

CLASSIFIEDS/BIDS

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SUB BIDS REQUESTED

Portland Community College Rock Creek Campus - Building 2 Renovations Phase 2 Portland, Oregon

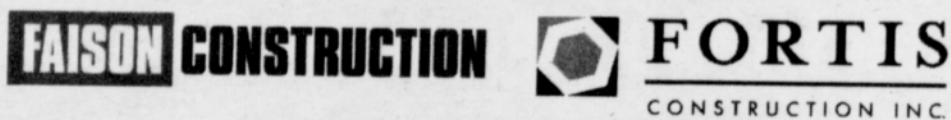
BUILDING 2 RENOVATIONS PHASE 2 - Scopes include Metals, Woods and Plastics, Doors, Glazing, Finishes, Fire Protection, Plumbing, HVAC and Electrical

Alternates will include seismic and acoustic renovations throughout the building.

Bid Date: May 1, 2014 3:00 p.m.
Site Walk(s): To be determined

Contacts Receiving Bids:

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Eleza Faison (Eleza@faisonconstruction.com)



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Portland OR 97205

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OR CCB#155766

Bid documents are available for review at the Fortis office and at local plan centers.

We are an equal opportunity employer and request sub bids from minority, women, disadvantaged, and emerging small business enterprises.

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Fighting Displacement

continued **▲** from front

tional housing.

Other key points from the 2013 report: Black residents of Portland have the lowest homeownership rate of all groups, including other minority groups; the black community has experienced the greatest number of housing foreclosures; black residents pay the highest percent of household income on housing; the experience of African-Americans in Portland has been marked by several cycles of displacement; and the median net worth for black households in 2011 was \$6,446, which was lower than it was in 1984 at \$7,150.

PCRI and Sabin Community Development Corporation are two nonprofit organizations that address housing in a culturally specific method for black people in the city. Sabin holds 120 units of affordable housing

The heightened publicity around gentrification also drew attention to Oregon's 1999 ban on mandatory inclusionary zoning, which prevents local jurisdictions from ensuring construction of affordable housing in "neighborhoods of opportunity".

Attorney Jenny Logan and the Housing Land Advocate board members worked to overturn the

ban in 2013; the efforts resulted in a bill by Sen. Chip Shields and Rep. Reardon that year to repeal it.

Ultimately the legislation didn't make it to the floor for a vote.

However, state and local governments are still free to allocate dollars to areas that are in the midst of, or soon to be under heavy development.

The Interstate Corridor Urban Renewal Area encompasses 3,390 acres of north and northeast Portland, spanning from parts of the St. John's neighborhood to the west, to the Columbia River on the north and connecting several neighborhoods along both sides of Northeast Martin Luther King Boulevard, North Lombard and North Interstate Avenue.

Under city policy, 30 percent of the of the property tax monies generated within the district are to be allocated to housing projects geared to people who earn less than 60 percent of the region's median income, which is \$69,000 for a family of four.

According to the most recent census numbers, over 10,000 people moved out of northeast Portland between the time the Interstate Urban Renewal District was established in 2000 and 2010, most of whom identified as African American.

Chris Guinn Sr., the co-owner of Dwell Realty, a company that exists

right at the edge of Vanport Square and the proposed Trader's Joes, says the effectiveness of the mayor's proposal depends greatly on how "affordable housing" will ultimately be defined, and where the city where ultimately develop the bulk of these houses.

Ultimately, Guinn, a local African American resident, says he'd like to see more median-income housing in the area.

"I don't really think we need low income housing per se-- I think we need middle income housing in the area," Guinn says.

In a statement to the Portland Observer, Portland Housing Bureau director Traci Manning who works directly with the PDC acknowledged gentrification as a "result of government actions [that have] occurred for decades in inner northeast Portland and the Interstate Corridor."

"Most of that can't be changed," she says.

Despite this sentiment, Manning remains hopeful that proposals like the mayor's will allow for the kind of economic activity that will allow current families to stay in the area, and allow others to return.

Of note, community leaders are encouraging neighborhood residents to attend a meeting to discuss affordable housing issues at the Northeast Coalition of Neighborhoods, located at 4815 N.E. Seventh Ave., on Thursday, April 10 at 6:30 p.m.

UConn Brings Home a Championship

continued **▲** from front 10

One key difference in a six-point loss: Kentucky's 11 missed free throws - a flashback of sorts for coach John Calipari, whose Memphis team blew a late lead against Kansas after missing multiple free throws in the 2008 final. The Wildcats went 13 for 24. UConn went 10 for 10, including Lasan Kromah's

two to seal the game with 25.1 seconds left.

Napier now goes down with Kemba Walker, Emeka Okafor, Rip Hamilton, Ray Allen and all those other UConn greats. This adds to the school's titles in 1999, 2004 and 2011.

"It puts him right up there with all the great guards that came through the university," Hamilton said. "The

one thing - we have a legacy of producing great guards, and showing up at the right time, and he displayed it again."

"It's not about going to the next level, it's not about going to the pros, but playing for your university, playing for your teammates," Giffey said. "And I'm so proud of all the guys on this team that stuck with this team."

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