



# Broadway Corridor

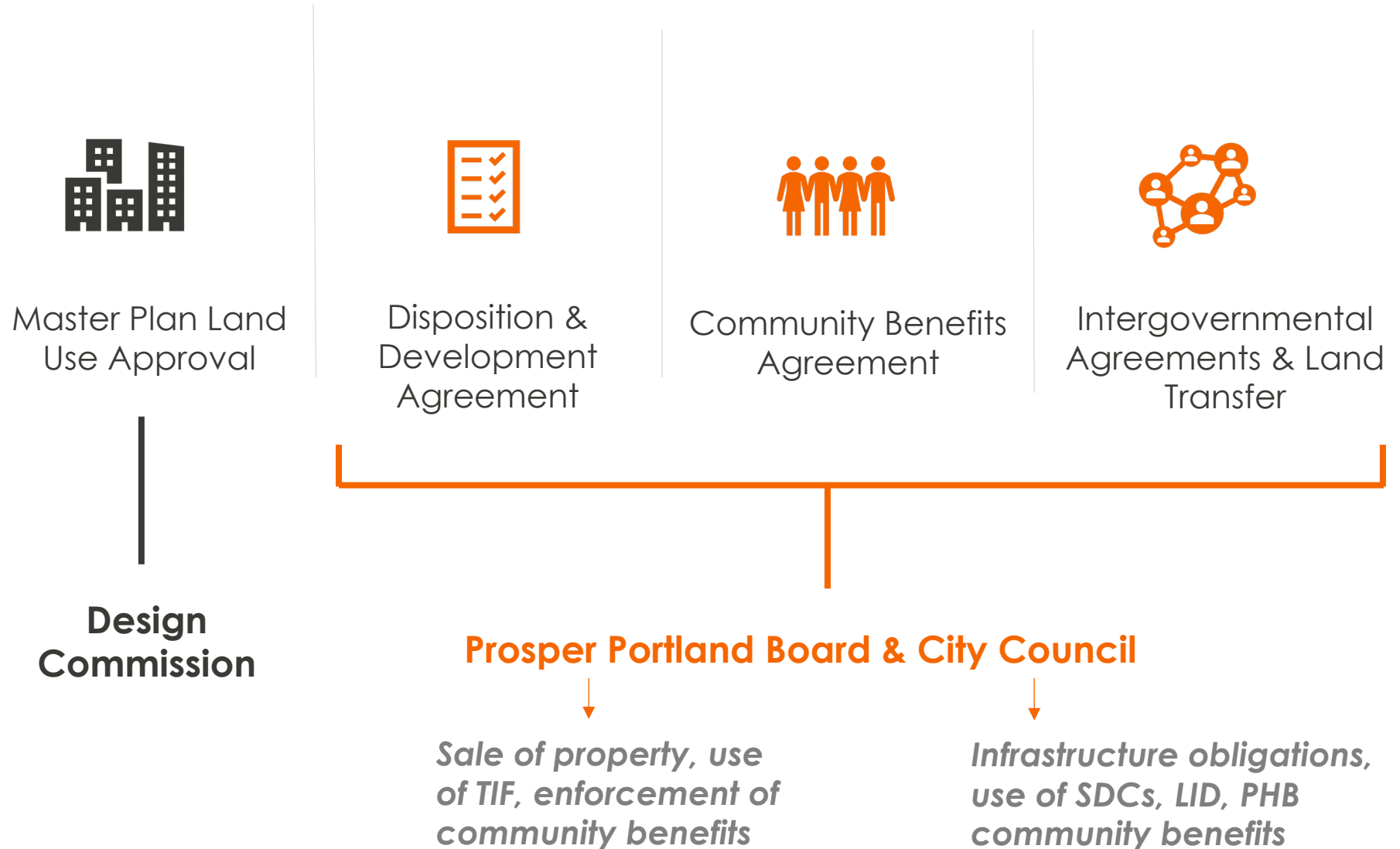


# Singular Opportunity, Significant Challenges



**Financially Viable Project  
Maximize Community Benefits**

# Who Decides?



There's **no** other project in the nation like this with a CBA.\*

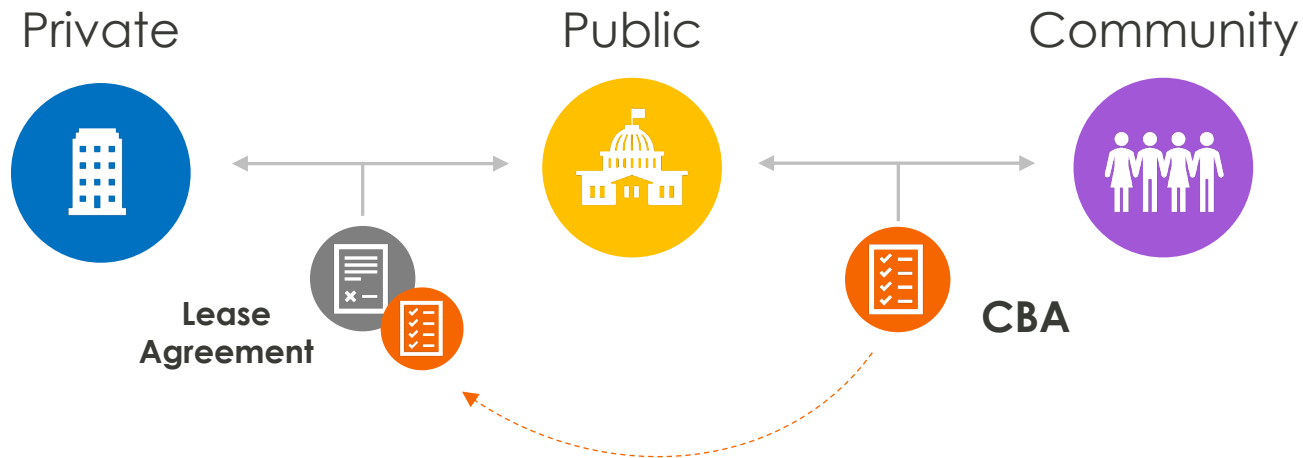
\*According to examples and research we've seen.

# Comparison of Projects w/CBA

	Nashville	Milwaukee	Cincinnati	Pittsburgh	Oakland	Portland
Project	MLS Stadium	Bucks Arena	MLS Stadium	Arena Hotel	Industrial Job Center	Broadway Corridor
Known End User	✓	✓	✓	✓	✗✓	✗
Committed private capital	✓	✓	✓	✓	✓	✗
Single Developer	✓	✓	✓	✓	✓	✗
Near-Term Build Out	✓	✓	✓	✓	✓	✗
Public Subsidy	✓	✓	✓	✓	✗✓	✗✓
CBA Structure	Private	Private	Public-Private	Public-Private	Public	Public

# 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