

Argyle Project Update for N/NE Oversight Committee

Additional family sized apartments



Maximizing number of 3 & 2 bedroom apartments within the existing zoning and funding constraints.

189 affordable homes (studio – 3 bedrooms)

Serving households up to 7 people

Serving household incomes from \$17,100 to \$60,600

Туре	Qty	30% AMI	60% AMI
Studio	53	3	50
1 BR	71	4	67
2 BR	47	2	45
3 BR/2 BA	18	1	17
TOTAL	189	10	179

Project Schedule



- Design is currently in Construction Development Phase
- Applied for State or Oregon funding to fill remaining project gap
 - Application submitted March 6
 - Decisions expected by first week of June
- We are Ready to Submit Permit Application



Design Updates - Site Plan





SITE PLAN







Community Space & Programs



- What was originally designed as commercial space is now flexible community space.
 - Space available for community programs & activities at no charge.
 - Flexible space with its own public entrance from street.
 - Activities would need to be free to participants (non-commercial).
- REACH seeking input & partners to inform use of this space.
 - NxNE Community Health Center health promotion focused on serving African American community.
 - 2. Worksystems potential employment & training activities.
 - 3. Seeking additional ideas and partners outreach continuing, suggestions welcome.

Design Updates





Birds Eye View

Design Updates





Community Space and Public Courtyard

Design Updates





West View and Private Courtyard

Contracting



- Good Faith Effort
- Bid Strategy
- Partnerships O'Neill, MCIP, NAMC
- Commitment 30%+



Workforce Development Strategy



Workforce Development Strategy

A plan, controlled growth, and aligning resources

1. Organizations

- Organizations such as MAWE, Urban League of Portland, Hacienda, NAYA, MACG, CAWS/Worksystems etc. connect with women and minorities, who are interested in the trades.
- These organizations are in contact with pre-apprenticeship programs.

2. Pre-Apprenticeship Programs

- Pre-Apprenticeship programs prep workers to enter the apprenticeship program.
- They offer trainings such as OSHA 10-30, Forklift Certification, First Aid, and the basics of the trade pre-apprentices are interested in.
- They connect workers with apprenticeship programs and make them competitive candidates.
- Examples of Pre-Apprenticeship Programs: Oregon Tradewomen Inc, Constructing Hope, Worksystems Inc, Portland Youth Builds, and many more

Apprenticeship
Programs

- Apprenticeship programs are run by Columbia Pacific Building Trades and Pacific Northwest Regional Council of Carpenters.
- These programs create quality workers for contractors

4.Contractor

Contractors have a selection of skilled and qualified women and minorities to participate in projects.

Workforce Development Strategy



Minority/Women Contractor Development Strategy

A plan, controlled growth, and aligning resources

	PBDG/OAME/MSA/NAMCO Works with both females and minority business owners
fessional opment oups	• Represents over 100 minority businesses
	Within the PBDG/OAME/MSA/NAMCO, working on putting together estimates early
	This benefits the client, because it can identify potential savings
ating Skills	• This benefits the contractor, because it builds the estimating capacity
	 This goes back to the "Workforce Development Strategy" Utilize the connections with community organizations, pre-apprenticeship and apprenticeship programs to develop a consist and skilled workforce
	Working with contractors on focusing and planning cash flow
	 Many small to medium contractors over commit, we work to create sustainable and steady growth
	 We work with them to commit to less and over preform
istance	We share intellectual property
1	
idding	• By the time that these contractors are bidding, the client can be confident that the contractor has a handle on the project, with quality employees

Next Steps



- Funding Announcements
- Continue to work on resource development, including collaboration with peers, community and PHB.
- If funding applications are unsuccessful, come back to discuss 'Plan B' subdivide land and build fewer apartments on a portion of the land (subdivision would be required to meet zoning laws).