

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: March 11, 2009
TO: Board of Commissioners
FROM: Bruce A. Warner, Executive Director
SUBJECT: Report Number 09-24
Executive Director Report

BOARD ACTION REQUESTED

None – Information only

Administration Update/Management Issues

I would like to acknowledge Commissioner Mohlis who represented PDC at the opening of the Patton Park Apartments on February 12. Commissioner Mohlis presented remarks along with City Commissioner Nick Fish, Dee Walsh of Reach Community Development, Metro Counselor Rex Burkholder, and Tri-Met Executive Director Fred Hanson. This is a new transit oriented development on the Interstate MAX line and the project is already full of new residents. This project is mentioned in more depth in the Housing section of this report.

I was very pleased to be asked to speak to the Latino Leadership Group on February 6 – my second year addressing this group. PDC is a supporter of this effort by the Hispanic Metropolitan Chamber of Commerce to grow, train and nurture current and future Latino leaders in our community. This year's class had about 25 participants including PDCers John Cardenas and Juan Carlos Ocaña-Chiu. Other class participants came from the Bonneville Power Administration, Regence Blue Cross Blue Shield, and Providence Health Systems (to name a few). My presentation included an overview of PDC and changes taking place here, as well as some leadership tips from my own years of experience.

On February 5th, Keith Witcosky and I met with state legislators (Jules Koppel-Bailey; Tobias Reed; Ginny Burdick and Nick Kahl) to discuss the positive benefits urban renewal has brought to our community. The trip also served as an opportunity to emphasize how PDC and our Board has reached out to taxing jurisdictions such as Multnomah County and Portland Public Schools to develop partnerships built around targeted tax increment investments. There is a lot of legislative activity related to urban renewal occurring in the 2009 session and PDC is working to negotiate positive outcomes to these bills.

On February 19 staff, along with Chair Wilhoite and Commissioner Mohlis, attended the Black United Fund of Oregon Community Unity Banquet. PDC was a major sponsor of this event and also assisted with a scholarship for a deserving student at De La Salle North Catholic High

School. The Black United Fund assists in the social and economic development of Oregon's low-income communities and contributes to a broad understanding of diverse populations. My thanks to both Board members for attending this important banquet on behalf of PDC.

PDC has received an extremely favorable review from a labor relations specialist working for the federal Bureau of Housing and Urban Development (HUD). The auditor was at PDC to monitor our compliance with federal labor standards – better known as Davis-Bacon compliance. Staff prepared documentation on eight projects that “prevailed” – or were required to pay prevailing wages to the contractors and sub-contractors who worked on the projects. The HUD specialist reviewed five projects valued at \$44.4 million and he also spent time interviewing staff. HUD issued a report praising the neatness and thoroughness of PDC's documentation. The letter went on to attribute the excellent performance to having systems and staff in place for thorough compliance monitoring and for encouraging staff attendance at HUD annual training sessions. I would like to thank staff members Gail Quail and Marsha Baker for all their efforts in working with the HUD auditor and for helping PDC obtain such a favorable audit.

Development of the FY 2009-10 budget is in full swing and we are winding up phase 2 of the process which is development of the Requested Budget. We finished meetings in February with the Budget Workgroup comprised of our Board, staff, and members of City Council. Following our meetings with City Council, we will begin putting together the Proposed Budget that will be presented to the City Council who, sitting as PDC's Budget Committee, will take action to approve the budget in May. We are scheduled to have a process update with the entire PDC Board at our March 25 meeting.

Notable projects and meetings I was involved in recently are:

- Attending meeting of the LRT Funding Committee (Portland to Milwaukie light rail and related S. Waterfront infrastructure)
- Attended Mayor's economic cabinet kick-off meeting
- Attended monthly Planning and Development Director's meeting
- Attended Portland Business Alliance Board meeting
- Attended meeting of the Blue Ribbon Committee on the Harbor Redevelopment Sites Initiative
- Attended meeting with Mayor Adams on the Economic Development Strategy
- Attended meeting of the Safe, Sound and Green Streets Stakeholder Committee
- Attended Business Leader Northwest conference and dinner
- Attended the Mayor's State of the City address

Additional November meetings were held with all members of City Council and the PDC Board, Tim Ramis (HQ Hotel), Zari Santner (Portl. Parks and Recreation), Bob Durgan (Anderson Construction), Sue Keil (Milwaukie Light Rail), Ken Turner. Had phone conversations with Bill Wyatt, Steve Rudman, and Jim Winkler.

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.

Urban Development Dept.

Business and Industry Team

Cluster-Specific Trade Shows—Several cluster-specific trade shows took place in February, with Business and Industry team members in attendance to collect business intelligence and develop leads for expansion and future investment. The MD & M West (Medical Device and Manufacturing) show in Anaheim, CA February 9-12 showcases new advances in materials, components, electronics, machinery, systems and services for the design and manufacture of every type of medical product. PDC walked the trade show and met with several companies, including one follow-up from a previous show which yielded the best opportunity for potential new business in Oregon. Staff also met with the Singapore trade representative to explore business opportunities between Oregon and Singapore. Given the economy, people were somewhat reluctant to think about expansion and the financial commitment necessary to make an expansion happen. With the credit markets all but frozen, manufacturing expansion in 2009 may be very slow in this region.

February 9-12 was also the Retail Industry Leaders Association (RILA) Distribution and Logistics Conference, in Dallas, TX. RILA is the trade association representing the world's largest retail and consumer products companies whose executives participate in RILA for its educational forums, public-policy advocacy and advancement of the retail industry. The Logistics conference is the industry's premier educational and networking event for retail supply chain professionals and their product and service suppliers and includes an exhibit hall where the Port of Portland had a booth that was staffed by the Port, Oregon Economic and Community Development Dept. (OECDD), and PDC. PDC represented the Pay2Play regional partner members (OECDD, Clackamas County, Hillsboro, Gresham, Port of Portland) at the show, and stayed an additional day to meet with site selectors.

The month ended with PV Expo 2009, the 2nd Annual International Photovoltaic Power Generation show, in Tokyo, Japan, February 25-27- In addition to promoting Portland's competitive advantages for green-tech/solar businesses from all over the world attending the show, PDC staff planned to develop contacts to assist with an upcoming business development trip to Asia scheduled for early April and to be led by the Portland Business Alliance.

Urban Development Dept.

Neighborhood Team

RFQ Released for Lents—On Monday, February 9, PDC released a Request for Qualifications (RFQ) for 92H, the SE 92nd and Harold redevelopment project in the Lents Town Center Urban Renewal Area. The RFQ identified several key redevelopment goals for the project, including to: transform the Lents Town Center; create a showcase for transit-oriented development; provide community connections; advance sustainability; and celebrate the past and future of the diverse Lents community. Submittals are due to PDC on March 31, 2009. PDC staff will work with an eleven-member Selection Advisory Committee, comprised of developers, non-profit representatives, and Lents business owners and residents, to recommend a preferred development team(s); the final selection will be made in May/June 2009. Following development team selection, PDC staff will enter an approximately six-month master planning period, during which staff and the team will explore programming, design, sustainability, and financing considerations before entering into a Disposition and Development Agreement in early 2010.

Urban Development Dept.

Central City Team

Sustainability Center of Excellence—On Thursday, February 26, citizens had the opportunity to hear from three finalist teams vying to conduct a development feasibility analysis for the Sustainability Center of Excellence, a proposed "Living Building" on the SW 5th Avenue and Montgomery block adjacent to the Portland State University campus in downtown Portland. A Living Building is the highest standard for green building currently in the marketplace and has yet to be successfully achieved on the scale proposed (10+ stories, 200,000+ sq.ft.) The event was sponsored by Portland + Oregon Sustainability Institute, Oregon University System, Living Building Initiative and PDC. The sponsors represent a consortium of leading sustainability-focused organizations which have partnered for the ambitious purpose of developing and operating a world-class, multi-story, living building that meets the Living Building standards. Upon completion of the feasibility study, these partners will decide whether to move forward with the design and development of the building - which the partners believe will further Portland's leadership in green building development expertise and promote Portland as a living laboratory for catalytic sustainable development projects.

Housing Update

Patton Park Apartments—On February 12th, Commissioner Mohlis represented PDC at the grand opening for the Patton Park Apartments. The project features 54 units of affordable housing with a mix of studios, one, two, and three-bedroom units. The project is located in the Interstate Corridor URA and is adjacent to the MAX yellow light rail line. In addition to offering large, family-sized units, the building also has available commercial space. PDC provided \$4.5 million in Interstate URA TIF funding.

Leander Court Apartments Honored—The Leander Court Apartments has been named Oregon’s “Best New Affordable Housing of 2007.” It is a 37-unit multi-family project with 500 sq. ft. of additional space for child care services. The project is located in Southeast Portland just outside the Lents Urban Renewal Area. The city’s \$576,560 in federal funds and \$600,000 in city Housing Opportunity Bonds were highly leveraged, and jobs were created during construction and operation of the project.

Housing Project Matrix—The Housing Department recently completed the first comprehensive list of all housing projects underway at various stages in PDC’s pipeline; from concept through construction. This “housing projects matrix” is a new management and reporting tool for the department, similar to the “project portfolio” that the Development Department has been using for the past year. The matrix will be updated by project managers and policy staff monthly, and currently shows a pipeline of 82 projects and more than 3,000 known or estimated housing units. Despite market conditions and other challenges, this month’s status report reveals only a small handful of the 82 projects with concerns that need to be addressed. The matrix will also be useful for discussions about creation of the new Housing Bureau, and will help ensure we have a good handle on upcoming loan closings, staff work load, and media opportunities. A protected copy of the current matrix is saved to the T drive:

<T:\Housing\Housing Projects Matrix\Current Month\Feb 09 PDC Housing Project Status Matrix Read Only.xls>.

Homebuyer Assistance Program and Classes—Year to date, the Neighborhood Housing Program (NHP) has exceeded its goals for homebuyer assistance loans in both the Lents and Interstate URA’s. NHP has committed 28 loans in Lents, exceeding the goal of 21 homebuyer loans; in Interstate NHP has committed 12 loans, exceeding the goal of nine homebuyer assistance loans for this fiscal year.

This month the homebuyer classes in Lents had more than 50 attendees, and for the March class more than 90 attendees have pre-registered. We are also in the process of expanding the Mortgage Credit Certificate (MCC) Program. It is our goal to extend partnerships with key mortgage industry professionals to expand homebuyer access of the program and its benefits. NHP staff has conducted extensive outreach to realtors and mortgage brokers in an effort to explore opportunities to expand the MCC program and this should be completed within the next 90 days.

Communications and Business Equity

Business Equity Section

Business and Workforce Equity—The amendment to the Business and Workforce Equity Policy has been adopted by the PDC Board. A team of C&BE staff have been assembled to begin drafting the program procedures and the appropriate training for Developers, Contractors, M/W/ESB businesses and PDC staff.

Disparity Study—The Notice of Intent to Award (NOI) a contract to BBC Research and Consulting was sent out by the city on January 30, 2009. The NOI established a seven-day period for any written protests to be filed. Within that seven-day period, the city received two public records requests for the solicitation process documentation and a request to extend the protest period. The protest period was extended to February 20, 2009.

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

- February 10 African American Chamber Meeting
- February 13 OAME Contractors Meeting
- February 13 OAME First Friday Professional Meeting
- February 20 Mayor's Regional Procurement Team Meeting
- February 25 Native American Chamber Meeting
- February 24 Best Practices Construction Equity Presentation

Purchasing and Contracting—Two Prevailing Wage training sessions covering BOLI, Davis Bacon, and PDC Construction Wage requirements were presented by PDC's Construction Procurement Team. Approximately 25 PDC projects management staff members attended.

Lawson System—Staff began entering Work Order Amendments into the Lawson requisition module on February 2nd. This phase of the project will input an additional 600 records into the system and will allow for review by the Procurement staff prior to execution.

Public Participation Section

- Staff assisted the PDC Sustainability Center Project team to organize and implement an open house to present the project finalists to the community. A public participation plan was developed to guide future outreach and communication about the project.
- Staff provided information on the budget development process and initial budget discussions with the PDC Board and the mayor to all URAC members. In addition, staff attended budget sessions for each URA.
- The public participation plan for the NNE Economic Development Study has been completed and Northwest Ideas, LLC has been hired to conduct interviews with more than 35 stakeholders. Staff prepared the list of stakeholders including contact information, and developed interview questions. The work order has been completed and consultants are now doing work on the project.
- C&BE staff worked together to organize and facilitate a vendor fair to introduce PDC staff to the Cultural Liaison and MWESB Developer-Contractor Support Services Flexible Service Contractors. Contact information has been posted on IRA for staff who were unable to attend the event. As a result of the vendor fair, C&BE staff met with Cooper Zietz Engineering staff on February 13 to help plan an event to bring together Native American certified firms with PDC staff.

- Staff organized the monthly meeting of the Martin Luther King Jr. Blvd. Gateway and Heritage Markers Stakeholder Advisory Committee and the Vanport Project Advisory Committee including scheduling the meeting and placing it on all calendars, notifying strategic advisory group members, arranging meeting space and preparing materials.
- Four new members were appointed to the Interstate Corridor Urban Renewal Advisory Committee; one new member was appointed to the North Macadam Urban Renewal Committee; and one member was appointed to the Central Eastside Urban Renewal Committee. All new appointees were provided with background materials and an orientation session was organized by public participation staff.
- Press packets were prepared for the February 11 PDC Board meeting and consisted of 43 news articles. The press packet for the March 11 Board meeting will consist of more than 100 news articles.
- Staff participated in the PDC choir performing at the February 26 all-staff meeting in honor of Black History Month.
- Staff updated the public participation portion of IRA (PDC's intranet) and PDC's external website. Staff also created a filing system to collect and organize all PDC board reports, action items and resolutions related to public participation efforts and URAC policy.
- The public participation plan for the Foster-Woodstock Streetscape Improvement Project in the Lents Town Center URA has been created along with the citizen advisory committee charter. Staff is currently recruiting potential members for the advisory committee.
- Public participation staff participated in planning a staff retreat for the East/Southeast section of PDC's UDD Neighborhood Team.
- An evaluation of the public participation plan for the first phase of the SE 92nd and Harold Redevelopment project has been completed, and work is progressing on a public participation plan for the second phase of the project.

Public Affairs Section

Web updates January 23-February 22, 2009:

pdc.us: 109 updates/additions/new pages
IRA intranet: 115 updates/additions/new pages
E-mail blasts: 15

Pdc.us External Web Site:

Unique visitors: 18,518
Total visits: 26,164
New visitors: 59 percent
Returning visitors: 39 percent
Average number of pages viewed: 3
Most popular pages:

- Main page

- PDC jobs
- RFPs
- Contracting opportunities with PDC
- Housing services: Homebuyers
- RFP # 08-23 – Sustainability Center

Twitter

Start date: January 27

Followers: in less than one month on Twitter we have 96 followers

Updates: 15 updates sent to followers this month

Facebook

Fans: 21 new fans this month, with a total of 48

Updates: 3 event updates delivered to fans

Events: 10 upcoming events listed

Videos: 6 videos listed

Graphics in February

- Extensive revisions to both Sustainability and Diversity reports
- Ads: Black United Fund Dinner Program
Black History Month – ½ page Skanner; full page Observer
OEF (Angel Network) Program
- Business Cards with Chinese and Japanese translations for Bruce Warner and Peter Cunningham
- Exterior site sign design with revisions and installation coordination (PDOT and vendor)
- Signage design for Orloff/PDC Place Making project – vendor research and bids
- Revised Central Eastside URA Storefront materials for www.pdc.us
- Affordable housing brochure; 9-panel
- My First Home cover edits for flyer
- New photos and revisions to bus benches for Housing
- PDC photo CD for Florentine Films - 120 photos for Portland URA documentary

Video Production in February

- **Asia/Ec. Dev. Promo**—Currently working on an International Economic Development video for Peter Cunningham's trip to China. The video will cover Portland's international trade opportunities while showing what it's like to live and work in Portland.
- **Portland Community Land Trust (PCLT)**—Another video for the Operation HOME campaign. PCLT provides affordable homeownership opportunities for low-and moderate- income first-time homebuyers. The goal of Operation Home is to reduce Portland's minority home ownership gap by 2015.
- **Sustainability Report**—This video promotes PDC's sustainability strategy and encourages people to download the report. The video includes a series of images of some of PDC's green developments such as the Watershed at Hillsdale, South Waterfront developments, and the White Stag Building.

- **Dawson Park Gazebo**—This video describes some of the history behind the historic cupola that sits atop the gazebo in Dawson Park. The park is located in what used to be the heart of the City of Albina. PDC worked with Portland Parks and Recreation to remodel and reinstall the gazebo ensuring many more years of use and a way to honor northeast Portland's past.

All videos, except the piece for Peter Cunningham, are currently available for viewing on YouTube (type in "Portland Development Commission" in the search bar) or go to this link: http://www.youtube.com/results?search_type=&search_query=portland+development+commission&aq=0&og=Portland+Development+Comm

Other Public Affairs Work in February

- Brown bag speaker series continues with six speakers in February
- Ninety-day internal blog trial preparing to wrap-up
- Completed consultant efforts surrounding the 50th Anniversary campaign. Final report will be received soon.
- Assisted Housing Dept. with event preparations for opening of Patton Park Apts.
- Will continue to meet with communications staff from other bureaus to identify ways to sustain the Give Help/Get Help/Choose Local campaign.
- Responded to 18 media inquiries
- Working with Public Involvement and Contracting on RFP for media training consultant
- Continuing work with PDC internal transition team
- Working with Housing Dept liaison to transition team (Shelly Haack) on identifying tools and techniques to communicate with staff
- Working with OMF, BHCD and PDC staff on communications plan for Housing Dept. transition
- Presented 2009-2010 Communications and Business Equity proposed budget to Mayor Adams and PDC Board
- Working with MERC, Metro and PDC staff on communications around Headquarters Hotel project

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, Urban Development Department

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 Ardea (formerly known as 3720 Condominiums) project, the Alexan project, the Mirabella project and the Matisse. 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 January, 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 17.66% of the total apprentice hours 6.66 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, 25.70% 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%	6.16%			[4.84%]
17.0%		23.53%		+6.53%
20.0%			24.79%	+4.79%

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 Ardea, 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 Ardea, the Alexan and the Mirabella projects.

South Waterfront Workforce Diversity Report of Total Hours Worked in Fiscal Year 2007-08																
THE ARDEA (BLOCK 38)	FY 05-06	FY 06-07			WDS Goal	FY 07-08			WDS Goal	Jan-09			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		0	353	353	1,683	3,179	4,862	
		0.00%	2.18%	1.71%		4.51%	2.73%	3.20%		0.00%	3.57%	2.83%	3.06%	1.97%	2.25%	
African American		2,535	2,248	4,783		9,200	12,195	21,395		140	90	230	2,717	2,596	5,313	
		14.65%	3.56%	5.94%		7.71%	3.65%	4.72%		5.38%	0.91%	1.84%	4.94%	1.61%	2.46%	
Caucasian		10,154	53,738	63,892		81,014	259,041	340,055		2,109	7,608	9,717	38,628	121,270	159,898	
		58.70%	85.02%	79.36%		67.93%	77.61%	75.06%		81.05%	76.96%	77.81%	70.24%	75.28%	73.99%	
Hispanic	Pre-Construction	3,123	4,653	7,776		21,054	46,829	67,883		354	1,415	1,768	10,153	30,279	40,432	
			18.05%	7.36%	9.66%		17.65%	14.03%	14.98%		13.60%	14.31%	14.16%	18.46%	18.80%	18.71%
Native American		1,487	1,189	2,676		2,602	6,611	9,213		0	421	421	1,818	3,776	5,594	
		8.60%	1.88%	3.32%		2.18%	1.98%	2.03%		0.00%	4.26%	3.37%	3.31%	2.34%	2.59%	
Minority		7,145	9,470	16,615	15.00%	38,240	74,738	112,977	16.00%	493	2,278	2,771	16,370	39,829	56,199	
		41.30%	14.98%	20.64%		32.07%	22.39%	24.94%		18.95%	23.04%	22.19%	29.76%	24.72%	26.01%	
Female		1,334	2,538	3,872	8.00%	16,527	6,860	23,387	10.00%	393	64	457	8,750	4,030	12,780	
		7.71%	4.02%	4.81%		13.86%	2.06%	5.16%		15.10%	0.65%	3.66%	15.91%	2.50%	5.91%	
Total Hours		17,299	63,208	80,507		119,254	333,778	453,032		2,602	9,886	12,488	54,998	161,099	216,099	
		21.49%				26.32%				20.84%			25.45%			
THE ALEXAN (BLOCK 39)	FY 05-06	FY 06-07			WDS Goal	FY 07-08			WDS Goal	Jan-09			FY 08-09			WDS Goal
		A	J	TOTAL		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian		4	257	261		940	5,390	6,330		0	170	170	336	1,264	1,599	
		0.54%	3.00%	2.81%		1.99%	3.51%	3.15%		0.00%	1.66%	1.28%	0.96%	1.30%	1.21%	
African American		0	319	319		625	4,279	4,904		43	64	107	1,375	294	1,669	
		0.00%	3.73%	3.43%		1.32%	2.78%	2.44%		1.39%	0.63%	0.80%	3.93%	0.30%	1.27%	
Caucasian		520	7,258	7,778		37,040	116,377	153,416		2,683	8,325	11,009	27,331	76,318	103,648	
		70.46%	84.86%	83.72%		78.22%	75.71%	76.30%		86.74%	81.46%	82.69%	78.17%	78.71%	78.57%	
Hispanic	Pre-Construction	214	513	727		6,080	21,441	27,521		367	1,661	2,028	4,830	17,130	21,959	
			29.00%	5.99%	7.82%		12.84%	13.95%	13.69%		11.87%	16.25%	15.23%	13.81%	17.67%	16.65%
Native American		0	207	207		2,669	4,374	7,042		0	0	0	192	1,645	1,837	
		0.00%	2.41%	2.22%		5.64%	2.85%	3.50%		0.00%	0.00%	0.00%	0.55%	1.70%	1.39%	
Other		0.00	0.00	0.00		0	1,861	1,861		0	0	0	899	314	1,213	
		0.00%	0.00%	0.00%		0.00%	1.21%	0.93%		0.00%	0.00%	0.00%	2.57%	0.32%	0.92%	
Minority		218	1,295	1,513	15.00%	10,314	37,343	47,657	16.00%	410	1,895	2,305	7,630	20,645	28,275	
		29.54%	15.14%	16.28%		21.78%	24.29%	23.70%		13.26%	18.54%	17.31%	21.82%	21.29%	21.43%	
Female		284	0	284	8.00%	8,578	2,278	10,855	10.00%	735	338	1,073	8,757	3,034	11,791	
		38.48%	0.00%	3.06%		18.12%	1.48%	5.40%		23.76%	3.31%	8.06%	25.05%	3.13%	8.94%	
Total Hours		738	8,553	9,291		47,353	153,721	201,074		3,093	10,220	13,313	34,962	96,963	131,925	
		7.94%				23.55%				23.23%			26.50%			
THE MATISSE (BLOCK 46)	FY 05-06	FY 06-07			WDS Goal	FY 07-08			WDS Goal	Jan-09			FY 08-09			WDS Goal
		A	J	TOTAL		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian										0	0	0	0	0	0	
		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
African American										0	143	143	0	366	366	
		0.00%	2.05%	1.57%		0.00%	2.05%	1.57%		0.00%	1.56%	1.16%	0.00%	1.56%	1.16%	
Caucasian										1,879	6,060	7,939	7,276	20,290	27,566	
		88.34%	86.78%	87.15%		88.34%	86.78%	87.15%		88.34%	86.78%	87.15%	88.12%	86.65%	87.03%	
Hispanic	Pre-Construction	248	533	781		248	533	781		248	533	781	981	2,150	3,131	
		Pre-Construction	11.66%	7.63%	8.57%		11.66%	7.63%	8.57%		11.66%	7.63%	8.57%	11.88%	9.18%	9.89%
Native American		0	248	248		0	248	248		0	248	248	0	610	610	
		0.00%	3.55%	2.72%		0.00%	3.55%	2.72%		0.00%	2.61%	1.93%	0.00%	2.61%	1.93%	
Minority		248	924	1,171	15.00%	248	924	1,171	16.00%	981	3,126	4,107	11,888	13,356	12,977	
		11.66%	13.23%	12.85%		11.66%	13.23%	12.85%		11.88%	13.35%	12.97%	11.88%	13.35%	12.97%	
Female		188	145	333	8.00%	188	145	333	10.00%	188	145	333	1,012	905	1,917	
		8.84%	2.08%	3.66%		8.84%	2.08%	3.66%		8.84%	2.08%	3.66%	12.26%	3.86%	6.05%	
Total Hours		2,127	6,983	9,110		2,127	6,983	9,110		2,127	6,983	9,110	8,257	23,416	31,673	
		23.35%				23.35%				23.35%			26.07%			

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THE MIRABELLA (BLOCK 31)	FY 05-06	FY 06-07			FY 07-08			Jan-09			FY 08-09				
				WDS Goal	A	J	Total	WDS Goal	A	J	TOTAL	A	J	TOTAL	
Asian					0	0	0		171	416	587	627	1,008	1,635	
					0.00%	0.00%	0.00%		3.36%	1.99%	2.26%	4.01%	1.58%	2.05%	
African American					150	0	150		353	832	1,185	947	2,421	3,368	
					12.56%	0.00%	2.54%		6.94%	3.99%	4.57%	6.06%	3.78%	4.23%	
Caucasian					578	4,177	4,755		3,739	15,883	19,621	11,342	48,792	60,134	
					48.41%	88.83%	80.65%		73.53%	76.14%	75.63%	72.60%	76.25%	75.54%	
Hispanic					293	447	740		823	3,022	3,845	2,651	9,058	11,709	
					24.54%	9.51%	12.55%		16.18%	14.49%	14.82%	16.97%	14.16%	14.71%	
Native American					174	78	251		0	571	571	56	2,212	2,267	
					14.57%	1.66%	4.26%		0.00%	2.74%	2.20%	0.36%	3.46%	2.85%	
Other					0	0	0		0	136	136	0	496	496	
					0.00%	0.00%	0.00%		0.00%	0.65%	0.52%	0.00%	0.78%	0.62%	
Minority					616	525	1,141		1,346	4,978	6,324	4,280	15,195	19,475	
					15.00%	11.17%	19.35%	16.00%	26.47%	23.86%	24.38%	27.40%	23.75%	24.46%	
Female					0	461	461		611	59	670	1,586	227	1,813	
					8.00%	0.00%	9.80%	10.00%	12.02%	0.28%	2.58%	10.15%	0.35%	2.28%	
Total Hours					1,194	4,702	5,896		5,085	20,860	25,944	15,622	63,987	79,609	
					20.25%				19.60%			19.62%			
TOTALS	FY 05-06	FY 06-07			FY 07-08			Jan-09			FY 08-09				
		A	J	TOTAL	WDS Goal	A	J	TOTAL	WDS Goal	A	J	TOTAL	WDS Goal		
Asian		4	1,637	1,641		6,324	14,494	20,818		171	939	1,110	2,646	5,451	8,097
		0.02%	2.28%	1.83%		3.77%	2.94%	3.15%		1.32%	1.96%	1.82%	2.32%	1.58%	1.76%
African American		2,535	2,567	5,102		9,975	16,474	26,449		536	1,129	1,665	5,039	5,677	10,716
		14.05%	3.58%	5.68%		5.94%	3.35%	4.01%		4.15%	2.35%	2.74%	4.43%	1.64%	2.33%
Caucasian		10,674	60,996	71,670		118,632	379,595	498,227		10,410	37,876	48,286	84,577	266,670	351,247
		59.18%	85.00%	79.81%		70.70%	77.12%	75.49%		80.64%	78.99%	79.34%	74.29%	77.19%	76.47%
Hispanic		3,337	5,166	8,503		27,427	68,717	96,144		1,792	6,631	8,423	18,615	58,617	77,232
		18.50%	7.20%	9.47%		16.34%	13.96%	14.57%		13.88%	13.83%	13.84%	16.35%	16.97%	16.81%
Native American		1,487	1,395	2,882		5,445	11,063	16,508		0	1,240	1,240	2,066	8,243	10,309
		8.24%	1.94%	3.21%		3.24%	2.25%	2.50%		0.00%	2.59%	2.04%	1.81%	2.39%	2.24%
Other		0	0	0		0	1,861	1,861		0	136	136	899	810	1,709
		0.00%	0.00%	0.00%		1.11%	0.38%	0.28%		0.00%	0.28%	0.22%	0.79%	0.23%	0.37%
Minority		7,363	10,765	18,128		49,170	112,606	161,776		2,497	10,075	12,572	29,261	78,795	108,056
		40.82%	15.00%	20.19%	15.00%	29.30%	22.88%	24.51%	16.00%	19.34%	21.01%	20.66%	25.70%	22.81%	23.53%
Female		1,618	2,538	4,156		25,105	9,599	34,704		1,927	606	2,533	20,105	8,196	28,301
		8.97%	3.54%	4.63%	8.00%	14.96%	1.95%	5.26%	10.00%	14.93%	1.26%	4.16%	17.66%	2.37%	6.16%
Total Hours		18,037	71,761	89,798		167,803	492,204	660,007		12,909	47,951	60,860	113,842	345,468	459,310
		20.09%				25.42%				21.21%			24.79%		

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

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South Waterfront Contract Utilization Report - Project Status									
Project Name	Prime Contractor	Contract Amount	Group Designation						
			Ethnicity	Certification	Gender				
The Ardea (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%	\$6,760,944	6.03%	\$5,116,728
Woman Business Enterprise	\$0	0.00%	\$2,559,818	2.99%	\$2,559,818	2.31%	\$4,764,004	4.25%	\$3,180,833
Emerging Small Business	\$0	0.00%	\$6,366,720	7.44%	\$6,366,720	5.75%	\$6,306,065	5.63%	\$3,046,830
Non-Certified Firms	\$25,103,931	100.00%	\$73,315,671	85.63%	\$98,419,602	88.88%	\$94,234,931	84.09%	\$84,420,232
Total	\$25,103,931	100.00%	\$85,624,069	100.00%	\$110,728,000	100.00%	\$112,065,944	100.00%	\$95,764,623

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	0.20%	\$82,590	0.15%	\$92,365	0.18%	\$53,597
Woman Business Enterprise	\$0	0.00%	\$502,231	1.21%	\$502,231	0.89%	\$427,788	0.81%	\$3,137
Emerging Small Business	\$0	0.00%	\$700,264	1.69%	\$700,264	1.24%	\$6,988,485	13.25%	\$6,321,315
Non-Certified Firms	\$14,949,221	100.00%	\$40,198,620	96.90%	\$55,147,841	97.72%	\$45,251,547	85.77%	\$33,782,997
Total	\$14,949,221	100.00%	\$41,483,705	100.00%	\$56,432,926	100.00%	\$52,760,185	100.00%	\$40,161,046

South Waterfront Contract Utilization Report - Project Status									
Project Name	Prime Contractor	Contract Amount	Group Designation						
			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%	\$205,982	0.32%	\$205,982	0.23%	\$225,982	0.20%	\$27,642
Woman Business Enterprise	\$0	0.00%	\$612,866	0.96%	\$612,866	0.68%	\$614,859	0.53%	\$0
Emerging Small Business	\$0	0.00%	\$4,914,551	7.67%	\$4,914,551	5.46%	\$4,914,551	4.27%	\$0
Non-Certified Firms	\$25,911,665	100.00%	\$58,354,936	91.05%	\$84,266,601	93.63%	\$109,265,272	95.00%	\$17,625,861
Total	\$25,911,665	100.00%	\$64,088,335	100.00%	\$90,000,000	100.00%	\$115,020,664	100.00%	\$17,653,503

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

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

Summary of MBE Ethnicity Amended Contract Totals												
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
The Ardea (Block 38)	\$17,831,013	\$6,760,944	\$3,350,078.00	18.79%	\$2,557,017.00	14.34%	\$14,096.00	0.08%	\$581,395.00	3.26%	\$258,359.00	1.45%
The Alexan (Block 39)	\$7,508,638	\$92,365	\$85,525.00	1.14%	\$6,840.00	0.09%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%
The Mirabella (Block 31)	\$5,755,392	\$225,982	\$83,000.00	1.44%	\$142,982.00	2.48%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%