Broadway Corridor
Singular Opportunity, Significant Challenges

Financially Viable Project
Maximize Community Benefits

*Executive Session Briefing*
Who Decides?

Master Plan Land Use Approval

Disposition & Development Agreement

Community Benefits Agreement

Intergovernmental Agreements & Land Transfer

Design Commission

Prosper Portland Board & City Council

Sale of property, use of TIF, enforcement of community benefits

Infrastructure obligations, use of SDCs, LID, PHB community benefits

*Executive Session Briefing
There’s **no** other project in the nation like this with a CBA.*

*According to examples and research we’ve seen.
## Comparison of Projects w/ CBA

<table>
<thead>
<tr>
<th>Project</th>
<th>Nashville</th>
<th>Milwaukee</th>
<th>Cincinnati</th>
<th>Pittsburgh</th>
<th>Oakland</th>
<th>Portland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Known End User</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td>✓ ✓</td>
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<tr>
<td>Committed private capital</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
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<td>✓ ✓</td>
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<tr>
<td>Single Developer</td>
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<td>✔️</td>
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<td>Near-Term Build Out</td>
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<td>✔️</td>
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<td>Public Subsidy</td>
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<td>✓ ✓</td>
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<tr>
<th>CBA Structure</th>
<th>Private</th>
<th>Private</th>
<th>Public-Private</th>
<th>Public-Private</th>
<th>Public</th>
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</tr>
</thead>
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Public CBA Example: Oakland Army Base

- Public + Community signed CBA
- Private + Public in Lease Agreement
  - CBA terms attached to Lease Agreement
Community Benefits Secured

- Construction Equity
  - Apply City’s CBA Policy to infrastructure, demolition of USPS
  - $4.2M invested in workforce and business assistance fund
  - Good faith effort to negotiate Project Labor Agreement
  - Use of responsible contractors on site – including providing full family healthcare for $1M+ contracts/year
  - Prevailing wage on core and shell
  - 22% certified firm utilization (12% M/DBE and 5% W/DBE)
  - 30% minority/15% women overall disaggregated by trade and apprentice (and further augmented goals)

- Operations Equity
  - 0.4% toward workforce development, compliance monitoring and enforcement fund
  - Direct agreement between Continuum and SEIU re: use of responsible contractors for janitorial and security workers
Community Benefits Cont’d

• Affordable Housing
  • Inclusionary Housing: on-site 10% of units at 60% AMI
  • Intentional tenanting and outreach to Black, Indigenous, Japanese & Chinese American communities
  • ADA accessibility prioritized

• Business Equity
  • $3M toward affordable commercial tenanting
  • Support prioritized for BIPOC and persons with disability-owned businesses, reasonably priced goods and services
  • Exploration of Community Ownership models

• Tenanting
  • Marketing and recruitment in line with guiding principles
  • Encourage involvement with Portland Means Progress to hire and contract with BIPOC/women workers and businesses
Community Benefits Cont’d

• Sustainability
  • Carbon neutrality established as goal
  • Good faith agreement to use 100% renewable energy

• Oversight
  • Establish Oversight Committee comprised of HCC representatives, developers, neighborhood representative, BIPOC business owner, sustainability expert, Prosper
  • Ensures compliance with the CBA; advises Prosper on remedies, acts as a problem-solving body, and may make recommendations on actions needed
  • Provides annual report to the Prosper Portland Board of Commissioners and Portland City Council
  • Budget of $50k per year for ten years