



# Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

## Affordable Housing Development Stabilization and Recovery Work group

**Molly Rogers, Deputy Director**

**Jill Chen, HIPP Manager**

**July 7, 2020**

# Development

## Workgroup

### Participants

- Nate McCoy
- Kenechi Onyeagusi
- Dan Snow
- Maurice Rahming
- Erin Storlie
- Mike Steffen
- Andrew Colas
- Chris Duffin
- Han-Mei Chiang
- Seyon Belai
- Jodi Bailey
- Ezra Hammer
- Mary Bradshaw

- **Second Meeting 6/16/20**

- **Take Aways**

- “Keep the Money Flowing”
- Balance worker safety with owners’ demands
- Lack PPE
- Liability of each GC and Sub
- Safety protocols / HIPAA
- Some workers choosing furlough/unemployment
- Construction delays
- Need Construction Contingency for unknowns
- Productivity drop-off
- Force Majeure / add’l contract language
- Toughest on renovations / no occupied rehabs
- Waive certain requirements (i.e. fees, street improvements)
- Technological solutions (i.e. BDS inspections, design review)

# Equity in Contracting – Covid 19

## Feedback from Contractor in Affordable Housing Development Workgroup

- **Smaller certified, less established firms has smaller “war chest” to withstand current environment**
- **Significant number of Black-owned and/or smaller subs going out of business**
- **For large projects, consider potential for set-aside for certified firms**
- **Consider more rehabs and preservation for certified firms**
- **Smaller firms perceived to have lower production rates**
- **Observed fewer women on job sites (childcare?)**
- **Extend time to bid; increase outreach**