



National Association of
Minority Contractors
PORTLAND, OREGON

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February 24, 2014

To: Mayor Charlie Hales
Commissioner Dan Saltzman, Portland Housing Bureau Commissioner
Patrick Quinton, Executive Director, Portland Development Commission
Traci Manning, Executive Director, Portland Housing Bureau

Re: **Sign the Jobs and Small Businesses NOW Petition**

NAMC-Oregon is (NAMC-O) the local affiliate of the National Association of Minority Contractors (NAMC). NAMC is a nonprofit trade association founded in 1969 to address the needs and concerns of minority contractors throughout the United States. Though membership is open to people of all races and ethnic backgrounds, the organization's mandate, "building bridges-crossing barriers," focuses on construction and development industry issues common to African Americans, Asian Americans, Hispanic Americans, and Native Americans. Our primary objective is to create opportunities for minority contractors to grow in the construction industry and hence create good paying jobs for a diverse workforce.

We call on the Mayor of Portland, the Portland City Council, the Portland Development Commission, and the Portland Housing Bureau to support the huge majority of people from all parts of our community who want a vibrant commercial/retail center at the corner of NE Martin Luther King Jr. Blvd and NE Alberta ("The Site") and to actively support the project that fulfills that vision.

Fourteen years of documented public process have resulted in huge stakeholder, neighbor, small business, and community organization support for a project on the Site that produces good paying jobs and small business opportunities for local residents. While there is a critical need for more affordable housing in North/Northeast Portland, this particular site has always been envisioned for an anchor tenant that will both provide jobs for the community and encourage traffic to the local businesses in the area. We believe that Majestic Realty Co. has provided a proposal that supports this projects vision.

Furthermore, due to the complexities of the properties site logistics (e.g. sewer line that divides the property from East to West and an alley that divides the property from North to South), it's safe to estimate that a mixed-use building with housing and suitable underground parking for an anchor retail tenant would require costs upwards of \$30 million dollars. A mixed-use developer would struggle to pencil the project as affordable housing without a City subsidy of upwards of \$15 million dollars. An investment like this from the City would effectively funnel funds away from other better-located, cost-efficient affordable housing developments in the area.

This property has been vacant for 20 years and if a mixed-use development becomes the forced plan for the Site, because of its inherent challenges, we believe it will remain vacant for another 10 to 15 years.

Majestic Realty Co. has shown willingness to:

- Provide sufficient financial resources to undertake and develop a project that will start construction in the next 6 months
- Hire a minority general contractor that is willing to commit to high levels of minority sub-contracting opportunities
- Provide a retail anchor grocery tenant that has a history of providing jobs above the area standard minimum wage to a diverse workforce that is also committed to regular contributions to employee 401k accounts
- Provide secondary tenant spaces to 50% local Portland business tenants
- Promote financial support from the Portland Development Commission for local business tenants

We call on the Mayor, City Council, the Portland Development Commission, and the Portland Housing Bureau within 30 days, to provide a plan towards a substantial increase in affordable housing resources in the Interstate Corridor Urban Renewal Area. We also believe that a substantive investment in the creation of a vibrant business district on N.E. Martin Luther King Jr. Blvd., with African American and other minority businesses as its foundation should be at the core of any significant economic investment in the neighborhood.

It is time to stop acting as if our only option for investment in North/N.E. Portland is to choose between a commitment to economic development that will create jobs for minority and local small business or the generation of truly affordable housing that helps preserve the historical legacy of its neighborhoods. We stand united in our belief that we can do both. North/N.E. Portland residents, minorities, and African-Americans have been hit disproportionately hard by the recession, and the recovery has been slower to arrive. We need a shovel-ready commercial and retail project to anchor the N.E. Martin Luther King Jr. Blvd. and Alberta corner to support the Vanport Square and other local businesses, and to put our citizens back to work immediately.

Sincerely,

Andrew Colas, President, National Association of Minority Contractors and Colas Construction, Inc., North Portland Resident

Michael Alexander, President and CEO, Urban League of Portland

Lew Frederick, State of Oregon Representative District 43

Adrienne Livingston, Executive Director, Black United Fund

James Poesy, Chair, Economic Development Subcommittee, Coalition of Black Men

Roy Jay, President, African American Chamber of Commerce

Tony Jones, Executive Director, Minority Contracting Improvement Partnership, Vice-President, Coalition of Black Men

Charles Mcgee, President and CEO, Black Parent Initiative

Alando Simpson, President, City of Roses Recycling and Portland Small Business Advisory Committee

Dr. Karen J. Gibson, Associate Professor, Toulon School of Urban Studies & Planning, PSU

Jeana Woolley, J.M. Woolley & Associates

Ray Leary, Vanport Partners LLC, and Marco Properties

Roslyn Hill, Developer, "Queen of Alberta", North/NE Business owner

Jeff Morland, Owner, Raimor Construction, MBE Firm

Seyon Belai, Owner, Zana Construction, MBE Firm

Rosa Martinez, Owner, Professional Minority Group, MBE Firm

Mohamed Yousuf, Horn of Africa, Vanport Square Business Owner

Richard Harris, CPA, Vanport Square Business Owner

Chris-Poole Jones, NE Portland Neighbor 97212, June Key Delta Member

Samuel Jones, NE Portland Neighbor 97212

Lesley Unthank, Resident, June Key Delta Member

Kathryn Pennington, NE Portland Neighbor 97212

Kris Howard, NE Portland Neighbor 97212

Dr. Harriet Adair, Former NE Portland Resident

Kenneth Adair, Born at Emanuel Hospital, Grew up in NE Portland

Adam Milne, Old Town Brewing Co, Vanport Square Business Owner

Eduardo Norell, Norell Design, Vanport Square Business Owner

Michelle Kopper Seymour, Vanport Square Studio, Vanport Square Business Owner

Garland Norman, A Step Above, Vanport Square Business Owner

Chris Guinn III & Tracey Hicks, Dwell Realty, Vanport Square Business Owner

Nghi V. Tran, Pacific Insurance Agency, Inc., Vanport Square Business Owner

Stacey Hallal, Curious Comedy, Vanport Business Owner

Benjamin Kaiser, Kaiser Group, Inc., Vanport Square Business Owner

Laura Cary, Cary Design Group, Inc., Vanport Square Business Owner

Kedma Ough, AVITA, LLC, Vanport Square Business Owner

Dan Brown, Cascade Energy, Vanport Square Business Owner

Marina Zaré, Body Elements Chiropractic Clinic, Vanport Square Business Owner

Jewl Robinson, NE 8th Ave Resident, Portland, OR 97212