

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: March 26, 2008
TO: Board of Commissioners
FROM: Bruce A. Warner, Executive Director
SUBJECT: Report Number 08-33
Executive Director Report

BOARD ACTION REQUESTED

None – Information only

Administration Update/Management Issues

Much of my time in the month of February was spent in 25 hours of meetings with the Commission/Council Budget Work group developing the FY 2008/09 budget. The Requested Budget is now posted on our main web site. This effort was built upon extensive internal development and review of draft budgets by staff, URACs and the PDC Board from November through January. The Requested Budget represents the first key phase of the budget process that will ultimately result in the FY 2008/09 Budget being adopted by our Board in June. I want to thank all our budget staff, Keith Witcosky, the Directors and many citizens for their time spent on this important work

I announced notable staff decisions this month regarding the filling of key management positions. I am pleased to announce that **Julie Cody** has been appointed to the position of Chief Financial Officer. She will oversee Central Services, Facilities, Risk Management, Reception and Information Technology. **Sandy Reina** has been appointed Director of Human Resources. She will continue important efforts on strategic staffing, training, organizational development, enhancing policies and systems and incorporating union processes into management practices. Both Julie and Sandy will report to me. I would like to thank Julie and Sandy for their tremendous commitment to PDC and the time they spent as Acting Directors of these departments. I hope you will join with me in congratulating them on their promotions.

On March 19 Portland City Council voted unanimously to authorize the City to issue a final bond sale for the Downtown Waterfront Urban Renewal Area. Downtown Waterfront and Redevelopment Bonds will be used to refinance outstanding interim financing (line of credit) and to refund all or a portion of the Area's outstanding bonds. The last date to issue bonds in this URA is April 24, 2008. In order to market, sell and close the 2008 bonds by April 24, approval of an ordinance was needed on March 19.

The Westside Study Urban Renewal Advisory Group (URAG) recommended that the final bond issue for Downtown Waterfront be structured so that all of the indebtedness for the Area will be repaid from tax increment revenues expected to be received through FY 2023-24. The remaining maximum indebtedness for the Area is approximately \$50,016,806.

We had some notable project milestones this month. On February 1 we broke ground on Park Block 5 located downtown at SW Park and Yamhill Streets. PDC is a major funding partner for construction of the \$6 million park. When finished it will be a welcome amenity for those who work, live or visit downtown.

On February 8 we celebrated the opening of the refurbished Estate Hotel here in Old Town. The \$9.8 million project was aided by funds from PDC including a \$5.3 million loan and a \$20,000 Storefront grant. PDC also funded the relocation of tenants during the renovation. The building offers 191 units ranging from studios to single-room occupancy-units. Residents at the Estate are chronically homeless or are in recovery from substance abuse.

In February PDC held its first blood drive since settling into our office in Old Town and it was a huge success. A total of 32 people donated blood and that put us at 94 percent of our goal. My thanks to Dylan Baireuther in Human Resources who coordinate the blood drive. I hope it is the first of regular blood drives at PDC. Thanks also to Commissioner Mohlis who took time out of his busy schedule to participate.

Dates for this year's Lents Resource Fair have been set for May 10 from 10 to 2 p.m. at Marshall High School. This is always a fun and rewarding day spent in the Lents neighborhood. I hope you will plan on joining us for a portion of the day as we reach out to the Lents community with our many partners. Last year PDC was the main organizer of the event which also featured 17 service organizations and 8 additional community partners.

Notable projects and meetings I was involved in recently are:

- Spoke to the Hispanic Chamber Leadership Conference
- Spoke to the Construction Finance Managers Association
- Attended PDC Audit Subcommittee meeting
- Attended PGE/PDC leadership meeting with Mark Rosenbaum and Erin Flynn
- Attended meeting with Construction Apprentice & Workforce Solutions, Inc.

- Attended monthly Bureau Director's meeting
- Met with the Oregonian Editorial Board and with Wendy Culverwell of the Business Journal
- Attended Housing Authority of Portland Board meeting
- Attended Centennial Mills Open House
- Toured the Greyhound bus property

January meetings were held with Ken Rust, Jason Tell (ODOT), Gil Kelley, OPUS Northwest, Mark Edlen, Lindsey Desrocher (PSU), Dean Marriott, Bill Wyatt, and Carl Talton.

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

Economic Development Staff Take Advantage of Targeted Trainings—February offered several opportunities for Economic Development staff to sharpen their skills and better position the department to move forward with its recent re-organization. First up was the IEDC (International Economic Development Council) Neighborhood Development Strategies training in New Orleans, February 6-8. The course focused on ways for neighborhood groups and economic development organizations to combat the challenges facing distressed neighborhoods, outlined unique issues facing these neighborhoods, and gave problem-solving approaches to address local needs. Members of Economic Development's newly formed Community Economic Development team attended the conference.

Mid-February was the National Development Council Economic Development Finance training, February 11-15 in San Diego. And at month's end came a cross-department/cross-bureau series of meetings with consultant Robert Weissbourd, president of RW Ventures. The company focuses on successful development strategies at the community level which leverage neighborhood assets in the context of the regional economy. On February 26-27 Mr. Weissbourd met individually with PDC staffers in Development, Economic Development and Community Relations, as well as with the economic opportunity staff at the Bureau of Housing and Community Development (BHCD). He conducted a strategic planning session with PDC neighborhood project coordinators; and then held a workshop with PDC managers and staffers from BHCD, Office of Neighborhood Involvement, and the Bureau of Planning.

Renewable Energy Business Development—PDC joined Northwest partners from Washington, Idaho and British Columbia at the Northwest Energy Technology Collaborative, which hosted a Northwest Pavilion marketing space at POWERGen Renewable Energy and Fuels 2008, held in Las Vegas February 19-21, 2008.

The collaborative also included private business representatives who teamed up with economic development professionals to welcome PowerGen visitors interested in learning more about Oregon's commitment to renewable resources and financial support for businesses investing in renewable energy. Portland has a good story to tell, thanks to our growing international reputation for sustainability and two recent significant solar recruitments to the region (Solaicx and SolarWorld). Heightened interest in Portland and Oregon for relocation and expansion is being driven by Oregon's unique Business Energy Tax Credit incentive and low interest loans available from both the PDC and the Oregon Loan Energy program. PDC staff participating in the Northwest Pavilion, met with numerous prospects during the PowerGen conference, and continue to develop solid recruitment leads, thanks to our presence at this show.

Inter-department Collaboration Continues—On February 29, the Economic Development and Development departments held their first "Friday Forum" - a shared meeting concept that grew out of the two departments' initial joint meeting in December. The Friday Forums will take place periodically throughout the year, with an hour discussion devoted to no more than two topics. The first Forum focused on the Centennial Mills proposals and opportunities for the two departments to collaborate on this critical project.

A focus on Portland Design Talent—Portland's standing in the cycling industry got a boost in early February thanks to the North American Handmade Bicycle Show, held February 9-11 at the Oregon Convention Center. According to the website www.bikeportland.org, "Oregon has become a hotbed for builders of handcrafted bicycles." The event, which PDC helped sponsor, was lauded as a unique celebration of art, culture, craftsmanship and industry, and drew 150-plus exhibitors and more than 7,000 attendees (including cycling legend Lance Armstrong and Hollywood actor/bike aficionado Robin Williams). Local designers will have another opportunity to display their talents at an exhibition of handmade bikes, planned to open in April at Portland International Airport in partnership with PDC, the Port of Portland and the Regional Arts and Culture Council.

Development Update

Ziba World Headquarters Breaks Ground - River District URA—On Tuesday, March 11, PDC and Soneed, LLC closed on Station Place, Lot 2 for construction of Ziba World Headquarters. The following day Ziba officially broke ground and construction is well underway. The site is located at 1044 NW 9th Avenue in the River District.

PDC staff worked with Ziba to help create a home for this outstanding design firm in Portland's River District. Ziba is an internationally recognized design consultancy that helps companies create meaningful ideas, designs and experiences. Clients include Dell, FedEx, Ford, HP, Intel, Microsoft, Nike and Starbucks.

Ziba's Headquarters will feature a three-story, 70,000 sq. ft. mixed-use building designed by Holst Architecture and will include retail and office space as well as an auditorium that will hold approximately 250 people where the community or the city can hold events and lectures.

A \$350,000 Quality Jobs Program loan and a \$350,000 Economic Opportunity Funds grant were approved by PDC to assist Ziba in retaining 99 quality jobs in Portland - leveraging more than \$21 of private investment for every \$1 of public funds invested. The project will seek LEED gold certification.

Denver Avenue Streetscape Plan Adopted by City Council- Interstate Corridor URA—On February 27, 2008, the Portland City Council adopted the recommendations of the *Downtown Kenton Denver Avenue Streetscape Plan*, which paves the way for work to move ahead on the streetscape. The adoption follows closely on the recent approvals of the Plan by the PDC Board and the Portland Urban Forestry Commission.

The Plan outlines future improvements along the North Denver Avenue commercial corridor, from N. Interstate Ave. to Watts St., including widened sidewalks, new trees, lighting, benches, storm water planters and public art. These improvements will help revitalize the historic downtown Kenton business district. The next milestone will be completion of the final design and construction engineering under a PDOT-PDC Intergovernmental Agreement. Construction of the improvements is currently slated to begin in 2009

Central District Greenway Design and Construction- North Macadam URA—Work on the Central District Greenway in the North Macadam URA met a critical milestone in February. A joint permit application was filed this month with the U.S. Army Corps of Engineers and Oregon Department of State Lands for in-water work for the Greenway segment stretching from SW Gibbs Street to SW Lane Street. The local permitting process was initiated with a pre-application conference with the Bureau of Development Services on March 12. The original development plan from 2004 was refined to address concerns of regulators, the public and to address site constraints.

Upon receipt of the permits, the project is scheduled to start construction in August 2008 with completion by the end of June 2009. The Central District Greenway, the first segment in the larger South Waterfront Greenway, is being funded with \$4 million in tax increment funds and \$2 million in Park's System Development Charges.

South Waterfront Neighborhood Park Design and Construction- North Macadam URA—Work is moving forward on the South Waterfront Neighborhood Park in the North Macadam URA. PDC is working in partnership with Portland Parks and Recreation on the project. After receiving input from the community in the form of questionnaires and open houses, Parks' designer for the project, Hargreaves Associates, has been working on refining four schematic designs for the park. An open house to present the schematic designs took place on March 11. Based on input from this meeting and additional public feedback, Hargreaves will develop the preferred design and will present it at an open house on April 22. The final improvements to the park will be funded with \$4 million in tax increment funds from the North Macadam URA. Construction is scheduled to begin in January 2009 with completion of the park by the end of June 2009.

Mercy Corps Headquarters Construction Commences; Status Report on Other Nearby Major Projects –Downtown Waterfront URA—The Mercy Corps Headquarters project has passed a critical milestone. Mercy Corps has closed their financing and has started construction on their 80,000 sq. ft., \$37 million corporate headquarters project at Ankeny-Burnside. The project will be in compliance with BOLI and has set a goal of LEED Platinum. The official ground breaking is April 21.

In addition, Portland Saturday Market opened on March 1 in their temporary location next door. And later this month, the University of Oregon will start hosting students and holding events at the White Stag building. This promises to be a very busy construction season in this part of downtown. Work includes the expected spring start of the public improvements in Waterfront Park and under the Burnside Bridge, upgrades to Fire Station #1 in early summer, as well as the completion of the Smith Blocks project just to the south. Finally, staff is working to bring to the Board in the next few months a disposition and development agreement on Block 8.

All of this represents six redevelopment projects completed or physically underway between NW Davis and SW Pine, on both sides of Naito Parkway, representing close to 1,000 quality jobs and 300 micro-businesses.

Gibbs Street Pedestrian Bridge Underway- North Macadam URA—The objective of the Gibbs Street Pedestrian Bridge project is to design and build a pedestrian and bicycle bridge crossing I-5 at SW Gibbs Street. The bridge will reconnect Lair Hill to the Willamette River. PDOT recently initiated this project with the formation of a Citizen's Advisory Committee, a Technical Advisory Committee (TAC), and the selection of CH2M Hill as the design consultant. PDC staff served on the design consultant selection committee and will participate in the TAC. The project is expected to be out for construction bids in summer or fall 2009. It has an \$11.3 million budget, which includes \$578,000 in funds from the North Macadam URA.

Burnside Bridgehead Project- Central Eastside URA—At the February 27, 2008, Commission meeting, staff presented a status report regarding the Burnside Bridgehead project and the possible extension of the Memorandum of Understanding (MOU) with OPUS Northwest, the Commission's selected developer. Staff, with local economist Jerry Johnson, outlined what has become a significant downturn in the economy and that most businesses - office, retail and manufacturing - are indicating that they are "hunkering down for the storm."

Because of this, staff reported that it would be very unlikely that the Bridgehead project would be able to secure a tenant or tenants allowing it to proceed to development in 2008. For these reasons as well, OPUS reported that they were not in a position to move forward and continue to invest significant resources in the project. Staff then recommended and the Commissioners concurred, that the MOU with OPUS, which expired at the end of February, not be renewed, or extended, and that staff take some time to re-evaluate all possible options and return to the Commission in 30 to 60 days. There was testimony from the Central Eastside business association and neighborhoods in support of the recommendation.

Housing Update

NAYA/SAWASH Transfer—The Housing Development Finance Section, with assistance from PDC’s Legal and Professional Services departments, successfully concluded the transfer of three rental housing properties comprised of 44 housing units formerly owned by the now dissolved, Low-Income Housing for Native Americans of Portland, Oregon (LIHNAPO) to Sawash Housing LLC - a single asset entity created by the Native American Youth Association (NAYA), its sole member. This transfer took many years of community outreach, project management, and multiple layers of negotiations. PDC committed \$608,487 of federal funds and \$100,000 of Housing Investment Funds to Sawash Housing LLC, to fund the pay down of a portion of the debt owed to Bank of the West, pay due diligence costs, transaction costs, project reserves and the costs of future repairs. The three properties are located at 7602-7622 N. Gloucester Avenue, 9807-9837 N. Taft Avenue and 9037 N. Central Street, all in Portland, Oregon.

Eleven Housing Projects Aim to Help End Homelessness—PDC has partnered with the Bureau of Housing and Community Development, the Housing Authority of Portland and Multnomah County in a collaborative project funding process in order to meet the City’s Permanent Supportive Housing/Ending Homelessness and Preservation goals. The Notice of Funding Availability (NOFA), process focused directly on the City’s *Ten Year Plan to End Homelessness* policy target. The 2007 NOFA closed on February 15th, 2008. Eleven projects have been funded by the committee thus far. Approximately \$12.2 million of the total \$12.7 million in available funds have been reserved. The NOFA resulted in funding for the rehabilitation and/or development of 472 affordable housing units including 99 new units and 62 deeply affordable/permanent supportive housing units. In addition, the process preserved 217 existing units. The funding sources for the projects include HOME funds, tax increment resources, city General Fund, Community Development Block Grants, HOPWA, and 60 project-based Section 8 vouchers.

The following projects received awards:

- **Miraflores**: New construction of a 32 unit project located in the Portsmouth neighborhood of North Portland, to be developed by Hacienda Community Development Corporation.
- **Arbor Glen**: An existing 97 unit project located on SE 145th Avenue, with Human Solutions as the General Partner. The target population is formerly homeless families.
- **Eastgate Station**: New construction of 61 units of family and special needs affordable housing to be developed and managed by Specialized Housing Inc., located at NE 120th Avenue and Burnside.
- **Shaver Green**: Located at 4011 NE MLK Blvd, this project will include 85 units of new construction with a focus on workforce housing serving populations in the 30-60 percent median family income range.

- Sandy Apartments: Renovation of an existing 14 unit project at 11401 NE Sandy by Luke Dorf, to house a permanent supportive housing population.
- Westshore Apartments: Rehabilitation project developed by REACH at 222 SW Pine, which includes 113 units.
- The Clifford: Renovation of an existing 88 unit project at 527 SE Morrison with Innovative Housing as the developer.
- Kateri Park: Financial restructuring for a 50 unit project located at 3600 SE 28th. Caritas Housing Initiatives is the developer.
- Cambridge Court: An existing 20 unit project located at 5224 N. Vancouver owned by HAP. The target population is families in Central City Concern's Family and Drug Free Housing Network.
- 333 Oak: Rehabilitation of an existing 90 unit project located at 333 SW Oak. Northwest Housing Alternatives is the developer.
- Rose Wood: Renovation of a 36 unit project located at 4810 NE Sandy, and owned by Central City Concern.

This unique funding model also allows the project partners to provide free technical assistance to the developers to help assure success of the projects. This NOFA process is the first of its kind in Portland.

Community Relations and Business Equity (CRBE)

Diversity Council – The Diversity Council presented their work plan to the PDC Board at the February 27th meeting. The plan includes goals to raise awareness, educate staff, provide tools and resources and measure progress on our diversity journey. Quarterly diversity activities were also outlined in the work plan. After a successful celebration of Black History Month in February, the group is spearheading a number of initiatives with staff in celebration of Women's History Month in March.

Business and Workforce Equity Initiative – February 27th was a day to celebrate for PDC and the CRBE Department! PDC's first Business and Workforce Equity Policy was adopted by the Board. Several community representatives were in the audience to applaud PDC's efforts and new direction. Now that the Business and Workforce Equity Policy is in place, the program guidelines and training will be developed to implement the Policy beginning April 1, 2008. This Policy represents almost a year of work and is a true step forward for PDC in bringing greater contracting opportunities to the M/W/ESB community and in diversifying the workforce on PDC construction projects.

The Annual Diversity in Contracting and Workforce Training Report covering fiscal year 2006/2007 was also presented to the PDC Board on February 27th. The report indicated that the M/W/ESB utilization for last year was 29.3 percent, equating to \$25,622,669. This was 82 percent more dollars spent with M/W/ESB firms than in 2005/2006 and an all-time high for PDC.

The workforce diversity on the South Waterfront Project was very much a success story too with 16.2 percent of the hours worked by minorities and 5.95 percent by females. These results document PDC's renewed commitment in this area.

PDC's Public Affairs group issued a news release extolling the results of the Diversity Report showing PDC increased spending on M/W/ESBs by 82 percent. Both the new Policy and Annual report garnered wonderful news stories for PDC including:

- *Diversity Reversal; Critics Applaud PDC Effort to Build Minority Businesses*—a story that ran on Friday, February 22 in the Portland Business Journal
- *PDC Sails Past Minority 2007 Contracting Goals*—a story that ran on March 4 in the Daily Journal of Commerce

Community Relations – Stephen Green was hired as the Community Relations Coordinator and began work on February 19th. Stephen comes to PDC from the Albina Bank and brings with him a vast knowledge of finance, community development for both business and housing. He is a great addition to the team.

Meetings and Gatherings –

- Workforce Diversity Strategy Committee on February 21 – The committee approved their charter. They also reviewed the first draft of the Workforce Diversity Strategy Agreement required by the PDC Construction Wage Policy. Finally, they established regular monthly meetings through May 2008.
- Contracting Advisory Committee – Did not meet February to allow development of a Plan of Action. The Committee will reconvene in March.

Community Relations/PDC Sponsored Events:

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

- February 1 Breakfast of Champions
- February 8 OAME Contractors Meeting
- February 8 OAME first Friday Professionals
- February 12 NAMCO Meeting
- February 12 African American Chamber Meeting
- February 20 Philippine Chamber Meeting
- February 20 Black United Fund Scholarship Dinner
- February 20 Society for Marketing Professional Services
- February 21 African American Alliance Unity Breakfast
- February 21 Workforce Diversity Strategy Committee
- February 21 South Waterfront Oversight Committee
- February 27 Native American Chamber Meeting
- February 28 Turner Construction School of Management Reception
- February 29 OAME Coffee and Issues
- February 29 Oregon Tradeswomen African American Leadership Luncheon

Purchasing and Contracting Services—The first Work Order was printed entirely from the Requisition Module of the Lawson Financial System. This process was previously manual with hand-written Work Orders that were entered into the Lawson system after signatures were obtained. This was the final step in the implementation of the Lawson Requisition Module. Reports to capture the new information will be run at the end of April 2008.

Business With Public Agencies Workshop—A “Learn How to Do Business with Local Public Agencies” workshop is being coordinated in partnership with ten other local jurisdictions for March 25th as an outreach vehicle to M/W/ESB firms. The Waterfront Park construction project was assigned from the City to PDC. This will result in approximately \$7M in construction work where PDC’s Purchasing and Contracting Services team will bid, contract, provide M/W/ESB utilization contractor assistance and track prevailing wage.

Public Participation & Public Affairs

Public Involvement

- The Public Participation group and Development Department continue to partner on the Martin Luther King, Jr. Blvd. Gateway and Heritage Markers Project. As part of the notification efforts for the second project open house, public participation staff mailed personal invitations to 104 ethnic churches in NE Portland requesting their participation in the project. Staff also wrote an article about the project for the North/Northeast Business Association Newsletter.
- Public Participation and Public Affairs worked with Development’s Oregon Convention Center URA team to prepare materials to update the community on the progress of the Martin Luther King Jr., Blvd. Action Plan developed in 2006. Materials consist of a video presentation and a re-design of the printed action plan.
- As part of PDC’s Strategic Plan, Public Participation staff is gathering information on how well we communicate with and respond to participants at public meetings. To this end, staff created “comment cards” to be used at PDC sponsored public meetings. The cards are designed to collect public comments on the subject of the meeting as well as the public participation efforts. The first official use of the cards was at the Centennial Mills Open House.
- Public Participation and Legal Department staff partnered to provide a refresher course on the Oregon Public Meetings/Public Records Law for the URA managers. In addition to this presentation, staff developed an information piece entitled, “Frequently Asked Questions about Oregon’s Public Meeting/Public Records Law.”
- Public Participation staff partnered with Development staff to organize and implement the Centennial Mills Open House which attracted more than 225 people and was held at the Pacific NW College of Art.
- Public Participation staff interviewed leaders from the Chinese Community in Old Town/Chinatown to determine if PDC should translate material and if so, which materials would be best to translate into Chinese. As a result of these conversations, a draft approach has been created for further review by the Downtown Waterfront URA team members.

- Public Participation staff joined with Development staff to recruit participation at the PDC booth at the Chinese New Year event on February 9 at the Oregon Convention Center.
- Public Participation staff translated Commissioner Ferrán's article on housing for publication in El Hispanic News.
- As part of the Lents Town Center Urban Renewal Amendment, staff prepared and delivered presentations to three neighborhood associations (Mt. Scott-Arleta, Creston-Kenilworth, and Lents) to request their support for the Lents Plan Amendment Study recommendations. All three organizations supported the amendment.
- A cross function team of staff from Public Participation and the operating departments are meeting on a regular basis to plan the 4th Annual Lents Resource Fair scheduled for May 10 at Marshall High School.
- Staff worked with the Development Dept. to create and charter the Lents Town Center Urban Renewal Area Art/Gateway Committee.

Public Affairs

- Posted seven videos to YouTube. (View the movies by going to www.youtube.com and typing "Portland Development Commission" into the search bar.)
- Sent six news releases
- Wrote speaking points and created PowerPoint presentations for two speeches by Bruce Warner (Hispanic Chamber Leadership Group Feb. 1 and Construction Finance Managers Assoc. Feb. 21)
- Completed 13 Graphics projects
- Sent monthly column (under Bertha's name) to El Hispanic News. This month's column: Home Ownership
- Started coordination work for the Spring Term of the PDC/PSU urban renewal class
- Assisted in the preparation for the Centennial Mills Open House
- Confirmed three speaking opportunities for Chair Rosenbaum (3/27 East Portland Rotary, 4/8 Foster Area Business Association, 4/21 Comcast News Makers)
- Hired a firm to assist in the 50th Anniversary marketing campaign
- Delivered five issues of *PDC People* to staff and the Board

- Planned and executed staff event at Grand Central Bowl
- Planned and executed staff event at Trail Blazers Game
- For information only: more than 109,000 Website visits for the month of February

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 January, 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 **13.13%** of the total apprentice hours 3.13 percentage points ahead of the combined journey/apprentice goal of 10% for the fiscal year. **33.12%** 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%	4.99%			[5.01%]
16.0%		24.22%		+8.22%
20.0%			25.32%	+5.32%

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 \$23,246,937 which equates to 15.34% 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	Jan-08			FY 07-08			WDS Goal
		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian		0	1,380	1,380		532	922	1,454	2,418	3,806	6,224	
		0.00%	2.18%	1.71%		5.33%	3.06%	3.63%	4.69%	2.57%	3.11%	
African American		2,535	2,248	4,783		1,030	1,098	2,128	4,847	6,807	11,653	
		14.65%	3.56%	5.94%		10.32%	3.65%	5.31%	9.40%	4.59%	5.83%	
Caucasian		10,154	53,738	63,892		6,217	23,936	30,153	33,446	118,122	151,568	
		58.70%	85.02%	79.36%		62.32%	79.51%	75.23%	64.87%	79.65%	75.84%	
Hispanic	Pre-Construction	3,123	4,653	7,776		2,034	3,628	5,662	9,277	15,940	25,217	
		18.05%	7.36%	9.66%		20.39%	12.05%	14.13%	17.99%	10.75%	12.62%	
Native American		1,487	1,189	2,676		163	519	682	1,570	3,622	5,192	
		8.60%	1.88%	3.32%		1.63%	1.72%	1.70%	3.05%	2.44%	2.60%	
Minority		7,145	9,470	16,615	15.00%	3,759	6,167	9,926	18,111	30,174	48,285	16.00%
		41.30%	14.98%	20.64%		37.68%	20.49%	24.77%	35.13%	20.35%	24.16%	
Female		1,334	2,538	3,872	8.00%	1,201	513	1,714	7,339	4,575	11,913	10.00%
		7.71%	4.02%	4.81%		12.04%	1.70%	4.28%	14.23%	3.09%	5.96%	
Total Hours		17,299	63,208	80,507		9,976	30,103	40,079	51,557	148,296	199,853	
		21.49%				24.89%			25.80%			
THE ALEXAN (BLOCK 39)	FY 05-06	FY 06-07			WDS Goal	Jan-08			FY 07-08			WDS Goal
		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian		4	257	261		127	415	542	244	2,949	3,192	
		0.54%	3.00%	2.81%		2.65%	3.53%	3.27%	1.24%	4.94%	4.02%	
African American		0	319	319		0	329	329	112	2,691	2,803	
		0.00%	3.73%	3.43%		0.00%	2.80%	1.99%	0.57%	4.50%	3.53%	
Caucasian		520	7,258	7,778		3,606	9,392	12,999	14,309	45,892	60,200	
		70.46%	84.86%	83.72%		75.11%	79.88%	78.50%	72.45%	76.81%	75.72%	
Hispanic	Pre-Construction	214	513	727		718	1,093	1,811	3,777	5,023	8,800	
		29.00%	5.99%	7.82%		14.96%	9.30%	10.94%	19.13%	8.41%	11.07%	
Native American		0	207	207		351	390	741	1,308	2,272	3,580	
		0.00%	2.41%	2.22%		7.31%	3.32%	4.47%	6.62%	3.80%	4.50%	
Other		0	0	0		0	139	139	0	924	924	
		0.00%	0.00%	0.00%		0.00%	1.18%	0.84%	0.00%	1.55%	1.16%	
Minority		218	1,295	1,513	15.00%	1,195	2,366	3,560	5,440	13,858	19,298	16.00%
		29.54%	15.14%	16.28%		24.89%	20.12%	21.50%	27.55%	23.19%	24.27%	
Female		284	0	284	8.00%	594	152	746	2,053	160	2,213	10.00%
		38.48%	0.00%	3.06%		12.37%	1.29%	4.51%	10.40%	0.27%	2.78%	
Total Hours		738	8,553	9,291		4,801	11,758	16,559	19,749	59,750	79,499	
		7.94%				28.99%			24.84%			

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MOODY STREET RECONSTRUCTION	FY 05-06	FY 06-07			WDS Goal	Jan-08			FY 07-08			WDS Goal
		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
Asian	Pre-Construction	Pre-Construction				0	0	0	39	81	120	
African American						0.00%	0.00%	0.00%	210	0	210	
Caucasian						0	0	0	301	2,979	3,280	
Hispanic						0.00%	0.00%	0.00%	54.83%	76.54%	73.86%	
Native American						0	0	0	0	531	531	
Minority						0.00%	0.00%	0.00%	0.00%	13.64%	11.96%	
Female						0	0	0	249	913	1,161	
Total Hours						15.00%	0.00%	0.00%	45.36%	23.46%	26.14%	16.00%
						8.00%	0.00%	0.00%	7.29%	0.00%	0.90%	10.00%
					0	0	0	549	3,892	4,441		
					0.00%			12.36%				
TOTALS	FY 05-06	FY 06-07			WDS Goal	Jan-08			FY 07-08			WDS Goal
Asian		A	J	TOTAL		A	J	TOTAL	A	J	TOTAL	
African American	Pre-Construction					659	1,337	1,996	2,701	6,836	9,537	
Caucasian						4.46%	3.19%	3.52%	3.76%	3.23%	3.36%	
Hispanic						1,030	1,427	2,457	5,169	9,498	14,667	
Native American						6.97%	3.41%	4.34%	7.19%	4.48%	5.17%	
Minority						9,823	33,328	43,151	48,056	166,993	215,049	
Female						66.47%	79.62%	76.19%	66.88%	78.79%	75.78%	
Total Hours						2,752	4,721	7,473	13,054	21,494	34,548	
						18.62%	11.28%	13.19%	18.17%	10.14%	12.17%	
						1,487	1,395	2,882	2,878	6,195	9,073	
					8.24%	1.94%	3.21%	4.01%	2.92%	3.20%		
					7,363	10,765	18,128	23,800	44,945	68,745		
					40.82%	15.00%	20.19%	33.12%	21.21%	24.22%	16.00%	
					1,618	2,538	4,156	1,795	665	2,460		
					8.97%	3.54%	4.63%	12.15%	1.59%	4.34%		
					18,037	71,761	89,798	14,777	41,861	56,638		
					20.09%			26.09%				

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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%		

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	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

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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%	\$5,010,287	5.65%	\$5,010,287	4.52%	\$5,430,714	5.47%	\$1,320,251
Woman Business Enterprise	\$0	0.00%	\$2,163,355	2.44%	\$2,163,355	1.95%	\$3,402,542	3.43%	\$1,203,187
Emerging Small Business	\$0	0.00%	\$6,221,195	7.02%	\$6,221,195	5.62%	\$6,024,330	6.07%	\$32,706
Non-Certified Firms	\$22,125,505	100.00%	\$75,207,658	84.88%	\$97,333,163	87.90%	\$84,450,275	85.04%	\$40,373,116
Total	\$22,125,505	100.00%	\$88,602,495	100.00%	\$110,728,000	100.00%	\$99,307,861	100.00%	\$42,929,260

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%	\$87,555	0.17%	\$9,056
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%	\$7,937,428	16.41%	\$7,937,428	12.65%	\$7,962,097	15.23%	\$3,755,058
Non-Certified Firms	\$14,349,812	100.00%	\$39,995,865	82.66%	\$54,345,677	86.63%	\$43,894,812	83.95%	\$7,367,659
Total	\$14,349,812	100.00%	\$48,383,114	100.00%	\$62,732,926	100.00%	\$52,284,163	100.00%	\$11,134,910

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
3720 Condominiums (Block 38)	\$14,857,586	\$5,430,714	\$2,605,156.00	17.53%	\$2,228,014.00	15.00%	\$17,148.00	0.12%	\$528,281.00	3.56%	\$52,115.00	0.35%
The Alexan (Block 39)	\$8,389,351	\$87,555	\$80,965.00	0.97%	\$6,590.00	0.08%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%