

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: January 27, 2010
TO: Board of Commissioners
FROM: Bruce A. Warner, Executive Director
SUBJECT: Report Number 10-13
PDC 2009 Sustainability Report and 2010 Sustainability Plan

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

None – information only.

SUMMARY

The 2009 Sustainability Report is PDC's second annual report. It covers the period from September 2008 to October 2009. The report focuses on the sustainability features of PDC programs and cites examples of how PDC is growing and enhancing Portland's sustainable urban environment by investing in green commercial and affordable housing development, green transportation options, business and community equity, sustainable industries and green jobs. The Report also highlights PDC's accomplishments in terms of the 2009 Sustainability Plan and reports statistics on PDC-assisted green building projects.

The 2010 Sustainability Plan (Plan) is PDC's third since 2007, when the City Council began requiring plan submissions by all city bureaus and offices. Each year PDC's approach to developing this Plan has evolved, and for the first time Urban Development Department (UDD) division managers kicked off the planning process and provided advice on Plan development.

The Plan addresses 29 programs or projects organized under four goals. It identifies the development phase targeted for completion for UDD programs and projects. For non-UDD programs, specific project undertakings are listed for completion. The Plan also identifies related PDC plans, staff leads and partner organizations. Another new feature is a matrix of 21 sustainability indicators, and shows which indicators each project includes, while also displaying features that could potentially be added to the projects.

Goal 1 - Improve the environment through innovative development practices;

Goal 2 - Advance social equity and wealth creation by increasing opportunities for participation in a sustainable economy;

Goal 3 - Building the most sustainable economy in the world; and

Goal 4 - Continuously improve the sustainability of internal operations and organizational culture.

BACKGROUND

2009 Sustainability Report

The Portland City Council passed Resolution No. 36468 on December 20, 2006, establishing the Sustainable City Government Partnership (SCGP) for city bureaus and offices. The Resolution requires each director to appoint a Sustainability Liaison to facilitate the development of an annual Sustainability Plan and annual Sustainability Report, and provide other services. The annual plan and report are submitted to the Bureau of Planning and Sustainability (BPS). BPS uses key information from submitted reports for developing an annual city-wide sustainability report.

The 2009 report is PDC's second annual Sustainability Report. Our goal this year was to develop a condensed version. PDC accomplishments noted in the Report include:

Green Urban Development

- Sixteen PDC-assisted buildings were LEED certified during the last year; a record number of certified green buildings in a single year, doubling the previous total of 16 buildings. Buildings certified during 2008-09 received the following ratings:
 - LEED Gold: eight buildings;
 - LEED Silver: four buildings;
 - LEED Platinum: two buildings; and
 - LEED Certified: one building.
- Sixty-seven percent of these buildings achieved certifications that exceed the requirements of PDC's Green Building Policy, which is LEED Silver;
- Two of the LEED certified buildings were multifamily affordable housing projects;
- A total of 31 certified buildings receiving assistance from PDC have been LEED certified since 2004, or 44 percent of all the LEED certified buildings in Portland (as of October 2009); and
- For the first time, a PDC-funded "tenant improvement" (TI) project became LEED certified. In fact two TI projects were certified at the Platinum level; the AIA Center for Architecture and the Boora Architects Studio.

Sustainable Economic Development

- In June, the Economic Development Strategy was released;
- A feasibility study for the Oregon Sustainability Center was completed; and
- Among other companies, ReVolt Technology was recruited to the City of Portland. The company makes "greener, safer battery technology" with a wide variety of applications and brings 75 new jobs to the city.

Community Equity

- Two affordable housing projects achieved LEED certification (1 Gold and 1 Silver) and created healthier, more sustainable homes for 153 low-income families than the average

affordable housing unit, and other projects included numerous green features, including using formaldehyde-free wood in cabinetry;

- Thirty-seven percent of PDC's total construction spending went to MWESB firms; and
- The Economic Opportunity Initiative managed 34 community-based projects using 26 providers, and assisted 2,526 individuals and 473 microenterprises. EOI programs reduce economic disparities by providing an array of services to provide education, increase participant income, and build business revenue.

Internal Operations

- PDC purchased the Ford Escape, a hybrid electric vehicle that doubles the gas mileage and decreases the carbon emissions by 85 percent in comparison with the fleet vehicle it replaced; and
- The Mason Ehrman Building achieved Energy Star Certification with a Portfolio Manager score of 81.

2010 Sustainability Plan

The Urban Leadership Team (ULT) engaged in four hours of meetings to kick off Plan development. The ULT also created the initial framework for Plan development. It then selected a Task Force of senior staff to represent the UDD divisions. The Task Force members were Amy Miller-Dowell, Colin Sears, James Mast and John Tydlaska. Cindy Bethell and Betsy Chase managed this process. PDC's Green Team developed the internal operations tasks in Sections I, III and IV, under Goal Four.

An overarching goal of this third plan was to provide a sustainability lens for project planning, decision-making and management, and help identify sustainability priorities. The 2010 Plan was a major step in that direction, raising manager and staff consciousness around planning to incorporate sustainability objectives to the fullest extent practicable.

The Plan development team sought to add value to project planning without duplicating other PDC plans. In order to avoid duplication, the Plan does not identify tasks that UDD projects will achieve in the coming year, since tasks already exist elsewhere.

PDC's approach to the 2010 Plan represents the first concerted effort to accomplish three new objectives:

- 1) Promote broad ownership and accountability by engaging Urban Development Department (UDD) division managers and senior program managers, focusing on PDC's development mission and its ability to leverage sustainability projects. In the past, the volunteer Green Team led plan development and resulted in a narrower set of objectives;
- 2) Enhance internal coordination of staff resources in planning and executing the sustainability activities of PDC's programs and projects; and
- 3) Use a "Sustainability Matrix of Indicators" to begin measuring the 'degree' of each project's sustainability (see attached Matrix). The Matrix contains 21 measures of sustainability under three categories—environment, equity and economy—and sums the number of measures targeted by each project.

The Matrix was originally used as a type of ranking tool for UDD staff to determine which programs/projects to include in the Plan. As projects are completed, the Matrix may also be used to measure achievements in terms of the sustainability indicators. The Matrix is PDC's first step toward developing triple bottom line measures for our development projects.

The Sustainability Plan identifies targeted completion phases for urban development projects and specific undertakings for the Oregon Economic Initiative and the Green Building Program. It includes a total of 29 programs or projects that are organized around four goals, shown below.

Goal 1. - Improve the environment through innovative development practices (14 projects)

Goal 1 includes UDD priority projects, with three exceptions, including the Oregon Sustainability Center, Eco-district piloting for the Lloyd District, two Lents Town Center projects and the Main Street Program. It also includes Environmental Data Tracking and Reporting, the Portland Green Map initiative, and green building compliance assistance.

Goal 2. - Advance social equity and wealth creation by increasing opportunities for participation in a sustainable economy (5 projects)

Goal 2 includes four Economic Opportunity Initiative projects and a Green Construction Skills training program pilot.

Goal 3. - Building the most sustainable economy in the world (6 projects)

Goal 3 contains five Clean Technology and Sustainable Industries projects and the Climate-Prosperity project.

Goal 4. - Continuously improve the sustainability of internal operations and organizational culture (4 project areas)

Goal 4 projects are divided into four segments:

- 1) Business operations;
- 2) Internal integration and coordination;
- 3) Training and IV. Building operations; and
- 4) Most of the tasks that fall under these segments will be administered by members of PDC's Green Team.

ATTACHMENTS:

- A. PDC's 2010 Sustainability Plan
- B. 2010 Sustainability Matrix of Indicators
- C. PDC's 2009 Sustainability Report
- D. City Council Resolution No. 36468



**Portland Development Commission
2010 Sustainability Plan**

PORTLAND

PDC

PORTLAND DEVELOPMENT COMMISSION

222 Northwest Fifth Avenue
Portland, OR 97209

www.pdc.us

Portland Development Commission

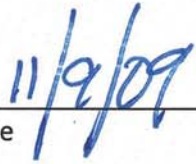
2010 Sustainability Plan

Approval:



Bruce A. Warner
Executive Director

Date



Portland Development Commission 2010 Sustainability Plan

Making Portland the most sustainable city in the nation

One goal of the Portland Development Commission (PDC) is to make Portland the nation's most sustainable city. It is a lofty goal but one that Portland has been working toward for decades and today is more than ever poised to achieve. PDC views the Sustainability Plan as part of the process that will help us achieve that goal.

PDC's 2010 Sustainability Plan identifies the projects, project completion target phases, related PDC plans, staff leads and the partner organizations that PDC will collaborate with to make progress on the projects and tasks outlined.

For the first time, PDC has added to the plan a basic sustainability ranking section to begin evaluating the extent or degree of sustainability each project represents. For the purposes of this plan, each project is "ranked" by the number of sustainability factors it targets or intends to achieve. There are 21 sustainability elements categorized under three areas: environment, equity and economy. Examples of these elements include LEED building certification, green affordable housing and long-term jobs created in clean tech and sustainable industries. This approach involves checking all of the 21 elements that are targeted by the project. PDC intends to continue refining this process over time.

Plan Background

On December 20, 2006 the Portland City Council passed Resolution No. 36468 that required the director of each city agency or bureau to appoint a Sustainability Liaison. The liaison facilitates the development of an annual Sustainability Plan and Report. The 2010 Sustainability Plan is PDC's third plan.

Why Does PDC Need a Sustainability Plan?


1. Provides a sustainability lens for project planning, decision-making, management and coordination;
2. Identifies PDC sustainability priorities;
3. Builds PDC management and staff ownership and accountability; and
4. Complies with a city council requirement (Resolution No. 36468, Dec. 19, 2006).

2010 Sustainability Plan Goals

Goal 1	Improve the environment through innovative development practices
Goal 2	Advance social equity and wealth creation by increasing opportunities for participation in a sustainable economy
Goal 3	Build the most sustainable economy in the world
Goal 4	Continuously Improve the Sustainability of Internal Operations and Organizational Culture

Measuring Sustainability

The table on the following pages lists PDC projects, the targeted completion date or development phase, other PDC plans related to the projects, and staff leads and partner organizations. The right side of the table displays 21 urban development sustainability indicators under the categories of environment, social equity and the economy. The "Xs" represent the sustainability indicators or objectives of each project. This feature is intended to provide a basic measure or ranking of the degree of sustainability represented by the projects in this Plan.

PROJECT / PROGRAM DEFINITIONS	PHASE	RELATED PLANS	STAFF LEADS	PARTNERS	Environment								Equity							Economy					
					LEED Certified	EcoDistrict	Habitat Restoration	Green Streets	SW divert.	Bldg. Reuse	Const. Waste	Energy Eff.	Short-term CTSJ jobs	MWESB Contracting	EOI Prog.	Gr Aff -Hous	Neighborhood Dev.	Park Access	Transit Access	Long-term CTSJ jobs	Education out-reach	CTSI investment	CTSI cluster	CTSI infrastruc develop	Sust. Tech. Assistance
PDC 2010 Sustainability Plan				Sustainability Ranking Criteria 																					
Goal 1: Improve the environment through innovative development practices																									
OSC (Living Building Challenge) / PSU Ecodistrict Establish the OSC, a 220,000 SF high rise living building to foster next wave of innovation in sustainable building & living	Planning, Design	SP Goal 1, 3, EDS 2.1.1	Lisa Abuaf	POSI, PSU, OUS, BPS	X	X		X	X			X	X	X	X	X			X	X	X	X	X	X	X
Schnitzer Campus- OHSU/North District Planning and Development of 19-acre mixed use urban medical school campus in South Waterfront with OUS Life Sciences center, light rail line and associated infrastructure, site is identified as an eco-district.	Planning	SP Goal 3	Geraldene Moyle	OHSU, OUS, PBOT, BPS, TriMet, property owners	X	X	X	X	X		X	X	X	X	X			X	X					X	
Scope pilot eco-district for Lloyd Establish a broad framework for the EcoDistrict in Lloyd District coordination with P+OSI	Planning	SP Goal 3	Irene Bowers	POSI, PSU, OUS, BPS	X	X	X	X	X	X	X	X	X	X	X			X	X					X	
Environmental Data Tracking and Reporting Collect and analyze data from PDC-assisted LEED certified buildings		Strategic Plan,	Cindy Bethell, UDD PMs	UDD project managers, developers, EOI, asset mgmt. (Alfred)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2010 Green Building Policy Compliance Assistance Develop training and outreach program		SP, Goals 1 & 2	Cindy Bethell	Public Affairs, UDD project managers, HR	X				X	X	X	X					X						X		
Green maps Initiative Provide funding and technical input to the development process		SP, Goal 1	Cindy Bethell	Robert Smith, Nick Lindekugel	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Goal 4: Continuously Improve the Sustainability of Internal Operations and Organizational Culture						
PROJECT / PROGRAMS	RELATED PLANS		DEFINITIONS - KEY ACTIONS	TASKS	STAFF LEADS	COMPLETION DATE
I. <u>Business Operations</u>	n/a		<ol style="list-style-type: none"> 1. Examine feasibility of requiring the use of EPEAT (electronic products environmental standard) specifications for all PDC electronics purchases. 2. Implement Sustainable Purchasing Policy 3. Develop policy requiring Energy Star certification for new computers 4. Use computer management tools to place monitors on standby after 20 min. inactivity. 5. Perform feasibility study on developing process to assigned costs and benefits to PDC's sustainability projects. 	<p>Work with IT to examine technical and financial feasibility</p> <ol style="list-style-type: none"> a. Finalize policy b. Development procedures c. Return to OSC for comments d. Implement policy <p>Work with IT to identify all the features of the policy (to the extent feasible)</p> <p>Work with IT to automate this procedure</p>	<p>Cindy Bethell</p> <p>Dan Spero, Cindy Bethell</p> <p>Rob Durkin, Bruce Gier, Cindy Bethell</p> <p>Tom Strodtbeck, Bruce Gier</p>	03/2010
II. <u>Internal Integration and Coordination</u>	n/a		Integrate, coordinate and track PDC's sustainability efforts to increase the agency's collective knowledge, understanding and effectiveness.	<ol style="list-style-type: none"> a. Establish measures for communicating and coordinating sustainability projects b. Make final determination if a Sustainability Team model will be used c. Provide staff with regular updates of sustainability activities d. Refine sustainability metrics for environment, equity & economy <p>Track Sustainability Plan accomplishments</p>	<p>Cindy Bethell, Lois Cortell, Betsy Chase</p> <p>C. Bethell</p>	03/2010
III. <u>Training and Culture</u>	SP Goal 5		<ol style="list-style-type: none"> 1. Reduce SOV trips in work commute 2. Develop Staff Communication & Training Agenda, 3. Continue pursuing a sustainability development goal 	<p>Develop a workplan for outreach to staff</p> <p>Provide at least four trainings per year on the following topics: recycling, PDX Climate Plan, toxics, facilitated film-based discussion.</p>	<p>Wendy Wilcox, Ana Inclan</p> <p>Ana Inclan, Wendy Wilcox, C. Bethell</p>	08/2010 Ongoing


Goal 4: Continuously Improve the Sustainability of Internal Operations and Organizational Culture						
PROJECT / PROGRAMS	RELATED PLANS		DEFINITIONS - KEY ACTIONS	TASKS	STAFF LEADS	COMPLETION DATE
			(TPM) that the staff attends at least two trainings annually. 4. New employee orientation	Continue promoting with the Executive Team Implement as needed	C. Bethell Robin Raffety, C. Bethell	Ongoing
<u>IV. Building Operations</u>	n/a		Seek Portland Climate Champion (PCC) recognition by complying with: 1. Energy Conservation 2. Renewable Power 3. Transportation 4. Water Conservation 5. Purchasing and Waste Prevention 6. Recycling & Composting	a. Have policy requiring Energy Star certification for kitchen equipment i. Develop energy policy ii. Use city energy policy as basis, change as needed Purchase 50% renewable electricity (or minimum of 2,500 kWh/month) a. Provide web-based information resources on transit & incentives b. Perform annual commuter survey c. Explore offering employees telecommuting option on 1 or more days per week Seek ways to assure aerators remain attached to kitchen/restroom faucets Promotional materials contain post-CR content & display percentage on final products (business cards, brochures, mailers, etc.) a. Write PDC People articles (humorous and informational) b. Clearly label recycling containers Provide employee orientation, annual education	Bruce Gier Bruce Gier Dan Spero Wendy Wilcox, Ana Inclan // Cindy Bethell, Alfred Bookman // Bruce Gier Robin Raffety Robin Raffety, Cindy Bethell	8/2010

Abbreviation Key

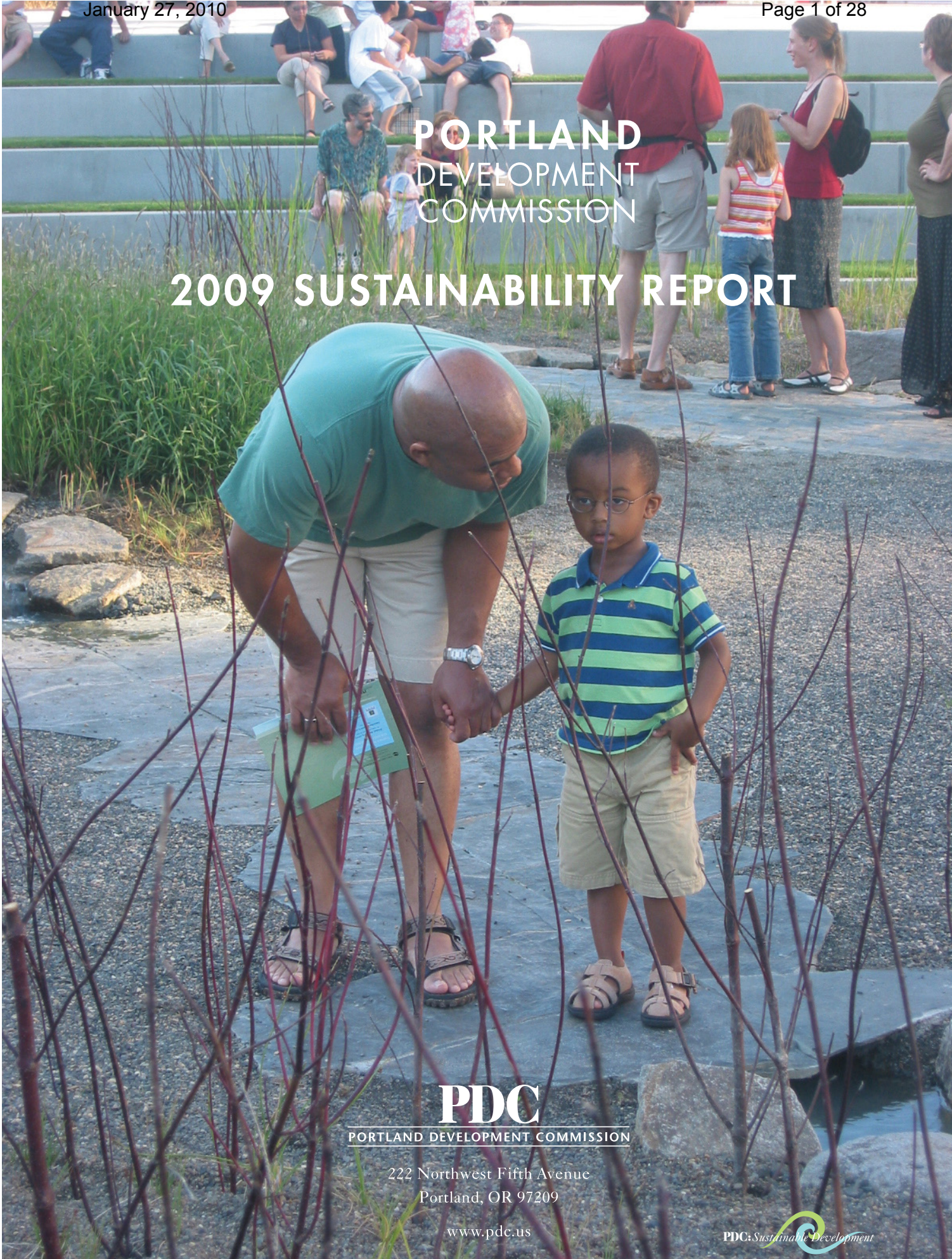
APMBA	Alliance of Portland Neighborhood Business Associations
BES	Bureau of Environmental Services
BPS	Bureau of Planning and Sustainability
CPI	Consumer Price Index
CPP	Climate Prosperity Plan
CSG	Construction Services Group
CTSI	Clean Tech & Sustainable Industries
EDS	Economic Development Strategy
EOI	Economic Opportunity Initiative
ETO	Energy Trust of Oregon
HVAC	Heating, Ventilation and Air Conditioning
LEED	U.S. Green Building Council's Leadership in Energy and Environmental Design
LTC	Lents Town Center
MERC	Metropolitan Exposition Recreation Commission
NEEC	NW Energy Efficiency Council
NTHP	National Trust for Historic Preservation
OBDD	Oregon Business Development Department
OHSU	Oregon Health Sciences University
OMSP	Oregon Main Street Program
ONI	Office of Neighborhood Involvement
OSEIA	Oregon Solar Energy Industries Association
OSC	Oregon Sustainability Center
OUS	Oregon University System
PBOT	Portland Bureau of Transportation
PHB	Portland Housing Bureau
POIC	Portland Opportunities Industrialization Center
P+OSI	Portland+Oregon Sustainability Institute
PP&R	Portland Parks and Recreation
PSU	Portland State University
SP	Strategic Plan
UDD	PDC's Urban Development Department
URA	Urban Renewal Area
VOIS	Voice for Oregon Innovation and Sustainability
WSI	Work Systems, Inc.

PDC 2010 Sustainability Plan – Matrix of Indicators

measuring the sustainability of PDC projects

	Ranking Factors	Sustainable Environment								Community Equity						Green Economy						Number of Indicators Targeted			
		LEED Certified	In Ecodistrict	Habitat Restoration	Green Streets	SW diverted	Bldg. Reuse	Construction Waste Mgmt	Energy Efficiency	Short-term construct. jobs	MWESB Contracting	EOI Program	Green Affordable Housing	Neighborhood Develop.	Park Access	Transit Access	Long-term CTSI jobs	Education outreach	CTSI investment	Clean Tech/Sust Indust. Cluster	CTSI Infrastructure development				Technical Assistance
Post-project metrics		Silver 1; G-2; P-3	Y/N	SF of site	% Linear feet of site	In gallons	% Reused	% Diverted	% > Code	# jobs	% Constr. spending	Hiring agreement Y/N	# Units < 50% MFI	# of Businesses assisted	w/in 1/2 mile	w/in 1/2 mile	# jobs created/retained	Businesses reached	In \$\$	% of businesses Assisted	How measure???	In \$\$	Env. of 8	Equity of 7	Econ. of 6
Project or Programs		Goal 1: Improve the environment through innovative development practices																							
OSC (Living Building Challenge)		X	X		X	X		X	X	X	X				X	X	X	X	X	X	X	X	6	5	6
Schnitzer Campus-OHSU/North District		X	X	X	X	X		X	X	X	X				X	X					X		7	7	1
Scope pilot Lloyd eco-district framework		X	X	X	X	X	X	X	X	X	X				X	X						X	8	5	1
Environmental Data Tracking and Reporting (data only)		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	8	7	6
2010 Green Building Compliance Assistance		X				X	X	X	X					X				X					5	1	1
Green Maps Initiative (data only)		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	8	7	6
Lents TC: Foster-Woodstock Streetscape Improvement			X		X	X		X		X	X			X		X							4	4	0

Potential Measures: 1. Environment: historic preservation (Y / N). Note: this matrix is a first step toward developing triple bottom line measures for PDC's urban development projects.



PORTLAND
DEVELOPMENT
COMMISSION

2009 SUSTAINABILITY REPORT

PDC

PORTLAND DEVELOPMENT COMMISSION

222 Northwest Fifth Avenue
Portland, OR 97209

www.pdc.us

PDC: Sustainable Development

TABLE OF CONTENTS

Letter from Executive Director	1
Sustainability at PDC	2
Urban Development	4
Economic Development	6
Community Equity	8
Education, Outreach and Research	10
Internal Operations	11
2009 Sustainability Plan	13
Appendix I Sustainability Plan Accomplishments	15
Appendix II Green Building Tables	17

Cover Photo: Opening day of Tanner Springs in the River District Urban Renewal Area. Approximately 40,000 sq. ft., the park is a contemplative space that focuses on plants in a natural setting. The design draws on the site's heritage which included a creek and lake. It contrasts Nature and the City, blending the hard edges of the City into the soft curves of Nature. The park is easily accessible by public transportation, the Portland Streetcar.



Rain garden at Headwaters at Tryon Creek



PDC 2009 SUSTAINABILITY REPORT

J. Scott Andrews
Commission Chair

Bertha Ferrán
Commissioner

John C. Mohlis
Commissioner

Steven Straus
Commissioner

Charles A. Wilhoite
Commissioner

Sam Adams
Mayor

Bruce A. Warner
Executive Director

I am pleased to present this Sustainability Report highlighting the Portland Development Commission's (PDC) achievements in growing and deepening sustainability in the environment, social equity and economy of the City of Portland. In coordination with local developers, community groups and all of its public and private partners, PDC has intensified its commitment to making Portland the most sustainable city in the nation.

The Report provides examples of the positive difference PDC programs make in the lives of Portland citizens and businesses. It also documents achievements that resulted from fulfilling the goals and objectives of PDC's 2008 Sustainability Plan. In terms of the Sustainability Plan, PDC completed six actions enhancing its Green Building Program, 10 actions targeting sustainable economic development, four actions to grow sustainability expertise and capacity in under-served communities, and 12 actions to reduce PDC's energy use and climate impacts, and provide continuing sustainability education for the staff and development community.

PDC also led the creation of the *Portland Economic Development Strategy*, released in July 2009, which focuses on the expansion of the region's clean tech and sustainable industry clusters, green development, and the green jobs that these industries generate.

Among the highlights of PDC's accomplishments during 2009:

- Fifteen buildings receiving funding and other assistance from PDC achieved LEED certification, nearly doubling the previous total of 16 certified buildings, for a current total of 31 buildings.
- Three of the 15 buildings that achieved LEED certification, or 20 percent, are multi-family affordable housing.
- The gross sales of 32 microenterprises grew by 245 percent during 2008-09.
- A record 37 percent of PDC construction funding was awarded to minority, women and emerging small businesses.

I am grateful to PDC's dedicated employees who are tireless in their work and who have played a pivotal role in achieving the accomplishments highlighted in this report.



www.pdc.us

222 Northwest
Fifth Avenue
Portland, OR
97209-3859

tel: 503.823.3200
fax: 503.823.3368
TTY: 503.823.3366



Sincerely,

Bruce Warner
Executive Director



Sustainability at PDC

With the release of its Green Building Policy Guidelines in 2002, the Portland Development Commission (PDC) became the nation's first development agency to require Leadership in Energy and Environmental Design (LEED) building certification as a condition of receiving public funding at or above \$300,000. PDC remains at the forefront of green development by using its financial, legal and technical expertise to continue building a sustainable and livable urban environment, community and economy. These accomplishments are one reason why Portland, for the third year in a row, was declared the nation's Most Sustainable City (SustainLane.com).

Environment

PDC's leadership is demonstrated by its pursuit of such innovative projects as the Oregon Sustainability Center, profiled on page seven. PDC's public infrastructure investments in green streets, rain gardens and bioswales divert stormwater and protect the local watershed and rivers. Our funding of parks improves neighborhood health and livability. Our investments in new light rail and streetcar lines help reduce Portland's carbon footprint and air pollution, at the same time saving the region about \$2.5 billion each year (See CEOs for Cities, 2007, Joe Cortright). From July 2001 to June 2009, PDC invested \$276 million in parks, transportation and related infrastructure.

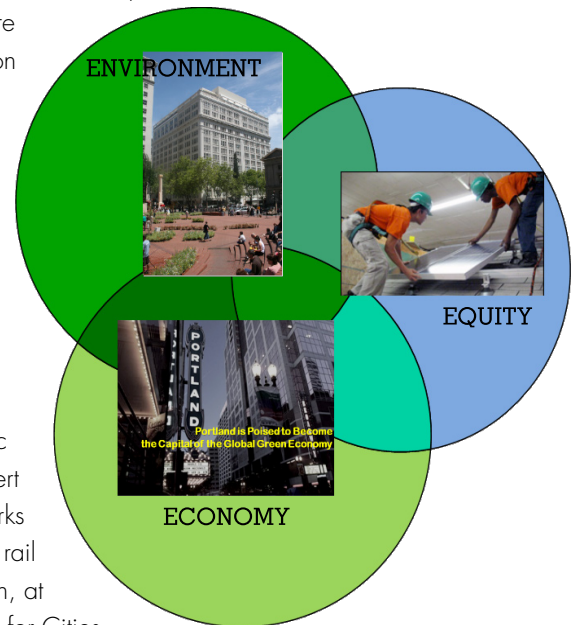
Equity

PDC promotes housing equity through substantial investments in green and healthy affordable housing development. Three of the multi-family affordable housing projects that received PDC funding achieved LEED Silver or Gold certification, and included features to improve the indoor air quality, such as installing exterior air ventilation, and avoiding the use of adhesives that contain the harmful chemical, urea formaldehyde.

PDC uses a variety of programs to improve community equity. The Business Equity Program requires large project developers to make good faith efforts to use minority-owned, women-owned and emerging small businesses (MWESB) for a minimum of 20 percent of their subcontractor needs. During the FY 2007-08, 37 percent of PDC's construction funding for development was awarded to MWESB contractors. Using construction trade minority apprenticeships, PDC promotes skills training and opportunities for development project employment. Through the Economic Opportunity Initiative, microenterprises received customized technical assistance, training and other services that nearly tripled the gross sales of 32 businesses during 2008-09.

Economy

Recognizing green jobs as the building blocks of a more prosperous, sustainable city, PDC supports green jobs through the recruitment and retention of clean technology and clean energy companies. They create well-paying jobs, reduce climate change pollution and protect the community from the volatile price of fossil fuels such as natural gas. During 2008-09, six clean tech and sustainable service companies received nearly \$1 million in business finance loans and grants. PDC's Storefront Improvement Program helps revitalize the urban core and neighborhood businesses and many of these storefront improvement projects include the use of energy efficient lighting, low-toxicity building materials, window sun shades and other green features. PDC funded 50 storefront projects during the last fiscal year.



PDC's sustainability goals often overlap and support one another.

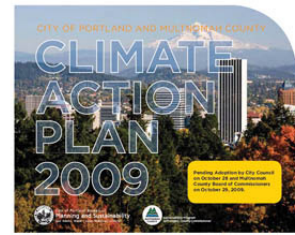
Climate Change

Climate change is a fundamental reason why PDC explores innovative building design, as exemplified by the Oregon Sustainability Center, intended to be the world's first high-rise Living Building.

The 2009 report, *Global Climate Change Impacts in the United States*, published by the National Oceanic and Atmospheric Administration, observed that the average cool season temperatures have warmed 2.5°F in the Northwest, and snow pack has declined by an average of 25 percent. The study warns that warmer, drier weather will reduce regional hydroelectric capacity, further stress ecosystems and reduce the size of forest and agricultural crops due to increasing insect outbreaks and wildfires.

In 2008 scientists reached a consensus that 350 parts per million (ppm) of atmospheric carbon indicated a "healthy" earth. The current carbon concentration has reached 388 ppm and rises every year. To build an economy that can thrive during such profound shifts, the City of Portland developed an aggressive *Climate Action Plan*, outlining a path to slow the impacts of climate change while seizing the opportunity to adapt the local economy to emergent climatic impacts.

Additionally, PDC spearheaded the development of the *Portland Economic Development Strategy*, highlighting the role of sustainable businesses in growing the regional economy and protecting the quality of life that Portlanders and the region hold dear. The increase of significant climate impacts is also a major driver behind the city's and PDC's new green building policies, now being developed.



If we don't slow, then stop, then reverse the warming of the planet, we as a species may survive, but the human enterprise as we know it will not . . . and Portland is part of the solution to this problem.

*Strobe Talbott, Former Deputy Secretary of State
Speaking at the World Affairs Council of Oregon
October 22, 2009*



Link Between Livability and Property Values

An analysis of 94,000 real estate transactions in 15 major markets found that in 13 of the 15 markets, higher levels of walkability, as measured by Walk Score, were directly linked to higher home values.

Portland ranks among the top 10 U.S. cities for walkability.

*Walking the Walk: How Walkability Raises Housing Values in U.S. Cities,
Joseph Cortright, 2009*

Urban Development

Between September 2008 and October 2009, 15 buildings that received PDC loans, grants or other assistance achieved LEED certification for going beyond codes and engineering standards for site development, indoor environmental quality, energy efficiency, water conservation and stormwater diversion, use of safe, local and sustainable materials, and green building innovation. Eleven of these projects were commercial construction, three were affordable housing developments and one was a commercial tenant improvement project—the Portland American Institute of Architects Center of Architecture in the Pearl District, which achieved LEED Platinum certification.

Nines Hotel in Downtown's Renovated Historic Meier & Frank Building



Developer: Sage Hospitality LLC

SUSTAINABILITY HIGHLIGHTS

EQUITY

- 1,000 construction workers hired
- 371 full-time employees;
- 73 percent were Portland residents, 33% of these are people of color
- 65% of residents hired had previously been earning at or below 50% of the MFI
- PDC negotiated top industry wages/benefits

ECONOMY

- Total Project Cost: \$140 million
- PDC Loans: \$16.925 million
- Leverage: \$140 million or \$8.27 for every dollar of public investment

ENVIRONMENT

- 23% reduction in water use
- 27% reduction annual energy costs
- 100% green power purchased
- 77% of existing building reused
- 86% construction waste recycled



AIA Center for Architecture



Portland City Center Courtyard Marriott received \$600,000 in green build incentives for a total return on green investments of only 12 months.

A highlight of 2009 was the new benchmark set for green building certification in the hospitality sector. In July, the Nines Hotel received LEED Silver certification. The Portland City Center Courtyard Marriott received LEED Gold certification – Marriott's first ever LEED Gold property. Marriott Hotels International celebrated its achievement with a special coast to coast webcast event on September 22, 2009. Scott Andrews, PDC's board chair, represented PDC at this historic event.

South Waterfront's Green Development

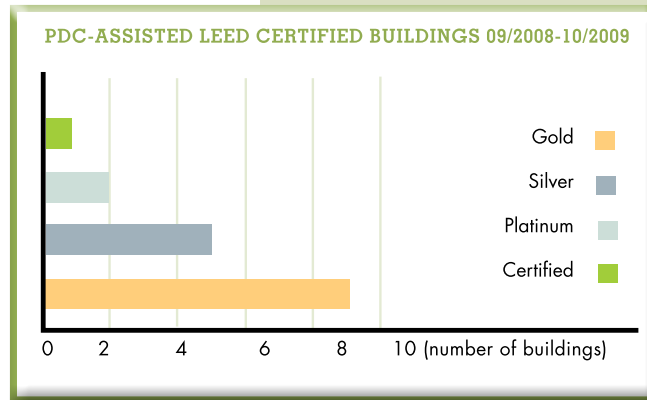
PDC has financed more than \$125 million in parks, infrastructure and transportation in the 35-acre South Waterfront (SWF) Central District that sets a new bar for sustainable development. The District's original Development Agreement required only 75 percent of the buildings to be LEED Silver certified. The development surpassed that goal long ago.

Of the seven buildings completed to date, the District includes one LEED Platinum and four LEED Gold certified buildings. Two more buildings, one slated for Silver and one for Gold, are currently pending certification.

With three acres of ecoroofs, a network of bioswale channels, and acres of inspiring parks cleaning and filtering rainwater, SWF became the nation's first urban neighborhood to achieve Salmon-Safe certification in September 2008.

NEW RECORD IN CERTIFIED GREEN BUILDINGS

This year a new record was set in the number of buildings receiving PDC assistance that achieved LEED certification.



PDC assisted in the development of 15 buildings that are now LEED certified, for a total of 31 buildings since PDC's Green Building Policy was approved; nearly doubling the previous total of 16 buildings. Portland currently has 70 LEED certified buildings, which means that PDC has played a role in 44 percent of the the city's total number of LEED certified buildings.



The Ardea Apartments, above, the fourth residential development in the District, achieved LEED Gold certification this year. The 30-story, 587,000 sq. ft. building has 290 for-rent units and 33 townhomes.



Like all South Waterfront development, the Atwater Place condos, a LEED Gold certified building, was designed and constructed with sustainable features such as low-flow fixtures, integrated stormwater reduction, and use of recycled-content and locally sourced materials. The 23-story, 437,000 sq. ft. building has 10,000 sq. ft. of retail space on its ground floor.

Gerding Edlen Development and Williams & Dame Development are co-developing most of SWF.

Economic Development

In a sustainable economy, people live, work and play in ways that are healthy for the economy, the environment, and the community. Green jobs are an essential component of a sustainable economy.

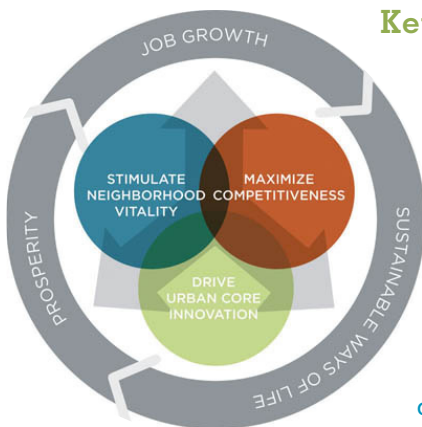
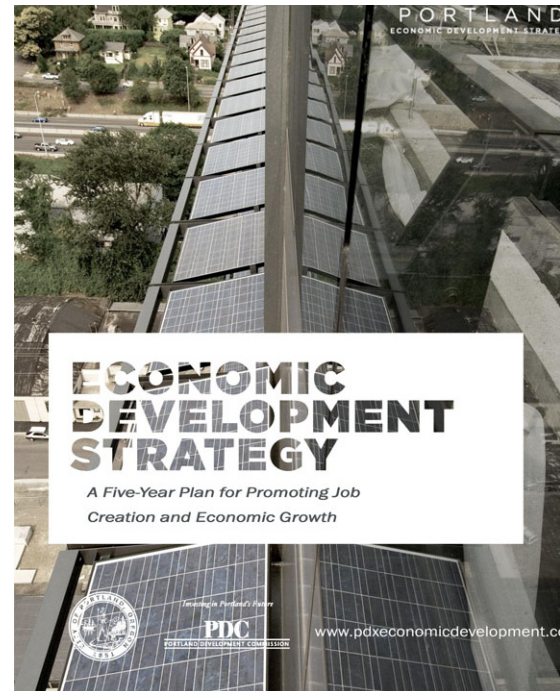
In July 2009, Pew Charitable Trusts published *The Clean Energy Economy*, a study of how states compare in growing a green economy and increasing the number of green jobs. Pew defines a green economy by the “number of jobs in clean energy, energy efficiency, environmentally friendly production, conservation and pollution mitigation, and training and support.”

According to the Pew study, Oregon’s “clean-energy economy” has the largest per-capita number of green jobs – just over one percent of the total number of Oregon jobs. And growth in clean tech/clean energy jobs was 6.5 times faster than job growth overall in the state between 1998 and 2007.

Exemplifying that strong clean tech job growth, Portland has the second highest number of green jobs of cities in the U.S., according to industry analyst firm Clean Edge, Inc.

Portland’s leadership is just the beginning of our region’s transformation to a sustainable economy. To guide the city’s efforts, PDC and the City of Portland have developed a five-year plan for job growth, the *Economic Development Strategy*. Released in June 2009, the Strategy is the city’s first formally-approved economic development strategy in 15 years.

The Strategy leverages the city’s green leadership to promote job creation and sustainable, equitable economic growth. It focuses on expanding green jobs, retaining and recruiting businesses in clean technology and sustainable industries, and funding business development in these clusters.



Key goals of Portland’s Economic Development Strategy

Competitiveness: Enhance the competitiveness of local business in Clean Tech and Sustainable Industries (CTSI), Activewear, Software, and Advanced Manufacturing.

Urban Innovation: Further Portland’s green building and sustainable living characteristics, as well as the arts, culture and retail that keep the city vital and unique.

Neighborhood Business Vitality: Support home grown enterprises and assist local small business in becoming more competitive.



Oregon Sustainability Center

PDC is working with the Oregon University System and other partners to develop the Oregon Sustainability Center (OSC), currently in design phase. The OSC is intended to be the first high-rise commercial Living Building in the world, and will serve as a living laboratory for a sustainable office environment. Undertaking this project is a major step toward making Portland the world's most sustainable economy. The building will be a hub of sustainability for the city and home to non-profit, commercial and university tenants.



The purpose of the Living Building Challenge is straightforward – to define the highest measure of sustainability attainable in the built environment based on the best current thinking – recognizing that 'true sustainability' is not yet possible. The Living Building Challenge is by definition difficult to achieve.

Jason McLennan, CEO, Cascadia Region Green Building Council

Clean Tech Company Recruitment

The Global Technical Systems Corporation, or Global Cleantech, named ReVolt one of its "100 Clean Technology Companies" in 2009, for developing rechargeable zinc-air batteries that have twice the energy as conventional lithium-ion batteries, cost less to manufacture, and are safer for people.



The greener, safer battery technology has applications for electric vehicles, green energy storage and electronics such as cell phones, laptops and hearing aids. The Norwegian company will bring 75 high paying jobs to Portland and plans to eventually ramp up to 250 jobs.

Commercial Tenant Improvements

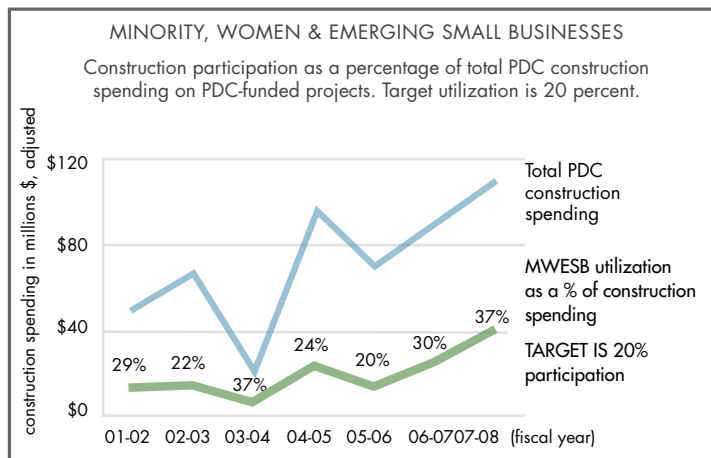
Frank Creative, a website blog company, located at 2505 SE 11th Avenue, received a \$55,000 Quality Jobs Program loan and a \$24,000 Economic Opportunity Fund grant from PDC in order to "green" its office space. Frank Creative received a *G/Rated* Tenant Improvement award from Zero Waste Alliance and the Bureau of Planning and Sustainability in recognition of the high performance work space it created.



PDC and Zero Waste Alliance award Frank Creative with a G/Rated Tenant Improvement award.

Community Equity

PDC improves community equity through investments in green and healthy affordable housing, minority home ownership, skills training, business opportunities, and technical and financial assistance to help people pursue their housing and business goals, regardless of gender, race or ethnicity. PDC's housing investments are designed to ensure that all Portlanders, regardless of income, have access to quality affordable housing. PDC's Green Building Policy requires that housing also be healthy and include as much energy and water efficiency and other green features as possible. Through minority home ownership PDC programs are helping to dismantle a number of historic barriers to wealth creation in underserved communities.



Minority, women and emerging small businesses are participating in the urban development of the city more than ever before. Construction spending on firms owned by women, people of color and small businesses, as a percentage of PDC's total construction spending, has risen dramatically since 2005-2006, as shown in the graph above.



Patton Park Apartments Grand Opening

January 2009



Located on the Interstate MAX light rail



line and a city bike route, Patton Park Apartments is a Reach Community Development affordable housing project with five stories and 54 units.

Designed for large families making 50 percent or less of the median family income (MFI), some units are three-bedroom apartments with washer-dryers. Residents enjoy a community room, playroom, computer room and free internet service. PDC provided a no-interest loan of \$4,509,628 to fund this project.

Green Features

- Formaldehyde-free cabinets and countertops
- Natural linoleum in kitchen and bath
- 100% stormwater filtered using pervious concrete
- Aluminum sunscreens that reduce heat gain and save energy
- Low-water use fixtures and submeters promote conservation
- 90% total construction waste was reused or recycled



To improve housing equity, PDC makes substantial investments in affordable housing development. The total number of PDC affordable housing assistance loans and grants are shown below by housing type for 2008-09. PDC assistance includes loans and grants to construct, rehabilitate and purchase housing, and incentives to support housing development and preservation. The column to the right shows the total number PDC loans and grants since FY 2001-02.

	FY 08-09 production	8-year total
NEW HOUSING UNITS		
Rentals (0 to 60% MFI)	252	3,920
PDC loans & grants	48	2,046
other incentives	204	1,874
Rentals (61%+ MFI)	84	1,766
PDC loans & grants	83	393
other incentives	1	1,373
Home ownership units	264	4,662
PDC loans & grants	35	351
other incentives	229	4,311
EXISTING HOUSING UNITS		
Owner-occupied repairs	129	1,453
PDC loans & grants	129	1,418
other incentives	0	35
Rental rehab. (0-60% MFI)	219	1,772
PDC loans & grants	219	1,766
other incentives	0	6
ASSISTANCE TO FIRST TIME HOME BUYERS		
	321	1,622
PDC loans & grants	63	215
other incentives	258	1,407
TOTALS		
	1,269	15,195
PDC loans & grants	495	6,189
other incentives	774	9,006

Four PDC affordable housing projects went beyond the Green Building Policy requirements, achieving third-party green building certifications.

The Jeffrey	LEED Gold
Patton Park Apartments	LEED Gold
Watershed at Hillsdale	LEED Silver
Pardee Commons	Oregon High Performance Home Certification



Green Affordable Housing



Zipcar's first electric car and charging station is a special feature of the Shaver Green affordable housing apartments. The building is awaiting LEED Gold Certification from the US Green Building Council.

The Jeffrey Apartments

In June, the community celebrated the opening of the LEED Gold Jeffrey Apartments, a green affordable housing project in SW Portland. The Jeffrey is home to 80 units for disabled and special needs individuals earning at or below 50 percent of the area median income. Its close access to public transit, and extensive daylighting and views add to the quality of life for its residents. PDC provided a low-interest loan of \$9,152,342.



FY 08/09 ENROLLED PARTICIPANTS*

Number of Participants	2526
Micro Enterprises (five or fewer employees)	473
Workforce Development Participants	2053
People of Color	52%
Total Number of Providers	26
Total Projects	34
Culturally Specific Projects	11

*In the Economic Opportunity Initiative

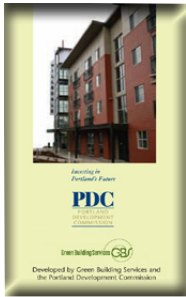
Economic Opportunity Initiative

Early in 2009, the Economic Opportunity Initiative (EOI) moved to PDC from the former Bureau of Housing and Community Development and has joined other PDC programs designed to decrease economic disparities in Portland. EOI helps to significantly increase the incomes of very low-income residents (for this program, defined as a family of four earning less than \$34,000 a year). Twenty-six non-profit providers funded through EOI administer 34 community-based projects. These funds provide customized technical assistance to microenterprises and career coaching, training, and employment services to workforce participants who receive assistance for a period of three years. Among its accomplishments during the last fiscal year, the program served 2,526 individuals and assisted 32 microenterprises to increase their gross sales 245 percent.

Outreach, Education and Research

Outreach, education and training in the development community promote greater market penetration of sustainable development practice and increase local green development capacity.

According to an analysis last year by the Bureau of Planning and Sustainability, LEED certified building development equaled one-half of all new square footage constructed in Portland during 2006. To continue this momentum, PDC develops tools and invests in research to broaden the implementation of green construction.



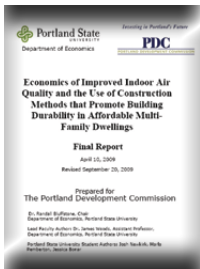
Green Building Incentives Brochure

Green Building Incentives Brochure

Financial incentives often make the difference in whether or not a green development project pencils out, yet navigating all the incentives and their unique requirements is a daunting task. To address this need PDC developed the Green Building Incentives Brochure, a pocket guide that describes the requirements for more than 15 different tax credits, grants and cash incentives.

Cost of Green Analysis for Affordable Housing in Seattle and Portland, Davis Langdon Group, July 2009

Working with Seattle's Department of Planning and Development, PDC sponsored the *Cost of Green Analysis for Affordable Housing in Seattle and Portland*. Sixteen developers were interviewed for a study assessing multifamily, three to five-story wood frame construction built since 2004. The green construction premium for these projects averaged 4.6 percent, with one project claiming a zero-net increase in costs.



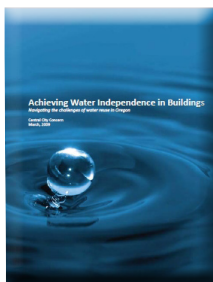
Economics of Improved Indoor Air Quality in Affordable Housing

Economics of Improved Indoor Air Quality in Affordable Housing, Portland State University, Sept. 2009

PDC commissioned a PSU study to better understand the costs and benefits of using safer and more durable building materials in affordable housing. Urea formaldehyde is commonly found in the wood adhesives used in kitchen and bathroom cabinets and countertops. Researchers found that on average the presence of formaldehyde adds \$1,584 to the annual health costs of a family of four, a strong indication that the higher cost of using formaldehyde-free cabinetry is a wise societal investment that quickly pays for itself.



PDC sponsored 16 workshops, lectures and presentations during the year. In October, 80 people attended a three-part series on Planning for Sustainable Development, which featured a panel with Rob Bennett, from the Portland+Oregon Sustainability Institute, Troy Doss from the Bureau of Planning and Sustainability, and Chris Forney, with the sustainability consulting firm, Brightworks.



Achieving Water Independence

Achieving Water Independence in Buildings, Central City Concern, March 2009

PDC sponsored the Central City Concern *Achieving Water Independence* report because it examined ways that Portland and Oregon can improve rainwater and greywater management. Partly as a result of this study the state lifted some restrictions and now allows the reuse of bath, shower, sink and laundry water.

These and other reports can be downloaded at www.pdc.us/sustainability.

Internal Operations

PDC's Green Team leads initiatives to improve the sustainability of PDC's internal operations.

2009 Highlights

■ Purchase of a hybrid electric fleet vehicle, the Ford Escape SUV, for use by Facility staff. The hybrid gets 31 mpg and emits 0.09 pounds in carbon dioxide per gallon of gas. The vehicle it replaced logged 15 mpg and emitted 0.59 pounds



PDC's Green Team members with our new SUV hybrid electric car

of carbon per gallon.

The hybrid doubles the gas mileage of the former vehicle. It also decreases the carbon emissions by over 85 percent.



■ At least 20 percent of PDC's staff participated in a Community Supported Agriculture (CSA) program to support local organic farming and promote healthy eating. Staff

selected the farm and organized the weekly deliveries of fresh fruits and vegetables from Love Farm Organics.

PDC BIKE COMMUTE CHALLENGE SEPTEMBER 2009

PDC is an annual supporter of the Bicycle Transportation Alliance's Bike Commute Challenge. PDC's participation and contribution to a low-carbon and healthy way to commute to work is shown below.

8	People commuted 100% of time
20	People commuted 80% of time
43	PDC-ers participated
520	Total trips were made
4,400	Total miles were ridden

Bruce Warner, PDC's executive director, rode a full round-trip of 21 miles! And everyone had a good time.

■ The



100-year-old Mason Ehrman Building, home to PDC's headquarters, achieved an Energy Star Certification with a score of 81, which means the building operates more sustainably than 81 percent of similar buildings in this region.

■ To help out their neighbors during the difficult economy, PDC staff started collecting food for the Oregon Food Bank last July. The staff turned the endeavor into a competition between floors and selected themes to encourage the contribution of food items that are most requested, such as tuna, soup, peanut butter and pasta. Since July, PDC has donated more than 565 pounds of food and generous amounts of cash. The competition generated an enthusiastic response, with some floors lining entire walls with jars of peanut butter, soup and boxes of macaroni and cheese.



2009 Sustainability Plan Accomplishments

PDC's annual sustainability plan identifies priority projects and actions to enhance the sustainability of PDC's internal operations and development mission. The plan creates a sustainability lens for project planning and decision-making and promotes coordination across PDC programs to achieve sustainability objectives. The six goals that guided PDC's work during 2008-09 are shown to the right. The table on the following pages reports PDC's achievements under the Plan. Some accomplishments are listed below:

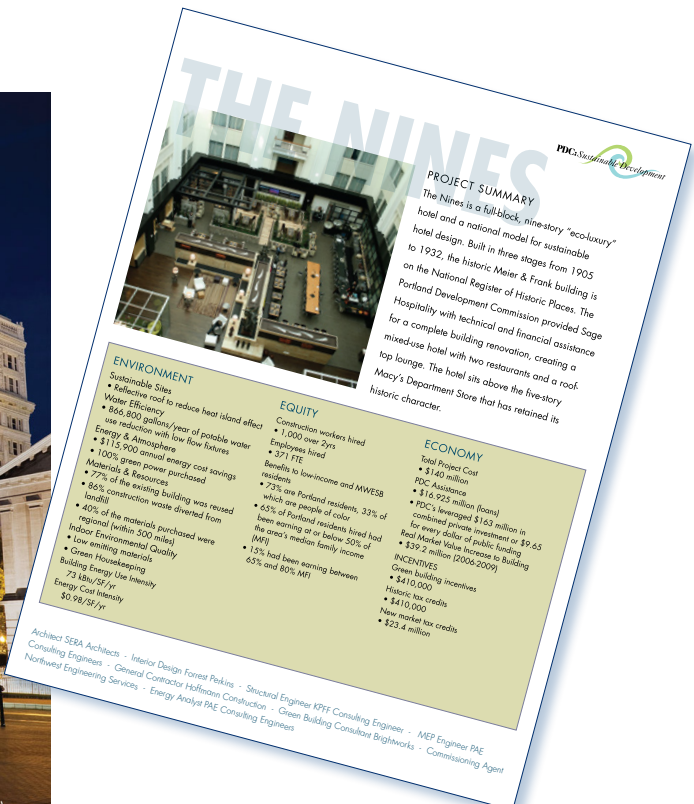
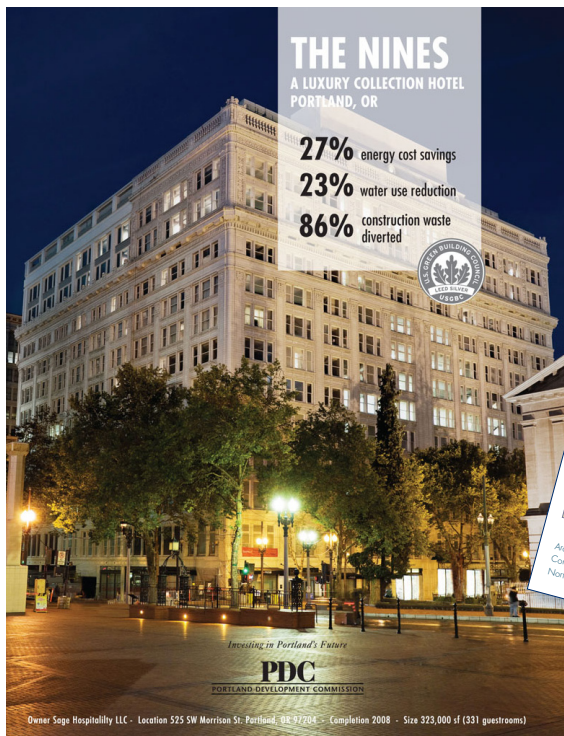
- Developed Electronic LEED Certified Building Data Tracking System
- Created green building educational tools and training for the development community
- Worked with underserved communities to develop a green construction skills training agenda
- Met with more than 100 firms in sustainable industries to gather strategic information
- Purchased a hybrid electric car for PDC fleet

See Page 15 for the complete list of PDC's 2009 Plan Accomplishments.

Project Profiles for LEED Certified Buildings

The Nines Project Profile, below, is the prototype for a new PDC reporting tool. Profiles are detailed two-page descriptions of the environmental benefits and when available, the equity and economic benefits of the LEED certified buildings that received PDC assistance. They provide extensive data in an easily understandable format.

The Nines Project Profile



PDC 2009 SUSTAINABILITY PLAN GOALS:

- 1) Establish a PDC-wide sustainability team to manage strategic goal implementation.
- 2) Enhance and implement PDC's Green Building Policy, Sustainability Initiatives and Practices.
- 3) Grow sustainability expertise among community contracting and development firms.
- 4) Expand sustainable economic development.
- 5) Reduce energy use, climate and environmental impacts.
- 6) Enhance PDC's sustainability culture through education and training.

2009 Sustainability Plan

In its 2009 Sustainability Plan, PDC identified six goals, 16 objectives, and 39 action items that it committed to accomplishing. Thirty-five, or 90 percent, of the actions have been completed, one is on hold, and three are in process of completion. Appendix I outlines the Plan and PDC's accomplishments.



The Indigo @ twelve I west, a new mixed-use, luxury high-rise apartment building at SW 12th and Washington, is awaiting LEED Platinum certification. The new building is distinguished by four wind turbines mounted on the roof.

APPENDIX I: PDC 2009 Sustainability Plan Accomplishments

Goal One: Establish a PDC-wide Sustainability Team to Manage Strategic Goal Implementation		
Objective	Action Items	Status
1. Replace volunteer-based Green Team with Sustainability Team staffed by appointed employees representing all PDC divisions, serving as primary contacts to coordinate, communicate and accomplish Plan actions	i. PDC Directors appoint Team members	ON HOLD: PDC is assessing other approaches to improved integration
	ii. Team will develop its basic operating structure (co-chairs, frequency of meetings, use of committees,	COMPLETED: Basic structure has been outlined in draft policy
	iii. Develop a Sustainability Team Policy that defines the Team's structure, authorization, reporting mechanisms, goals and responsibilities	COMPLETED: The policy is drafted
2. Stimulate organization-wide ownership and accountability for sustainability programs, projects and decisions	Team members will update their position descriptions, individual goals, performance measures, and other personnel requirements commensurate with their Sustainability Team responsibilities	COMPLETED: A different approach was instituted to ensure management leadership on sustainability project planning
Goal Two: Enhance and Implement PDC's Green Building Policy, Sustainability Initiatives and Practices		
Objective	Action Items	Status
3. Continue integrating sustainability goals and requirements into all business procedures and report on accomplishments	Develop agency-wide system to track and annually report on green building and environmental accomplishments	COMPLETED: LEED project environmental data tracking system is operating
4. Support the city's long-range goal of developing a Portland Eco-District	Convene Eco-District Summit to identify project goals, a planning/ development process, interested parties and potential locations	COMPLETED: PDC convened the initial 12/08 meeting kick-off; subsequently POSI became the initiative lead
5. Enhance Green Building Policy Compliance Assistance Program and advance sustainability initiatives	i. Complete and disseminate the Green Development Incentives Tool to development community	COMPLETED
	ii. Complete and disseminate PSU study on monetizing costs/benefits of green & healthy affordable housing measures	COMPLETED
	iii. Develop feature for public website listing all PDC-funded LEED or Earth Advantage certified projects, with links to fact sheets on each project	COMPLETED phase I: project profile prototype is finalized, data for projects now being collected from project developers
	iv. Complete and disseminate the Portland/Seattle Cost of "Green" & Langdon Group Cost of Green Studies for Affordable Housing	COMPLETED
	v. Complete development of PDC's new Green Building Policy	ONGOING: PDC is awaiting City Council approval of the city's policy before finalizing PDC's policy
6. Apply sustainability practices to PDC programs beyond traditional Green Building Policy applications	Work with Storefront program to develop green standards and guidelines for clients	ONGOING: Guideline outline for the Storefront is drafted and relevant materials have been provided for distribution to clients
Goal Three: Grow Sustainability Expertise Among Community Contracting and Development Firms		
Objective	Action Items	Status
7. Connect with small, minority and women contractors and nonprofit developers through neighborhood outreach and involvement, provide training opportunities for M/W/ESB and non-profit firms	i. Assess feasibility of establishing one or two satellite locations of PDC within target communities for meeting space and to provide assistance	COMPLETED: A site has been selected
	ii. Work with OAME, NAMCO, Hispanic Metropolitan Chamber and other community organizations to develop a sustainability training agenda for M/W/ESB firms.	COMPLETED: Training agenda is developed, forming basis for development of new Green Construction Skills Training Program
	iii. Revise PDC's business equity "Good Faith Effort" procedures	ON GOING: New language is developed and in final review by legal
	iv. Target outreach to development relationships--banks, non-profits, community organizations--to better leverage PDC funding and assistance for M/W/ESB communities	COMPLETED: MWESB utilization included \$42,000,000 of work, the largest sum ever; PDC arranged presentations, including [ne by U.S. Bank vice president; collaborated with 16 equal opportunity nonprofits
	v. Provide training that addresses PDC's development and social equity goals	COMPLETED: LEED AP Exam Prep; LEED Certification, financial incentives, Earth Advantage Commercial, EA Sustainable Communities, two 3-part series: 1) integrating legal, financing and leasing professionals into development, 2) sustainable urban planning; et al

APPENDIX I: PDC 2009 Sustainability Plan Accomplishments

Goal Four: Expand Sustainable Economic Development		
Objective	Action Items	Status
8. Business retention, expansion and recruitment to businesses with targeted sustainable industries	i. Provide business development tools through existing PDC programs to foster sustainable target industry development	COMPLETED: Technical assistance is regularly provided
	ii. Provide financial incentives to sustainable industries through PDC prog.	COMPLETED: Grants and loans have been given, others in process
	iii. Attend targeted trade shows and selected events with partners	COMPLETED: Munich, San Diego, Las Vegas, (solar, gr bldgs, wind)
	iv. Identify companies and employ targeted recruitment efforts	COMPLETED: includes visits to Tokyo and China
9. Accelerated innovation and growth of Portland sustainable industries	i. Gather strategic information from leading businesses in sustainable industries	COMPLETED: Now convening cluster firms, met with over 100 people
	ii. Develop Green Collar Jobs initiatives	COMPLETED: and partnering with Work Systems, Inc. is ongoing
	iii. Implement Catalytic Target Industry Initiatives	COMPLETED: Created Oregon Sustainability Economy Network
	iv. Link sustainable industry professionals/products to service providers	COMPLETED: Technical assistance contract completed, collaborations underway
10. Technical assistance to Portland businesses that seek to learn and adopt sustainable business practices	i. Provide technical assistance via the Sustainable Business Assistance Program (SBAP), help businesses identify/implement sust. strategies	COMPLETED and ongoing
	ii. Refer local businesses to the BEST Business Center, BPS partnership that provides free business conservation services in a one-stop format	COMPLETED and ongoing, referred numerous businesses to BEST and BPS
Goal Five: Reduce Energy Use, Climate and Environmental Impacts		
Objective	Action Items	Status
11. Seek approval for PDC's Draft Sustainability Purchasing Policy	Draft Policy procedures	COMPLETED: Sustainable Purchasing Policy is in final draft and has been reviewed by the Operations Steering Committee
12. Identify opportunities to reduce energy use, and the percentage of PDC staff commuter trips in single occupancy vehicles	i. Purchase hybrid car & green power by FY 2009-10	COMPLETED: hybrid purchase (01/2009), Green power is budgeted for 2010
	ii. Examine feasibility of applying for an Energy Star rating for Kalberer Building	COMPLETED: PDC building's Energy Star score is 81 and has been recognized by EPA
13. Seek opportunities to reduce energy use, and the percentage of PDC staff commuter trips in single occupancy vehicles (continued)	i. Install photo motion sensors in closets and bathrooms, where needed, and recalibrate existing sensors to	COMPLETED: 10 failed sensors replaced
	ii. Participate in non-SOV commuting promotions including the Carefree Commute Challenge and Bike Commute Challenge.	COMPLETED: A large percentage of PDC staffers participated in the CCC & the Bike Commute Challenge
14. Reduce PDC waste generation, promote recycling and reduce exposures to toxic	i. Assess maintenance contract to determine if PDC can require the use of Green Seal 37 compliant cleaning	COMPLETED: PDC's contract has been renegotiated; PDC instituted office composting
	ii. Require a mandatory "percent recycled content" message on all printed materials	COMPLETED: appropriate language was sent to Public Affairs for use in all printed materials
15. Infuse Sustainability into PDC's culture and operations	i. Distribute the Sustainability Plan and 2008-2009 Sustainability Report to staff for use as an	COMPLETED
	ii. Develop, distribute 2009-10 Sustainability Plan	COMPLETED
	iii. Develop 2009-10 Sustainability Report	COMPLETED
Goal Six: Enhance PDC's Sustainability Culture through Education and Training		
Objective	Action Items	Status:
16. Provide PDC Staff with training opportunities that equip them to become sustainability professionals, prepared to implement PDC's sustainability-related policies	i. Assess staff training needs, arrange training that includes professional, technical and other types of training	COMPLETED: LEED AP workshop; Green Bag Series, 3-part series on Integrated Development Process; ETO presentation on incentives; Earth Advantage briefings on standards; 5 Earth Day presentations on individual actions to live more sustainably
	ii. Create a Sustainability training module for new employees	COMPLETED: The module is now in use for employee orientations

	Certification Date	Project Name	Urban Renewal Area	Address	Developer/Owner	Project Type	PDC Funding Assistance Type	PDC Funding Assistance Amount	Certification
1	pending	The Alexan	S. Waterfront	3732 SW Moody Ave.	Trammell Crow Residential	Multi-family Housing	Infrastructure NMUH Tax Exemption	SWF District total \$125 million - infrastructure	LEED NC Silver
2	pending	Beech Street Redevelopment	Interstate	3701 NE MLK Jr., Blvd	Beech Street Partners	Retail Commercial	Land sale only	\$506,000	LEED NC Silver
3	pending	Meier & Frank Bldg Macy's Dept. Stores	River District	621 SW 5 th Ave	Macy's Federated Department Stores	Commercial Rehabilitation	Re-development study costs shared	\$60,000	LEED CI Silver
4	pending	Ziba World Headquarters	River District	810 NW Marshall	Ziba Design	Commercial Office	QJP/EOF	\$700,000	LEED NC Gold
5	pending	Indigo @ TWELVE WEST	South Park Blocks	431 SW 12th Avenue	Gerding Edlen	Mixed Use Office, Retail, Residential	NMTC	\$29,000,000	LEED NC Platinum
6	pending	The Mirabella	S. Waterfront	3521 SW River Parkway	Pacific Retirement Services, Inc	Continuing Care Retirement Community	Infrastructure	SWF District total \$125 million - infrastructure	LEED NC Gold
7	pending	One Waterfront Place	River District	1201 NW Naito Parkway	Winkler Development	Commercial Office/Garage	Infrastructure	\$4,500,000, \$4,000,000	LEED NC Platinum
8	pending	3rd and Glisan	River District	439 NW Glisan St	Robison Construction Incorporated	Commercial Office, MFH	Storefront Grant	\$433,000	LEED NC Silver
9	Aug-09	The John Ross	S. Waterfront	3601 SW River Parkway	Gerding/Edlen Development	MFH	Infrastructure, transportation greenway	SWF District total \$125 million - infrastructure	LEED NC Gold
10	Jul-09	Courtyard Marriott	River District	550 SW Oak St	JER Portland Hotel, LLC	Hotel	Loan and Storefront Grant	\$749,000	LEED NC Gold
11	Jul-09	The Ardea	S. Waterfront	3720 Bond Ave.	Gerding/Edlen Development & Williams & Dame	Apartments	Infrastructure, transportation greenway	SWF District total \$125 million - infrastructure	LEED NC Gold
12	Jul-09	The Nines Hotel	River District	525 SW Morrison	Sage Hospitality	Commercial Rehabilitation	New Markets Tax Credit	\$16,900,000	LEED NC Silver
13	Aug-09	The Meriwether Condominiums	S. Waterfront	836 SW Curry St.	Gerding/Edlen Development	Multi-family Housing	Infrastructure, transportation greenway	SWF District total \$125 million - infrastructure	LEED NC Gold
14	May-09	Henry V Events	Interstate	6360 NE MLK Jr., Blvd	Patrick Eckford, Henry V Events	Commercial/ Manufacturing	Loan, grant	\$1,160,000	LEED NC Silver
15	Feb-09	Fremont Project	Interstate	3510 NE Martin Luther King, Jr. Blvd	Fremont Partners, LLC	Retail/ Office	Construction/Permit Financing	\$2,160,000	LEED NC Certified
16	Jan-09	BOORA Architects Office	South Park Blocks	720 SW Washington, Suite 800	BOORA Architects, Inc.	Office	Tenant Improvement Loan	\$457,000	LEED EB Platinum
17	Sep-08	White Stag, Block LLC	Downtown Waterfront	70 NW Couch St	Venerable Properties	Higher Ed, Retail, Restaurant	PDC Loan	\$6,000,000	LEED CS Gold
18	Nov-08	Vanport Phase I	Interstate	5201 NE MLK Jr., Blvd	Marco Properties, LLC	Office/Retail Commercial Condos	New Markets Tax Credit	\$6,557,640	LEED CS Gold
19	Dec-08	Eliot Tower	South Park Blocks	1221 SW 10 th Ave	Carroll Investments, LLC	Residential	Land sale only	Land sale	LEED ND Silver
20	Aug-08	Atwater Place	S. Waterfront	841 SW Gaines Street	Gerding/Edlen Development	Multi-family Housing	Infrastructure, transportation greenway	SWF District total \$125 million - infrastructure	LEED NC Gold
21	May-08	Assurety Northwest	Lents Town Center	8931 SE Foster Rd	Assurety NW	Commercial Retail/Office	Tenant Improvement Loan	\$1,480,000, \$307,188	LEED NC Certified
22	May-08	Heritage Building	Interstate	3934 NE MLK Jr., Blvd	Eric Wentland	Retail/Office	Loan	\$2,450,000	LEED NC Gold
23	Oct-07	River East Center, Holman Bldg.	Central Eastside	1515 SE Water Ave	Group McKenzie & Coaxis	Commercial	Seismic, Tenant Improvement loan	\$1,000,000, \$1,400,000	LEED NC Gold
24	Jul-07	Oregon Clinic	Gateway	1111 NE 99th Ave, 97220	Gerding/Edlen Development	Property Conveyance	NMTC	\$19,000,000	LEED NC Gold
25	May-07	Brewery Block 2 Henry's 12th Street Tavern	River District	10 NW 12th Ave	Gerding/Edlen Development	Restaurant	Streetscape, parking	Brewery Blocks District \$6M loan, \$2M grant	LEED CS Gold
26	May-07	Brewery Block 1 Whole Foods	River District	1210 NW Couch St	Gerding/Edlen Development	Grocery Retail	Streetscape, parking	Brewery Blocks District \$6M loan, \$2M grant	LEED CS Silver
27	May-07	The Louisa	River District	123 NW 12th Ave	Gerding/Edlen Development	Condos	Streetscape, parking	Brewery Blocks District \$6M loan, \$2M grant	LEED NC Gold
28	May-07	Brewery Block 4 M. Financial Plaza	Downtown Waterfront	1112 NW Davis St	Gerding/Edlen Development	Financial Services	Streetscape, parking	Brewery Blocks District \$6M loan, \$2M grant	LEED CS Gold

APPENDIX II: PDC-Assisted Commercial Green Buildings

	Certification Date	Project Name	Urban Renewal Area	Address	Developer/Owner	Project Type	PDC Funding Assistance Type	PDC Funding Assistance Amount	Certification
29	Feb-07	OHSU Health & Wellness Center	North Macadam	3303 SW Bond	OHSU	Healthcare	Infrastructure, transportation greenway	SWF District total \$125 million - infrastructure	LEED NC Platinum
30	Oct-06	Madison Place	South Park Blocks	1140 SW 11 th Ave	Sockeye Development	Residential	Land sale	\$500,000	LEED NC Silver
31	Sep-06	Armory/Portland Center Stage	River District	128 NW 11th Ave	Gerding Edlen	Performing Arts	Construction, Park	\$2M grant, \$6M loan, NMTC	LEED NC Platinum
32	Apr-05	Brewery Block 3, The Henry	River District	1025 NW Couch St	Gerding Edlen	Office Space	Streetscape, parking	Brewery Blocks District \$6M loan, \$2M grant	LEED NC Gold
33	Nov-04	Oregon Convention Center	Oregon Convention Center	777 NE MLK, Jr. Blvd	Oregon Convention Center	Rehabilitation	Grant	\$12,000,000	LEED EB Certified
34	Sep-04	Museum Place South	South Park Blocks	1030 SW Jefferson St	Sockeye Development	Mixed-use Grocery, Housing	Rental Production	\$3,000,000	LEED NC Certified

NMTC New Markt Tax Credits
 H New Multiple Unit Housing
 LEED CI (Commercial Interiors)
 LEED CS (Core & Shell)
 LEED EB (Existing Building)
 LEED NC (New Construction)

PDC-Assisted Green Affordable Housing Projects

	Date Certified	Project Name	Urban Renewal Area	Address	Developer/ Owner	Project Type	PDC Funding Assistance	PDC Funding Assistance Amount	Level Certified
1	<i>pending</i>	Shaver Green	Interstate	4011 NE MLK Jr. Blvd.	Armstrong / Stafford LLC	85 Units Very Low Income Multi-Family Housing	HOME & Loan	\$3,500,000	LEED NC Gold
2	<i>pending</i>	Killingsworth Station	Interstate	5510 N Interstate Avenue	Winkler Development Corp.	54 Affordable For-sale Housing & Storefronts	Rental Production	\$2,000,000	LEED NC Silver
3	<i>pending</i>	Grove Hotel	Downtown Waterfront	401-439 W Burnside	Housing Authority of Portland	Affordable Housing	Rental Production	\$3,468,752	GAH
4	<i>pending</i>	Martha Washington	South Park Blocks	1115 SW 11th Ave	Cascadia Housing Inc.	Affordable Housing	Rental Production	\$4,650,000	GAH
5	<i>pending</i>	Clay Towers or Rose Schnitzer Tower	South Park Blocks	1430 SW 12th Ave	Robinson Jewish Home	Affordable Housing	Rental Production	\$359,000	GAH
6	<i>pending</i>	Admiral Apartments	South Park Blocks	910 SW PARK	Reach CDC, Inc	Affordable Housing	Preservation	\$3,700,000	GAH
7	<i>Pending</i>	Piedmont Place Townhomes	Oregon Convention Center	NE Garfield & Portland Blvd	City House Builders	Affordable Housing & Mixed Use	Acquisition Financing	\$236,000	EA
8	<i>pending</i>	Pardee	Lents Town Center	SE Pardee and 122 nd	Tom Walsh, Jr.	Affordable Home Ownership	Loan	\$970,000	Oregon HPH
9	Oct-09	Habitat for Humanity #1 (Martin St. Homes)	Lents Town Center	8116 SE Martins St	Habitat for Humanity	Affordable Housing	Rental Production	\$231,000	GAH
10	Oct-09	Habitat for Humanity #3 (Lents Landing)	Lents Town Center	6305 SE 97th Ave	Habitat for Humanity	Affordable Housing	Rental Production	\$1,385,243	GAH
11	Oct-09	Loaves & Fishes	South Park Blocks	1024 SW Main St	Loaves & Fishes Centers Inc.	Housing	Tenant Improvement	\$200,000	GAH
12	Sep-09	Cambrian Park	Lents Town Center	7531-7629 SE Steele	Rose Community Development	Affordable Housing	Rental Production	\$1,375,243	GAH
13	Jun-09	The Jeffrey	South Park Blocks	1145 SW 11th Ave	E & F Properties	Affordable Housing	Rental Production	\$9,152,342	LEED NC Gold
14	Apr-09	Luke Dorf Housing	NA	11401 NE Sandy Blvd	LUKE-DORF, INC.	Affordable Housing	Rental Production	\$1,422,460	GAH
15	Jan-09	Patton Park Apartments	Interstate	5204 N Interstate Avenue	REACH Community Development	54 Units of Multi-Family Affordable Housing	Rental Production	\$4,467,500	LEED NC Gold
16	Jan-09	Watershed At Hillsdale	NA	6388 SW Capital Hwy	Bertha Senior Housing, LP (CPAH)	Affordable Senior Housing, mixed use	HOME, CDBG	\$866,732	LEED NC Silver
17	Jan-09	Musolf Manor Limited Partnership	Downtown Waterfront	216 NW 3rd Ave	Innovative Housing Inc	Affordable Housing	Rental Production	\$4,672,277	GAH
18	Dec-08	Cambridge Court	Interstate	5224 N. Vancouver Ave	Housing Authority of Portland	Affordable, Transitional	CDBG/PLPA	\$931,576	GAH
19	Sep-08	Esperanza Court	NA	3601 SE 27th Ave	Caritas Housing Initiatives	Affordable Multi-Family Housing	Rental Production	\$2,700,000	GAH

PDC-Assisted Green Affordable Housing Projects

	Date Certified	Project Name	Urban Renewal Area	Address	Developer/ Owner	Project Type	PDC Funding Assistance	PDC Funding Assistance Amount	Level Certified
20	Dec-07	The Morrison Apartments	NA	1959 SW Morrison	HAP / Gerding Edlen Development	Mixed-use, Affordable Housing	Rental Production	\$500,000	LEED NC Gold
21	Nov-07	Urban League	Oregon Convention Center	10 N. Russell	PCRI, Inc	Affordable Housing	CDBG/ PDC loan	\$1,615,697	GAH
22	Sep-07	Leander Court	NA	4600 SE 122 nd Ave	Rose Community Development	Affordable, Transitional	HOME grant	\$1,176,560	GAH
23	Jul-07	Crane Historic Rehabilitation	River District	710 NW 14 th Ave	Crane Building Investors, Inc.	Mixed Use-Affordable Housing	Rental Production	\$1,000,000	GAH
24	Jan-07	Clara Vista Townhomes	NA	5300 Cully Blvd NE & 6936 Killingsworth	Hacienda Community Dev. Corp.	Affordable Housing	Rental Production	\$1,135,437	LEED-H Silver, EA
25	Aug-06	Harriet Court/Pisgah Colony	NA	7511 SE Henry St	Cascadia Behavioral Healthcare	Affordable Housing	Asset Management Re structure	\$646,900 \$54,200	GAH
26	Jan-06	Sitka Apartments	River District	1115 NW Northrup St.	Block 14 Limited Partnership	Affordable Housing	Rental Production	\$9,000,000	EA
27	Dec-05	Lincoln Woods	NA	2333 SE 130th Avenue	Human Solutions Inc.	Affordable Housing, Special Needs	Rental Production	\$450,000	EA
28	Nov-05	Columbia Knoll	NA	8200 N.E. Sandy Blvd	Shelter Resources Mark Miller	208 Affordable Senior units /116 Multi-Family & Day Care	Rental Production	\$3,000,000	GAH
29	Sep-05	Village at Headwaters	NA	3131 SW Marigold St.	Northwest Housing Alternatives	Affordable Senior Housing	Rental Production	\$641,742	GAH
30	Dec-04	Halsey Terrace	NA	12428 NE Halsey St	Portland Rehabilitation Center	Affordable Housing	Rental Production	\$320,000	EA
31	Oct-04	Willow Tree	NA	311 NE Division St	Housing Authority of Portland	Affordable Housing	Rental Production	\$1,144,311	GAH
32	Oct-04	Prescott Terrace	NA	5725 NE Prescott St.	Cascadia Behavioral Healthcare	Affordable Housing	Rental Production	\$1,100,000	GAH
33	Sep-04	Kateri Park	NA	3640 SE 28th Ave	Caritas Housing Initiatives	Affordable Housing	Rental Production, Restructure	\$500,000 \$705,000	GAH
34	Sep-04	Fenwick Ave. Apartments	Interstate	8428 N Fenwick	Housing Authority of Portland	27 Units Multi-Family Affordable Housing	Rental Production	\$1,380,211	GAH
35	Aug-04	Ramada Inn	Oregon Convention Center	10 N Weidler St	Rose Quarter Housing LLC	Affordable Housing	Acquisition	\$5,000,000	GAH
36	Aug-04	Hotel Alder	Downtown Waterfront	415 SW Alder St	Central City Concern	Affordable Housing	Acquisition, Rental Production	\$1,430,000 \$3,568,046	GAH
37	Mar-04	Springwater Commons	NA	8917 N Newell Ave	Hacienda CDC	Affordable Housing	Rental Production	\$440,421	GAH

PDC-Assisted Green Affordable Housing Projects

	Date Certified	Project Name	Urban Renewal Area	Address	Developer/ Owner	Project Type	PDC Funding Assistance	PDC Funding Assistance Amount	Level Certified
38	Dec-03	Fountain Place Apartments	South Park Blocks	929 SW Salmon St	Fountain Place Apts LP	Affordable Housing	Rental Production, Restructure	\$1,350,500, \$1,375,000	EA
39	Dec-03	Midland Commons, Mid County Apts.	NA	2830 SE 127th	Cascadia Housing Inc.	Affordable Housing	Rental Production	\$1,161,000	EA
40	Jul-03	Villas De Mariposas	NA	5195 NE Killingsworth	Villas de Mariposas LP	Affordable Housing	Rental Production	\$1,000,000	GAH
41	Jun-03	8 NW 8th / Danmoore	Downtown Waterfront	8 NW 8th Ave	Central City Concern	Affordable Housing	Rental Production	\$13,608,663	GAH
42	Jun-03	Douglas Meadows	NA	2645 SE 127th Ave	Human Solutions Inc.	Affordable Housing	Rental Production, Restructure	\$599,313 \$59,300	EA
43	May-03	Station Place	River District	NW 9TH Ave & Lovejoy	Reach CDC	Affordable Senior Housing	Loan	\$1,226,167	GAH
44	Mar-02	Pacific Tower	Downtown Waterfront	323 NW 4th Ave	Pacific Towers Associates, LP	Affordable Housing	Rental Production	\$4,328,448	EA
45	Dec-01	Interstate Crossing & Headstart	NA	6905 N Interstate Avenue	Housing Authority of Portland	Affordable Housing	Rental Production	Jan-40	EA
46	NA	Sacred Heart Villa	NA	3911 SE Milwaukie Ave	Catholic Charities	Affordable Housing	HOME Land Acquistion	Fund conveyence only	NA

CGDB Community Development Block Grant HPH High Performance Home
 EA Earth Advantage HOME Home Ownership and Minority Equity program
 GAH Green Affordable Housing Guidelines PLPA Property Lender Protection Agreement

PDC Assisted-Green Tenant Improvement Projects

	Certification Date	Company	Urban Renewal Area	Address	PDC Funding Assistance Amount	Leverage	Certification Achieved
1	<i>pending</i>	Mercy Corps Building	North Macadam	3015 SW 1st Avenue	\$750,000	\$37,266,631	LEED NC Platinum
2	<i>pending</i>	RV Kuhns & Associates	River District	1000 SW Broadway, Suite 1680	\$990,000	\$8,361,699	LEED CI Gold
3	<i>pending</i>	Vestas-American Wind Technologies, Inc.	Downtown Waterfront	1881 SW Naito Pkwy # 100	\$360,000	\$640,000	G/Rated
4	<i>pending</i>	Yu Corporation (Top To Bottom)	Interstate/MLK	3726 NE M L King Blvd	\$400,000	\$3,512,970	G/Rated
5	<i>pending</i>	Rentrak Corp.	North/NE	7700 NE Ambassador Pl # 300	\$690,000	\$509,303	G/Rated
6	<i>pending</i>	Alta Planning & Design Office	River District	1638 NE Davis	\$940,000	\$612,589	G/Rated
6	<i>pending</i>	Pacific RE Mgmt Group, Inc (PREM)	River District	1120 NW Couch St	\$500,000	\$549,480	G/Rated
7	<i>pending</i>	General Automotive Supply	Interstate/MLK	2204 N Randolph	\$400,000	\$2,113,670	G/Rated
8	Sep-09	SD Deacon Construction	Downtown Waterfront	0720 SW Bancroft Street	\$514,475	\$5,288,750	G/Rated
10	Jun-09	AIA Portland Office	River District	403 NW 11th Ave	\$210,000	\$1,572,244	LEED NC Platinum
11	Apr-09	Ararat Bakery	Lents	111 NE MLK Blvd	\$553,000	\$65,000	G/Rated
12	Mar-09	Frank Creative	East/SE	2505 SE 11th Ave	\$79,000	\$229,597	G/Rated
13	Oct-08	eROI	River District	1200 NW Naito Parkway, Suite 110	\$250,000	\$300,000	G/Rated

G/Rated (self-certification)

LEED CI (Commercial Interiors)

LEED NC (New Commercial)



222 NW Fifth Avenue
Portland, OR 97209
503.823.3200

www.pdc.us

Resolution No. 36468

Establish a Sustainable City Government Partnership to set goals, objectives and performance measurements for sustainable practices to be considered by all bureaus and City Council in decision making.

WHEREAS, the City of Portland has a long-standing commitment to stewardship, prosperity, and efficiency both in its internal practices and in community-wide initiatives; and

WHEREAS, many bureaus have demonstrated exemplary leadership in pursuing sustainable practices in their operations; and

WHEREAS, previous coordinated resource efficiency measures have resulted in considerable cost savings for City government, including \$18 million in energy bill savings since 1992 through City Energy Challenge projects, with more than \$2.3 million in savings in 2005-06 alone; and

WHEREAS, significant opportunities remain to build on existing bureau efforts and to foster a collaborative City-wide effort to integrate environmental, economic and social sustainability into municipal operations; and

WHEREAS, the City has adopted resource conservation and sustainability policies that would be further supported and strengthened by the Sustainable City Government Partnership, including:

- 1990 Energy Policy (Ordinance No. 162975),
- Sustainable City Principles (Resolution No. 35338),
- Local Action Plan on Global Warming (Resolution No. 35995),
- City of Portland Green Building Policy (Resolution No. 35956),
- Sustainable Procurement Strategy (Resolution No. 36061),
- Sustainable Paper Use Policy (Resolution No. 36146), and
- Toxics Reduction Strategy (Resolution No. 36408); and

WHEREAS, the Bureau Innovation Project (BIP) Implementation Team has reviewed and approved the BIP #18 Sustainable City Government Partnership working group's recommendations (see Attachment A) for the creation of a coordinated City-wide sustainability effort.

NOW THEREFORE, BE IT RESOLVED, that the Portland City Council acknowledges the work that has been done to date by many of the City of Portland bureaus to implement resource conservation and efficiency practices and programs; and

BE IT FURTHER RESOLVED, that the Portland City Council adopts the Sustainable City Government Partnership to set specific goals, objectives and performance measurements to be used by all bureaus and City Council in decision making; and

BE IT FURTHER RESOLVED, that City bureau directors are directed to:

- Appoint a bureau Sustainability Liaison who has direct access to bureau management decision makers and has experience or skills in developing or implementing strategic plans, and
- Adopt, implement and update a bureau specific sustainability plan and progress report, and
- Contribute to an annual City-wide sustainability report on progress; and

BE IT FURTHER RESOLVED, that the Office of Management & Finance (OMF) and the Office of Sustainable Development (OSD) are directed to work with bureau directors, and their Sustainability Liaisons, to implement the Sustainable City Government Partnership and to report progress to City Council annually; and

BE IT FURTHER RESOLVED, that the Sustainable Development Commission is directed to review the bureau sustainability plans and the City-wide annual report and provide recommendations to City Council.

BE IT FURTHER RESOLVED that this resolution will become binding City policy upon adoption and shall be included in the Portland Policy Documents.

Adopted by the Council: DECEMBER 20, 2006

Prepared by:
Sara Culp

GARY BLACKMER
Auditor of the City of Portland
By /S/ANDREW N. BRYANS
Deputy

Mayor Tom Potter
Commissioner Sam Adams
Commissioner Randy Leonard
Commissioner Dan Saltzman

Commissioner Erik Sten

January 22, 2010

BACKING SHEET INFORMATION

AGENDA NO. 1693-2006

ORDINANCE/RESOLUTION/COUNCIL DOCUMENT NO. 36468

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
ADAMS	===	===
LEONARD	X	
SALTZMAN	X	
STEN	X	
POTTER	X	