.77%	4.99%	4.00%	
Caucasian		520	7,258	7,778		2,845	7,334	10,179	10,187	36,112	46,298	
		70.46%	84.86%	83.72%		71.29%	75.41%	74.21%	70.03%	76.30%	74.83%	
Hispanic	Pre-Construction	214	513	727		680	997	1,677	3,173	3,763	6,936	
		29.00%	5.99%	7.82%		17.04%	10.25%	12.23%	21.81%	7.95%	11.21%	
Native American		0	207	207		355	359	714	958	1,874	2,832	
		0.00%	2.41%	2.22%		8.90%	3.69%	5.21%	6.59%	3.96%	4.58%	
Other		0.00	0.00	0.00		0	164	164	0	785	785	
		0.00%	0.00%	0.00%		0.00%	1.69%	1.20%	0.00%	1.66%	1.27%	
Minority		218	1,295	1,513		1,146	2,392	3,538	4,360	11,215	15,574	
		29.54%	15.14%	16.28%	15.00%	28.71%	24.59%	25.79%	29.97%	23.70%	25.17%	16.00%
Female		284	0	284		159	8	167	841	8	849	
		38.48%	0.00%	3.06%	8.00%	3.98%	0.08%	1.22%	5.78%	0.02%	1.37%	10.00%
Total Hours	738	8,553	9,291		3,991	9,726	13,717	14,546	47,327	61,873		
	7.94%				29.10%			23.51%				

A = APPRENTICE
 J = JOURNEY
 TOTAL = COMBINED APPRENTICE / JOURNEY
 WDS GOAL = WORKFORCE DIVERSITY STRATEGY GOAL
 *CITY OF PORTLAND CONTRACTED WORK

MOODY STREET RECONSTRUCTION	FY 05-06	FY 06-07			WDS Goal	Dec-07			FY 07-08			WDS Goal		
		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL			
Asian	Pre-Construction	Pre-Construction	0	0	0	0.00%	0	0	0	39	81	120		
African American			0	0	0	0.00%	0	0	0	210	0	210		
Caucasian			68	146	214	100.00%	100.00%	100.00%	54.83%	2,979	3,280	73.86%		
Hispanic			0	0	0	0.00%	0.00%	0.00%	0.00%	0	531	531		
Native American			0	0	0	0.00%	0.00%	0.00%	0.00%	0	301	301		
Minority			0	0	0	0.00%	0.00%	0.00%	0.00%	249	913	1,161	16.00%	
Female			0	0	0	0.00%	0.00%	0.00%	0.00%	40	0	40	10.00%	
Total Hours			68	146	214	31.78%	549	3,892	4,441	12.36%				
TOTALS	FY 05-06	FY 06-07			WDS Goal	Dec-07			FY 07-08			WDS Goal		
Asian		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL			
Asian		4	1,637	1,641		428	933	1,361	1,548	5,397	6,945			
		0.02%	2.28%	1.83%		3.38%	2.56%	2.77%	2.75%	3.19%	3.08%			
African American		2,535	2,567	5,102		1,299	1,970	3,269	4,633	8,072	12,705			
		14.05%	3.58%	5.68%		10.27%	5.41%	6.66%	8.23%	4.77%	5.64%			
Caucasian		10,674	60,996	71,670		8,182	28,224	36,406	37,479	132,975	170,454			
		59.18%	85.00%	79.81%		64.70%	77.49%	74.19%	66.54%	78.63%	75.61%			
Hispanic		3,337	5,166	8,503		2,181	4,248	6,429	10,299	16,620	26,919			
		18.50%	7.20%	9.47%		17.25%	11.66%	13.10%	18.29%	9.83%	11.94%			
Native American		1,487	1,395	2,882		557	884	1,441	2,365	5,278	7,643			
		8.24%	1.94%	3.21%		4.40%	2.43%	2.94%	4.20%	3.12%	3.39%			
Minority		7,363	10,765	18,128	15.00%	4,465	8,197	12,662	18,844	36,150	54,994	16.00%		
		40.82%	15.00%	20.19%		35.30%	22.51%	25.80%	33.46%	21.37%	24.39%			
Female		1,618	2,538	4,156	8.00%	1,522	455	1,977	7,019	4,070	11,089	10.00%		
		8.97%	3.54%	4.63%		12.03%	1.25%	4.03%	12.46%	2.41%	4.92%			
Total Hours		18,037	71,761	89,798		12,647	36,422	49,069	56,322	169,125	225,447			
		20.09%				25.77%			24.98%					

A = APPRENTICE
 J = JOURNEY
 TOTAL = COMBINED APPRENTICE / JOURNEY
 WDS GOAL = WORKFORCE DIVERSITY STRATEGY GOAL
 *CITY OF PORTLAND CONTRACTED WORK

Closed Projects Subject to the City of Portland's Workforce Training and Hiring Program							
	Total Project				Total Project		
INFRASTRUCTURE (COFFMAN)	A	J	TOTAL	CITY OF PORTLAND INFRASTRUCTURE (STACY & WITBECK)*	A	J	TOTAL
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		
SW MOODY DEMOLITION	A	J	TOTAL	MACADAM AVE. STREET IMPROVEMENTS*	A	J	TOTAL
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%		

A=APPRENTICE

J=JOURNEY

TOTAL=COMBINED APPRENTICE / JOURNEY

WDS GOAL=WORKFORCE DIVERSITY STRATEGY GOAL

*CITY OF PORTLAND CONTRACTED WORK

	Total Project				Total Project		
OHSU RIVER CAMPUS BLDG.	A	J	TOTAL	STREETCAR EXTENSION	A	J	TOTAL
Asian	5,106 3.12%	4,952 0.93%	10,058 1.45%	Asian	72 0.43%	1,794 2.09%	1,865 1.82%
African American	12,882 7.87%	9,132 1.72%	22,013 3.17%	African American	3,651 21.84%	371 0.43%	4,022 3.92%
Caucasian	127,238 77.73%	465,543 87.78%	592,781 85.41%	Caucasian	11,199 67.00%	59,815 69.57%	71,014 69.15%
Hispanic	13,205 8.07%	39,964 7.54%	53,169 7.66%	Hispanic	278 1.66%	18,578 21.61%	18,856 18.36%
Native American	5,266 3.22%	10,756 2.03%	16,022 2.31%	Native American	1,515 9.06%	5,425 6.31%	6,940 6.76%
Minority	36,457 22.27%	65,344 12.32%	101,801 14.67%	Minority	5,515 33.00%	26,167 30.43%	31,682 30.85%
Female	17,196 10.50%	12,529 2.36%	29,724 4.28%	Female	3,082 18.44%	4,517 5.25%	7,598 7.40%
Total Hours	163,695 23.59%	530,347	694,042	Total Hours	16,713 16.27%	85,982	102,696
	Total Project			All Closed Projects Totals	Total Project		
AERIAL TRAM	A	J	TOTAL		A	J	TOTAL
Asian	929 3.05%	1,778 1.25%	2,707 1.56%	Asian	6,114 2.76%	8,791 1.10%	14,905 1.46%
African American	1,135 3.72%	1,961 1.37%	3,096 1.79%	African American	19,339 8.74%	11,522 1.44%	30,861 3.02%
Caucasian	26,939 88.40%	128,568 90.09%	155,507 89.79%	Caucasian	172,897 78.15%	686,725 85.89%	859,622 84.21%
Hispanic	785 2.57%	8,739 6.12%	9,524 5.50%	Hispanic	14,628 6.61%	72,282 9.04%	86,910 8.51%
Native American	686 2.25%	1,672 1.17%	2,358 1.36%	Native American	8,267 3.74%	20,267 2.53%	28,534 2.80%
Minority	3,534 11.60%	14,150 9.91%	17,684 10.21%	Minority	48,347 21.85%	113,402 14.18%	161,748 15.84%
Female	4,621 15.16%	9,586 6.72%	14,207 8.20%	Female	26,975 12.19%	27,447 3.43%	54,422 5.33%
Total Hours	30,473 17.59%	142,718	173,191	Total Hours	221,243 21.67%	799,587	1,020,830

A=APPRENTICE
J=JOURNEY
TOTAL=COMBINED APPRENTICE / JOURNEY
WDS GOAL=WORKFORCE DIVERSITY STRATEGY GOAL
*CITY OF PORTLAND CONTRACTED WORK

South Waterfront Contract Utilization Report - Project Status									
Project Name	Prime Contractor	Contract Amount	Group Designation						
			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%	\$5,010,287	5.81%	\$5,010,287	4.52%	\$5,420,769	5.77%	\$1,166,064
Woman Business Enterprise	\$0	0.00%	\$2,162,207	2.51%	\$2,162,207	1.95%	\$3,312,910	3.52%	\$1,111,114
Emerging Small Business	\$0	0.00%	\$6,221,195	7.21%	\$6,221,195	5.62%	\$6,024,330	6.41%	\$32,706
Non-Certified Firms	\$24,485,575	100.00%	\$72,848,736	84.47%	\$97,334,311	87.90%	\$79,226,320	84.30%	\$36,295,153
Total	\$24,485,575	100.00%	\$86,242,425	100.00%	\$110,728,000	100.00%	\$93,984,329	100.00%	\$38,605,037

South Waterfront Contract Utilization Report - Project Status									
Project Name	Prime Contractor	Contract Amount	Group Designation						
			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%	\$87,555	0.17%	\$8,426
Woman Business Enterprise	\$0	0.00%	\$367,231	0.76%	\$367,231	0.59%	\$339,699	0.65%	\$3,137
Emerging Small Business	\$0	0.00%	\$7,944,355	16.39%	\$7,944,355	12.66%	\$7,957,597	15.15%	\$3,114,259
Non-Certified Firms	\$14,267,372	100.00%	\$40,071,378	82.68%	\$54,338,750	86.62%	\$44,128,169	84.03%	\$6,834,574
Total	\$14,267,372	100.00%	\$48,465,554	100.00%	\$62,732,926	100.00%	\$52,513,020	100.00%	\$9,960,396

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

Summary of MBE Ethnicity Amended Contract Totals												
Project	Total		African	% of Total	Native	% of Total	Hispanic	% of Total	% of Total		% of Total	
	M/W/ESB	Total MBE	American	M/W/ESB	American	M/W/ESB	American	M/W/ESB	Asian American	M/W/ESB	Unknown	M/W/ESB
3720 Condominiums (Block 38)	\$14,758,009	\$5,420,769	\$2,605,157.00	17.65%	\$2,228,014.00	15.10%	\$17,148.00	0.12%	\$518,335.00	3.51%	\$52,115.00	0.35%
The Alexan (Block 39)	\$8,384,851	\$87,555	\$80,965.00	0.97%	\$6,590.00	0.08%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%