



Racial Equity in Multifamily Housing Development



PHB Portland Housing
Bureau

Mayor Ted Wheeler ▪ Director Kurt Creager

Racial Equity in Multifamily Development Historic Performance, 2013-2016

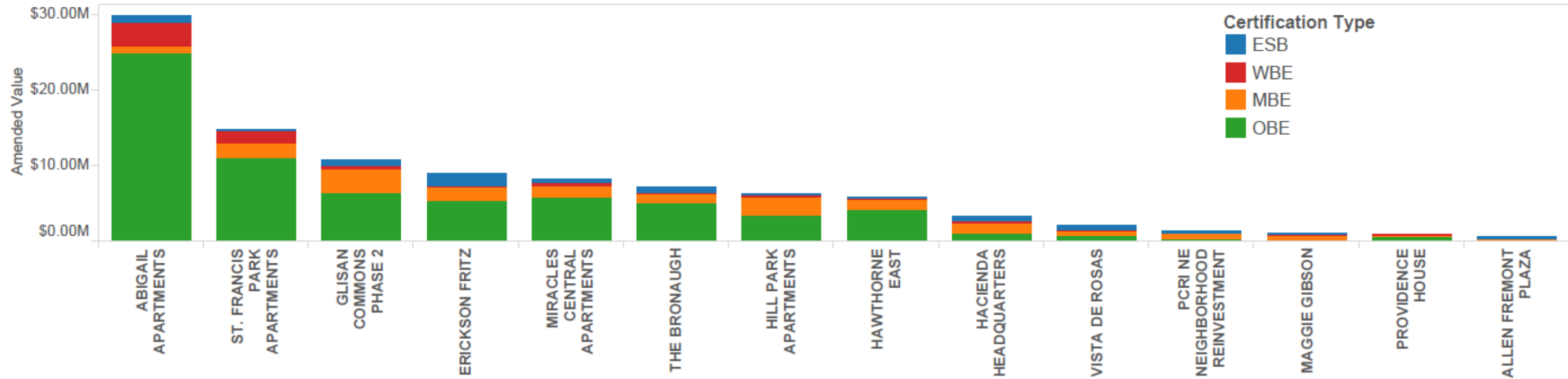
Historic Performance Targets:

- Minority, Women, and Emerging Small Business Contracting Utilization
- Workforce Training and Hiring Program Requirements

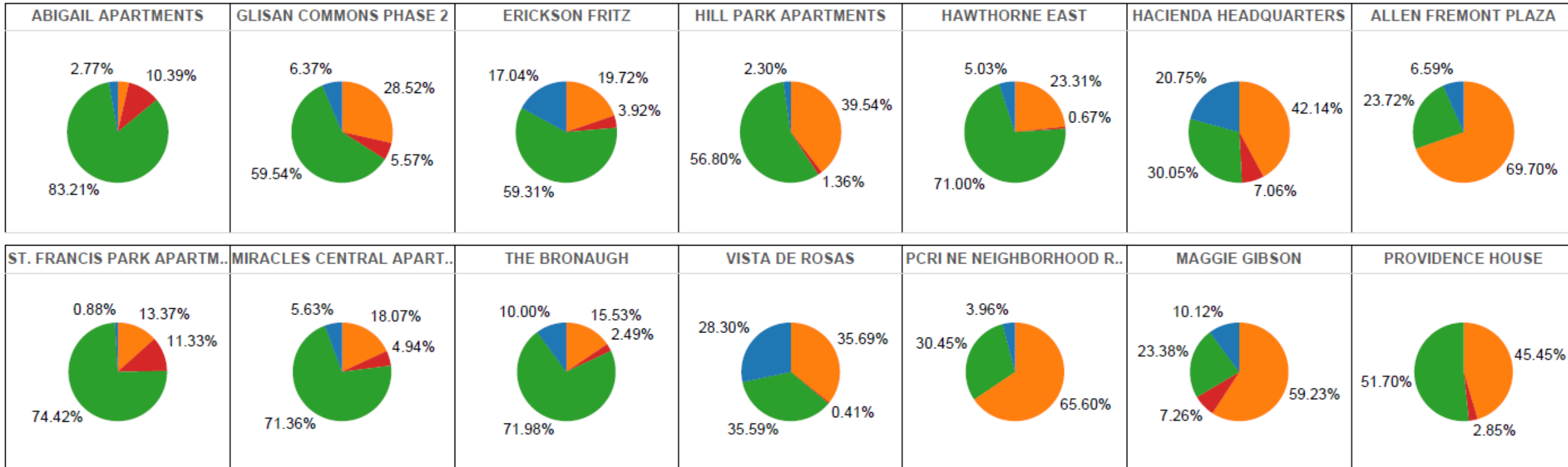
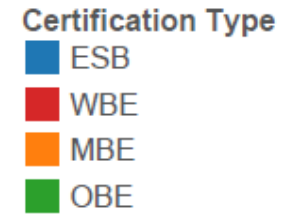
*Integration of Equity in Development Proposal

Racial Equity in Multifamily Development

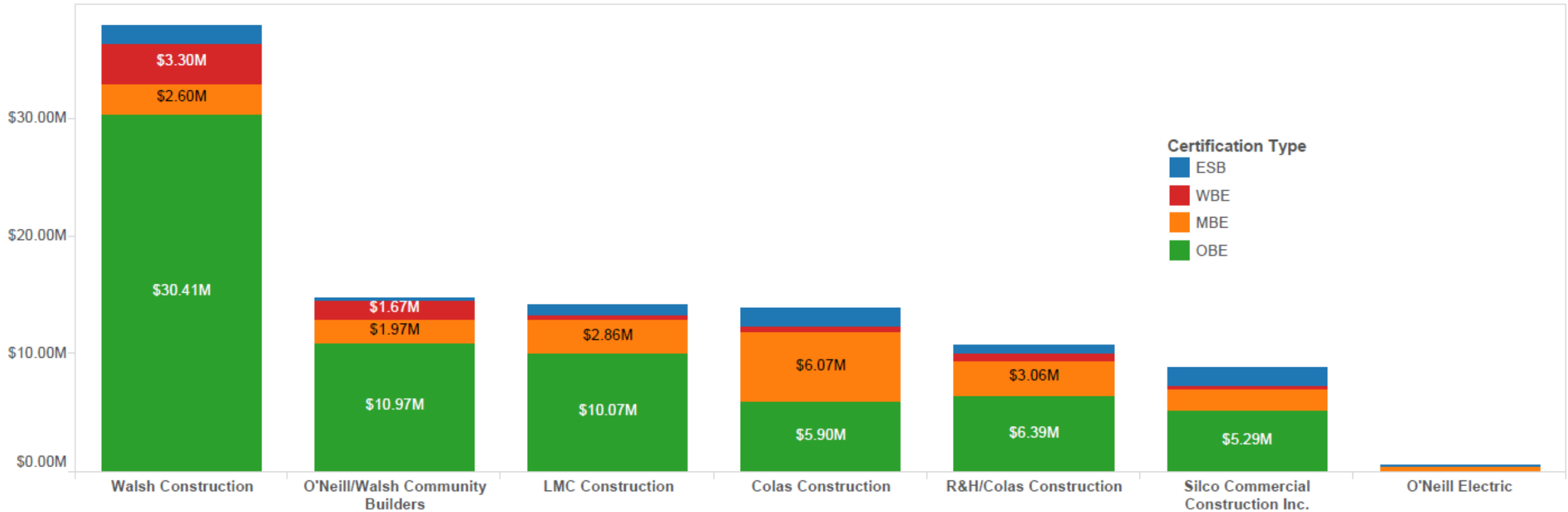
Historic Performance, 2013-2016



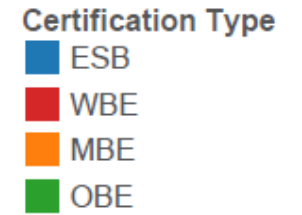
Racial Equity in Multifamily Development Historic Performance, 2013-2016



Racial Equity in Multifamily Development Historic Performance, 2013-2016



Racial Equity in Multifamily Development Historic Performance, 2013-2016

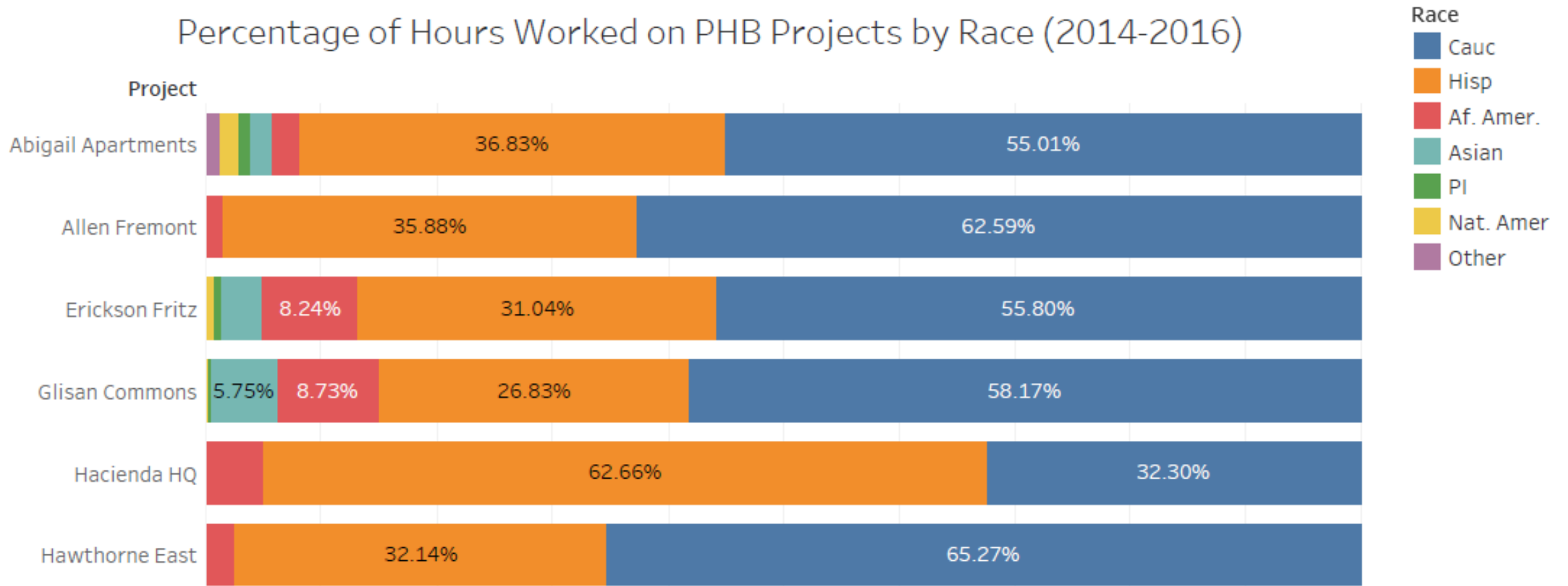


Walsh Construction	O'Neill/Walsh Community Builders	LMC Construction	Colas Construction	R&H/Colas Construction	Silco Commercial Construction Inc.	O'Neill Electric																																																																						
<table border="1"> <tr><th>Certification Type</th><th>Percentage</th></tr> <tr><td>ESB</td><td>4.07%</td></tr> <tr><td>WBE</td><td>8.72%</td></tr> <tr><td>MBE</td><td>6.86%</td></tr> <tr><td>OBE</td><td>80.35%</td></tr> </table>	Certification Type	Percentage	ESB	4.07%	WBE	8.72%	MBE	6.86%	OBE	80.35%	<table border="1"> <tr><th>Certification Type</th><th>Percentage</th></tr> <tr><td>ESB</td><td>0.88%</td></tr> <tr><td>WBE</td><td>11.33%</td></tr> <tr><td>MBE</td><td>13.37%</td></tr> <tr><td>OBE</td><td>74.42%</td></tr> </table>	Certification Type	Percentage	ESB	0.88%	WBE	11.33%	MBE	13.37%	OBE	74.42%	<table border="1"> <tr><th>Certification Type</th><th>Percentage</th></tr> <tr><td>ESB</td><td>5.38%</td></tr> <tr><td>WBE</td><td>3.15%</td></tr> <tr><td>MBE</td><td>20.27%</td></tr> <tr><td>OBE</td><td>71.21%</td></tr> </table>	Certification Type	Percentage	ESB	5.38%	WBE	3.15%	MBE	20.27%	OBE	71.21%	<table border="1"> <tr><th>Certification Type</th><th>Percentage</th></tr> <tr><td>ESB</td><td>11.31%</td></tr> <tr><td>WBE</td><td>2.90%</td></tr> <tr><td>MBE</td><td>43.50%</td></tr> <tr><td>OBE</td><td>42.29%</td></tr> </table>	Certification Type	Percentage	ESB	11.31%	WBE	2.90%	MBE	43.50%	OBE	42.29%	<table border="1"> <tr><th>Certification Type</th><th>Percentage</th></tr> <tr><td>ESB</td><td>6.37%</td></tr> <tr><td>WBE</td><td>5.57%</td></tr> <tr><td>MBE</td><td>28.52%</td></tr> <tr><td>OBE</td><td>59.54%</td></tr> </table>	Certification Type	Percentage	ESB	6.37%	WBE	5.57%	MBE	28.52%	OBE	59.54%	<table border="1"> <tr><th>Certification Type</th><th>Percentage</th></tr> <tr><td>ESB</td><td>17.04%</td></tr> <tr><td>WBE</td><td>3.92%</td></tr> <tr><td>MBE</td><td>19.72%</td></tr> <tr><td>OBE</td><td>59.31%</td></tr> </table>	Certification Type	Percentage	ESB	17.04%	WBE	3.92%	MBE	19.72%	OBE	59.31%	<table border="1"> <tr><th>Certification Type</th><th>Percentage</th></tr> <tr><td>ESB</td><td>6.59%</td></tr> <tr><td>WBE</td><td>0%</td></tr> <tr><td>MBE</td><td>69.70%</td></tr> <tr><td>OBE</td><td>23.72%</td></tr> </table>	Certification Type	Percentage	ESB	6.59%	WBE	0%	MBE	69.70%	OBE	23.72%
Certification Type	Percentage																																																																											
ESB	4.07%																																																																											
WBE	8.72%																																																																											
MBE	6.86%																																																																											
OBE	80.35%																																																																											
Certification Type	Percentage																																																																											
ESB	0.88%																																																																											
WBE	11.33%																																																																											
MBE	13.37%																																																																											
OBE	74.42%																																																																											
Certification Type	Percentage																																																																											
ESB	5.38%																																																																											
WBE	3.15%																																																																											
MBE	20.27%																																																																											
OBE	71.21%																																																																											
Certification Type	Percentage																																																																											
ESB	11.31%																																																																											
WBE	2.90%																																																																											
MBE	43.50%																																																																											
OBE	42.29%																																																																											
Certification Type	Percentage																																																																											
ESB	6.37%																																																																											
WBE	5.57%																																																																											
MBE	28.52%																																																																											
OBE	59.54%																																																																											
Certification Type	Percentage																																																																											
ESB	17.04%																																																																											
WBE	3.92%																																																																											
MBE	19.72%																																																																											
OBE	59.31%																																																																											
Certification Type	Percentage																																																																											
ESB	6.59%																																																																											
WBE	0%																																																																											
MBE	69.70%																																																																											
OBE	23.72%																																																																											

Racial Equity in Multifamily Development

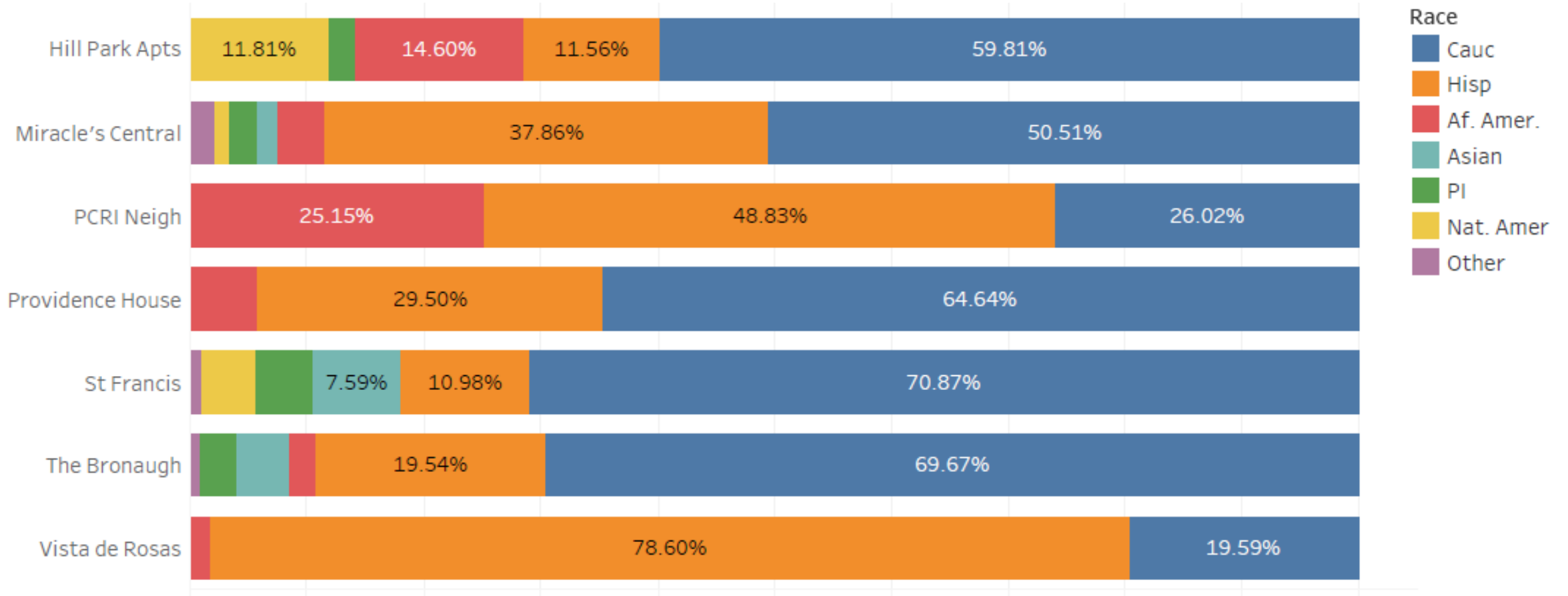
Historic Performance, 2013-2016

Percentage of Hours Worked on PHB Projects by Race (2014-2016)



Racial Equity in Multifamily Development

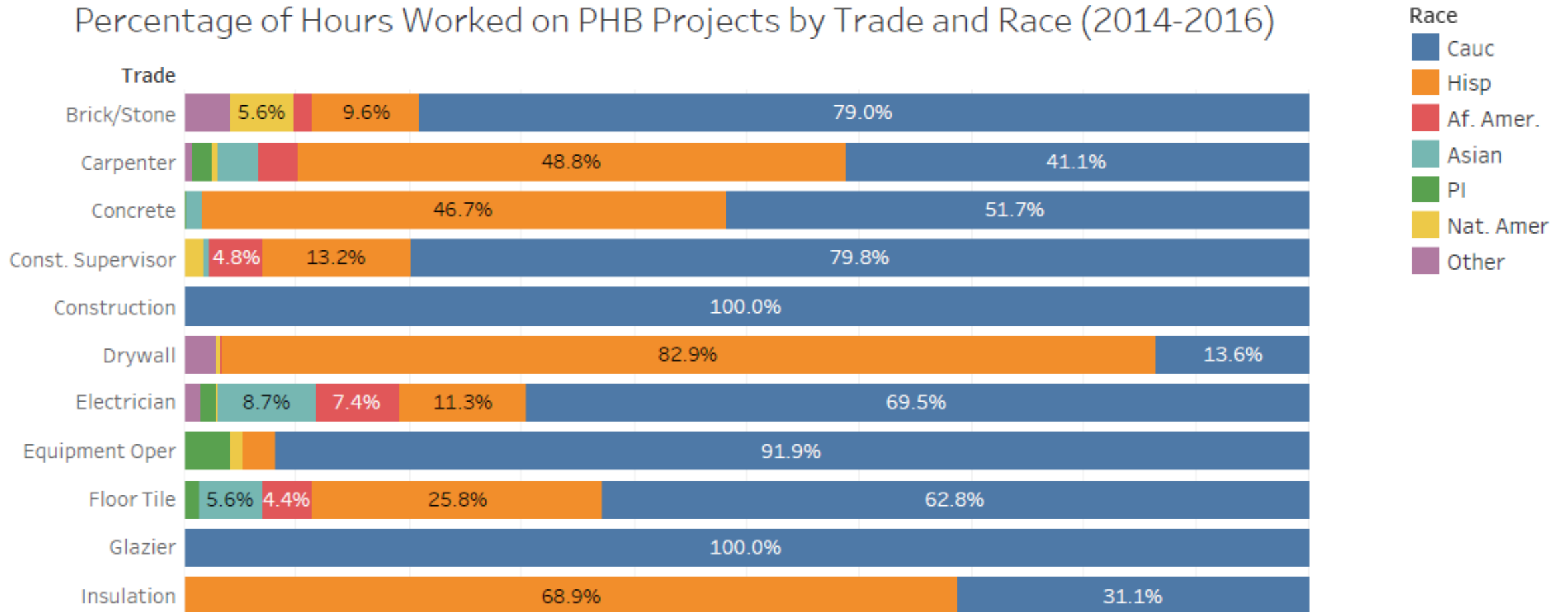
Historic Performance, 2013-2016



Racial Equity in Multifamily Development

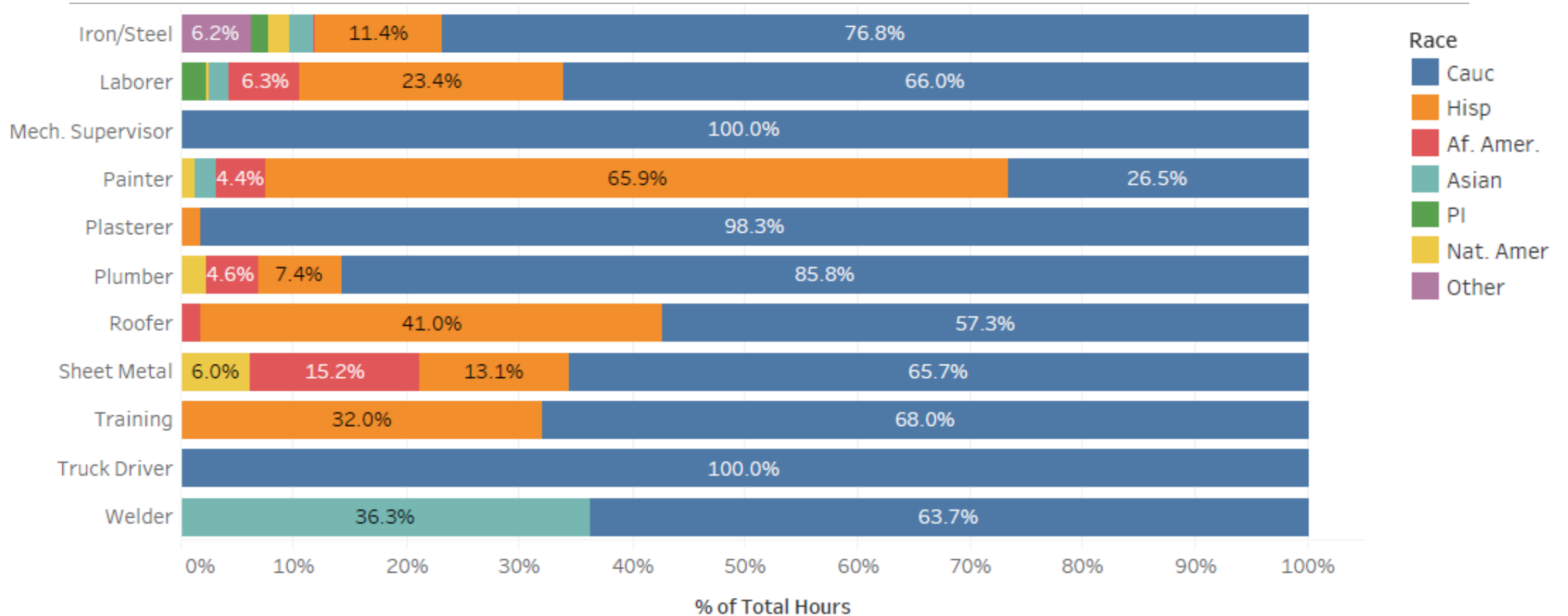
Historic Performance, 2013-2016

Percentage of Hours Worked on PHB Projects by Trade and Race (2014-2016)



Racial Equity in Multifamily Development

Historic Performance, 2013-2016



Racial Equity in Multifamily Development

2015-17 NOFA

- Disadvantaged, Minority, Women, and Emerging Small Business Contracting Utilization
 - 20-30% of hard construction/development cost
 - 20% of soft construction/development cost (2017 only)
 - 14% of which is D/M/WBE
- Workforce Training and Hiring Program Requirements
 - 20% of labor hours for apprenticeship
 - 12-15% of labor hours women
 - 27-30% of labor hours minorities
- Development Benefit Agreement in N/NE Portland (2017 only)

Racial Equity and Community Benefit Best Practices

- Contracting and Subcontracting
- Hiring Procedures
- Wage Rate Establishment
- Project Work Hours
- Apprenticeships
- Community Oversight Committees
- Training and Outreach Support Funds
- Non-project Community Benefits