

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, May 19, 2026
At 5:30 pm
Via Teams Webinar

Microsoft Teams

<https://events.gcc.teams.microsoft.com/event/6e68bc07-ffc9-4c29-91fa-45b7f62ee4d9@6b67b033-974d-4ab4-84e2-cc1717834b09>

Dial in by phone

[+1 206-800-4749](tel:+12068004749), [91421309#](tel:+191421309) United States, Richmond Beach
[\(866\) 318-6504](tel:+18663186504), [91421309#](tel:+191421309) United States (Toll-free)



MEMORANDUM

To: Community Partners

Date: May 13, 2026

From: Celia Strauss, Executive Assistant

Subject: Home Forward Board of
Commissioners May
Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, May 19 at 5:30 PM virtually using the Teams webinar platform. The meeting will be accessible to the public via phone and electronic device.

If you would like to provide public testimony or view the meeting, please use this link or the call in information. You will need to register prior to 5:00 PM on Tuesday, May 19 to provide public comments.

The commission meeting is open to the public.

Microsoft Teams

<https://events.gcc.teams.microsoft.com/event/6e68bc07-ffc9-4c29-91fa-45b7f62ee4d9@6b67b033-974d-4ab4-84e2-cc1717834b09>

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AGENDA



BOARD OF COMMISSIONERS MEETING

HOME FORWARD
 135 SW ASH STREET
 PORTLAND, OREGON
 VIA TEAMS WEBINAR

<https://events.gcc.teams.microsoft.com/event/6e68bc07-ffc9-4c29-91fa-45b7f62ee4d9@6b67b033-974d-4ab4-84e2-cc1717834b09>

MAY 19, 2026 – 5:30 PM

AGENDA

INTRODUCTION AND WELCOME

PUBLIC COMMENT

General comments not pertaining to specific resolutions. Any public comment regarding a specific resolution will be heard when the resolution is considered.

MEETING MINUTES

Topic
Minutes of April 21, 2026 Board of Commissioners Virtual Meeting
Minutes of May 1, 2026 Special Board of Commissioners Special Virtual Meeting

REPORTS AND RESOLUTIONS

Following Reports and Resolutions:			
26-05	Topic	Presenter/POC	Phone #
REPORT	Interim Executive Director Update	Michael Buonocore	503.802.8423
REPORT	Exercise of Signature Authority During the Interim Leadership Period	Chair Gebhardt Juhi Aggarwal	503.802.8423 503.802.8590

02	Authorize Naming Recommendation for Peaceful Villa Redevelopment	April Berg Brian Rousseau	503.802.8326 503.802.8505
03	Authorize Sale of Chateau Apartments	Juli Garvey Chris Hughson	503.802.8457 503.802.8483
04	Authorize Sale of Taylor Street Group Home	Juli Garvey Donna Kelley	503.802.8457 503.802.8545
05	Authorize Amended Contractual Agreement for the Provision of Garbage and Recycling Pickup, Hauling and Dumping	Shannon Schmidt	503.280.3753
REPORT	Home Forward Dashboard Report	Ian Davie	503.802.8585

THE NEXT MEETING OF THE BOARD OF COMMISSIONERS

The next Board of Commissioners meeting is on Tuesday, June 16, 2026 at 5:30 PM. The next Board Work Session is in the process of being rescheduled and will be noticed when a new date has been identified.

EXECUTIVE SESSION

The Board of Commissioners of Home Forward may meet in Executive Session pursuant to ORS 192.660(2). Only representatives of the news media and designated staff are allowed to attend. News media and all other attendees are specifically directed not to disclose information that is the subject of the session. No final decision will be made in the session.

ADJOURN

MINUTES



BOARD OF COMMISSIONERS MONTHLY MEETING
HOME FORWARD
HELD VIRTUALLY
135 SW Ash Street Portland, OR 97204
April 21, 2026

COMMISSIONERS PRESENT

Chair Matthew Gebhardt, Vice President Jenny Kim, Treasurer Jessy Ledesma, Chair Emeritus Damien Hall, Commissioners Teresa Carr, Cathy Keathley and Breann Preston

STAFF PRESENT

Juhi Aggarwal, Rylee Ahnen, Elise Anderson, April Berg, Rose Cottrill, Ian Davie, Christina Dirks, James Filipi, Juli Garvey, Brad Gerow, Carolina Gomez, Alexa Graham, Vali Griffin, Kelly Hernandez, Biljana Jesic, Ivory Mathews, Jennifer McMillian, Kitty Miller, Phoenix Paintin, Terry Peters, Brian Rutzen, Kandy Sage, Shannon Schmidt, Kellie Shaw, Ian Slingerland, Celia Strauss, Jonathan Trutt, Linda Uppinghouse. There were also many employees that joined the meeting to listen.

LEGAL COUNSEL

Sarah Stauffer Curtiss

Chair Matthew Gebhardt convened the meeting of the Board of Commissioners at 5:34 PM. As an introduction he expressed his commitment to the organization, its mission, residents and staff. He recognized the narrative constructed around the agency and acknowledged the stress this has on staff. Chair Gebhardt appreciated the excellent work being done by staff throughout the organization in the face of a daunting set of systemic, political and social issues. He is mindful that there are very real and significant problems facing the agency and places for improvement.

Last week three initiatives were announced to strengthen public trust and improve transparency. The board expects staff to lead to set a goal of reaching a 94% occupancy rate and publishing a dashboard report with key agency metrics. The board will be leading an effort to conduct an independent, third-party organizational assessment.

Chair Emeritus Damien Hall following thoughtful conversations regarding the range of media attention, Hall provided additional context. As the prior board chair, he was involved in hiring CEO Mathews. He highlighted the national recruitment, Home Forward lagging in compensation on a staff and executive level, what it means to have a national presence that directly helps shape policy and the goal to bring in someone of Mathews' stature.

Treasurer Jessy Ledesma agreed that context is important and appreciated the support of Chair Gebhardt. It is a difficult time to operate affordable housing in Portland. She acknowledged this is hard work and said the board supports Mathews and Home Forward. Ledesma hears the transparency issues and recommends more frequent board work sessions, consistent and timely follow-up with public comments.

Vice Chair Jenny Kim echoed her fellow commissioners, thanking Chair Gebhardt for his leadership. She is currently in DC on an advocacy trip amplifying the important work to elevate Portland and Oregon with our congressional and federal partners. We face more challenges next year and it is imperative for staff, under Mathews' leadership focus on these challenging times. Kim is proud of the Home Forward team. She touched on the value of an insurance captive and the central outcome of offering a living wage to all employees. Kim is grateful to Home Forward leadership.

Commissioner Cathy Keathley appreciated the context as a new commissioner. She supported Treasurer Ledesma's suggestions for more opportunities for the board to meet.

Commissioner Breann Preston welcomed the comments and recognized the hard work.

Treasurer Ledesma adding it is important communication amongst the board isn't confined to the executive committee but making sure the board members feel informed.

Commissioner Teresa Carr echoed the comments and shared support. She asked for a more robust commissioner onboarding and the value in understanding the agency's history. Carr reinforced Ledesma's ideas of collaboration as a team.

Chair Gebhardt agreed on the value of national travel. He also acknowledged the importance of building local relationships, especially based on what we are facing locally today.

CEO Ivory Mathews appreciated all the comments and has the highest regard for the board of commissioners. We have heard, read, the concerns the community has brought

to us. We acknowledge that we are here for the community. This is what we do every day so our residents can thrive. We are held accountable and committed to regaining public trust but know it will not happen overnight. To the board, we are committed to how you hold us accountable.

Chair Gebhardt thanked the board for their comments, recognizing we don't usually express support in this setting.

PUBLIC COMMENT

Cathy Millis, Dahlke Manor resident, appreciated what she heard, validating the importance of being heard. She reported Dahlke Manor is on an even keel. Tomorrow is their first resident meeting with their new property manager. She encouraged talking about the good things being done and the value in everyone working together.

Addie Smith, specialist in housing credit management, presented comments related to Home Forward's financial health and the lack of debt service coverage. She raised concerns that Home Forward would not be able to fulfill its obligations. Smith questioned how the agency could expend resources on extensive travel and salary increases. She called attention to property vacancies and occupancy rates and turnaround time, lack of property management staff on site, broken elevators, repeated flooding, drug and crime activities, suggesting that third-party property management contracts should be terminated. Smith would like to see a forensic audit to understand where the money is going and whether the budget is feasible. In closing, Smith suggested the board reach out to discuss hiring her to remedy the ongoing problems.

Brendan Jamieson, resident at Lovejoy Station, said following technical difficulties joining the March 18 meeting, he requested a response to questions which he only received today. He expressed issues with Pinehurst property management, saying it appears that the only way to get answers is through the media. He recognized the importance of attending high level gatherings and supports travel to attend. Jamieson raised the question of a local presence and asked how many properties have been visited by the CEO and requested Asset Manager Juli Garvey to visit Lovejoy Station.

Jamieson asked the following issues be addressed: onsite pet breeding that isn't allowed, associated filth and pet waste, complaints to management that haven't been responded to. All to say, tenants have rights, do the dogs? The optics paint a bad picture. He emphasized that residents are afraid to speak out over fear of losing their apartment. He

would like to see Home Forward investigate, adding that he has invited the mayor's office to tour the property.

Chair Gebhardt thanked Jamieson for providing comments and apologized for the slow response to his previous questions. We will move forward with the concerns raised tonight and can expect follow-up.

David Cota, Prop M Company offered his services to solve Home Forward's third-party property management issue. Highlighting his company's expertise, their availability 365 days and in closing said the problem is solvable.

Charles Robertson, New Columbia resident, continues to advocate for his community and reported he is working to form committees within neighborhoods securing sponsorships that will help foster communication.

Phoenix Paintin, Home Forward employee and AFSCME union member shared her history and given this, her belief in the work she does as a direct product of the system we administer. Recently accepted into a Master of Social Work program at PSU, it shows her long-term career commitment. Paintin shared the reality of spending over 55% of her income (with a second job income) on living expenses, commuting costs to work, and the tug of food insecurity. She recognizes the difficult financial times and that as a collective we are all being asked to carry the weight, but the impact of these decisions are not being felt equally. The recent report on spending and executive compensation feels like frontline staff are absorbing the impact of the deficits. If we do not have a stable workforce, then the system isn't working. Paintin asked that employees be prioritized in decision making. Supporting staff directly supports the community.

Alexa Graham, Home Forward employee, addressed the importance of administrative transparency and board's role in fiscal oversight. When there is lack of visible, proactive disclosure regarding executive expenditures or administrative decision making there is a gap in public trust. Graham is asking the board to reflect on whether current oversight protocols are robust enough to meet the high standard of accountability the public expects and refine transparency measures to ensure every dollar is aligned with the community's best interests.

Brad Gerow, Home Forward employee raised two issues. Travel expenses. One trip for the CEO would take a Home Forward resident two days to earn after taxes. Given organizational challenges, he asked if commissioners reviewed current expense approval

policies and determined that such an expense is acceptable. Secondly, considering support of the CEO's travel and robust expenses to position Home Forward on a national level, can the board provide a specific example of the best practice learned by the CEO and specific outcome of such an application.

Jennifer McMillian, Home Forward and AFSCME President said a good leader fosters collaboration, communicates effectively, acts with integrity and humility, takes accountability for outcomes, ultimately building trust. Calling upon the executive team and board to ask themselves, are you showing up and exemplifying these traits as good leaders. From an employee point of view, she said leadership is inspiring employee fear of losing their job. AFSCME has repeatedly asked for collaboration only to receive weak attempts at communication. Leadership expresses transparency but we were shocked to learn from the media how much frivolous spending there is.

We expect leaders to act with integrity and humility and take accountability for outcomes. Would our agency be in the media like we are if there was integrity on display? Little information has been shared leaving employees in the dark on activities and no one taking accountability. Trust is currently destroyed and McMillian wondered if there is any coming back from that. Highlighting a gallop poll, employees and residents need trust, compassion, stability and hope from leadership. She raised the question to the board and leadership, are you providing these four things to the employees of Home Forward?

McMillian questioned the board's timing of addressing the deficit, lack of transparency with staff and pointing out that it was AFSCME initially asking about a market evaluation of four job titles last fall, prior to the deficit being identified considering approaching federal cuts. In closing, we are asking for proactive, ethical and trustworthy leadership that considers the employees as much as you are our residents. This includes better commutations, openness, and appreciation for the work employees do as essential for the agency to continue operating. We expect to begin seeing changes now, not when another news article breaks.

Kelly Hernandez, Home Forward employee, 39 years working in social services and nine years at Home Forward. She began by highlighting the population Home Forward services as taken from the website saying this also describes many of the people who work at Home Forward, not just those we serve. As a member of the health committee for three years, she has seen a 5% increase in the funding package, stable benefits with no increases to co-pays or deductibles but this year there was no offset to rising health and dental costs. This created an impossible position in how to maintain benefits without

increasing overall costs. The options presented to the committee were not acceptable with the chosen option increasing co-pays and deductibles. Increasing out of pocket costs doesn't reduce benefits, it also creates barriers to care. Piling on these added costs to the furlough days, reduce already stretched paychecks. The strain on employees by these decisions doesn't fall on those making them, it falls on frontline staff and the communities we are serving.

Terry Peters, Home Forward employee, for 27 years feels leadership doesn't understand or care about employee concerns for their job security. Over the course of her employment, she rates this leadership team as the most secretive and untrustworthy group. This isn't the first time Peters faced a layoff. Although today, the bumping scenario is different and the possibility of an entry level position with a cut in pay would be difficult. She is moving up her retirement date, at the expense of lower social security and PERS benefits due to the uncertainty and lack of trust she has with the agency and its leadership. Peters is hopeful her mental health will improve without the worry of losing her job.

Vali Griffin, Home Forward employee for twelve years has been dissatisfied for a few years. She welcomed the media exposure and recounted the struggle she faces as a single parent trying to make ends meet. She is working a second job to cover the lost furlough days. She expressed disappointment with lack of understanding from the leadership team, the board's rubber stamp, and lack of appreciation for staff. Griffin worries about her fellow co-workers and their limited resources, maintaining the bandwidth it takes to show up and be the face of Home Forward with our residents. She expects accountability and wants to see it. In closing she said she speaks from her heart.

Chair Gebhardt expressed a heartfelt thank you to staff sharing comments and hearing their perspectives and lived experiences. He thanked staff who joined to listen. Chair Gebhardt emphasized his commitment to transparency, communication and accountability.

MEETING MINUTES

Minutes of the March 17, 2026 Board of Commissioners Virtual Meeting

Chair Matthew Gebhardt requested a motion authorizing approval of the minutes for the March 17, 2026 Board of Commissioners Virtual Meeting.

There being no discussion, Treasurer Jessy Ledesma moved to approve the meeting minutes. Commissioner Cathy Keathley seconded the motion.

The vote was as follows:

Chair Matthew Gebhardt—Aye
Vice Chair Jenny Kim—Aye
Treasurer Jessy Ledesma—Aye
Chair Emeritus Damien Hall—Absent
Commissioner Teresa Carr—Aye
Commissioner Cathy Keathley—Aye
Commissioner Breann Preston—Abstained

REPORT

Air Conditioner Project Annual Report and Kickoff

Carolina Gomez, Director of Integrated Facilities and Safety presented the resolution and was joined by James Filipi, Environmental and Emergency Project Coordinator. Gomez presented an overview of the program to address the extreme heat, describing Home Forward's approach, the grant funding sources and reviewed the number of units distributed. Based on internal tracking, Home Forward and our partners have installed a total of 4559 AC units across our communities. Gomez pointed out that the figure reflects units installed through our program. Adding the total number of households with AC is likely higher as residents may purchase and install their own AC units and voucher participants and residents may access PCEF-funded units through other community providers. We continue to prioritize installations for our most vulnerable residents and estimate installing approximately 1000 units in 2026.

Commissioner Breann Preston asked about the breakdown of units placed in Home Forward properties versus housing choice voucher units. That number was not readily available, and Gomez offered to follow up. Vice Chair Jenny Kim asked if AC units were planned in new properties, specifically high-rise developments. Gomez said we are responding to new regulations with the intent of complying.

Chair Matthew Gebhardt said this is important considering the changing climate and stress on residents. He asked for a breakdown of how many households still need AC units.

REPORT: Project Plan: Strengthening Accountability, Transparency, and Performance

Chief Operating Officer Ian Davie opened the presentation culminating with recent public comment beginning with increasing occupancy. We see progress in this area during the first quarter increasing the occupancy rate to 89.4%. Davie spoke about the challenges in bringing units back online and the broader market and affordability challenges. We are

targeting 94% occupancy rate, an additional 400 units and focusing on 23 communities. He noted that 13 properties are within the urban core and 13 properties are not deeply subsidized. Davie reviewed strategies to improve the numbers such as incentives, refresh our waiting lists, targeted leasing, addressing property management challenges all with a goal to stabilize the portfolio. He noted successes we are beginning to see is because of the stability of tenured staff.

A public-facing performance dashboard is an immediate focus with a goal of early May. The dashboard would provide transparency for residents and the public and improve data staff can use to drive program decisions and operations. We anticipate the deployment of a full-portfolio occupancy number which would be updated regularly. Going forward, providing a report that would focus on rent assistance vouchers and agency financials.

We are looking for an organizational assessment that will be board driven. Davie walked through the goal of strengthening transparency, accountability and performance, the object to engage an independent outside group to provide feedback on areas of importance to residents and participants, staff and the community. We anticipate releasing a request to solicit firms by May 15.

In response to Commissioner Preston's question regarding a target date to deliver the dashboard report, Davie said we anticipate an initial dashboard next week. We are currently working through backend challenges in our systems which require a manual process, as well as ongoing work on the rent assistance voucher metrics. The dashboard reports would be provided monthly, something which was previously provided in the board packet.

Treasurer Jessy Ledesma asked what occupancy strategies are working. Asset Management Director Juli Garvey identified staff and maintenance team longevity, renewed interest in the Pearl District and continuing to do what we do all together is making a difference. COO Davie adds that we are working closely with property management companies. An example of these efforts are the occupancy results at Hamilton West, well above 90% occupancy.

Vice Chair Jenny Kim asked about bringing third-party managed properties in-house. Davie said we would look at this following the outside assessment. In the meantime, we are examining our property management company hiring process.

Vice Chair Kim said as a manager of an affordable housing portfolio and staying true to our mission, would we consider looking at the make up of our portfolio. Commissioner Cathy Keathley also asked about this and if that would be in the RFP. Davie said we would engage in a deeper discussion at the work session.

Chair Gebhardt raised concerns around staff capacity. Davie agreed and we are being mindful and looking at our resources accordingly. Another challenge is initiating incentives that come at a cost to longer term operations. We will test strategies and be aware of the market cycles. Chair Gebhardt appreciated the work being done, adding his appreciation to Home Forward staff who are listening and who provided testimony. We are working to provide mechanisms to share information.

Chair Gebhardt was respectful of the board's desire for accountability and COO Davie said CEO Mathews and the executive team will be held accountable with reports and updates provided. Chair Gebhardt said the board will form a hoc committee to oversee this work, insuring participation beyond just the board executive committee. The board will consider how we involve our jurisdictional partners in this process and are drafting an RFP that will be issued in the coming weeks, with a goal of May 15. There will be further discussion of these points at the May work session.

Commissioner Preston recommended board communications structure be evaluated as we try to build trust in our bylaws. She was also interested in knowing if the drug policy, as reported in the media coverage, is being evaluated.

In response to our screen criteria, COO Davie said we are doing a targeted analysis and will discuss it more at the work session. Ultimately the board would indicate what they want to see. CEO Mathews said there are ongoing studies, providing an example the city is working on where our policies comply. The county is studying rapid rehousing. Home Forward staff are tracking these efforts, and it is our intention to be more transparent in crafting these policies.

Chair Gebhardt provided several recommendations for improving the functioning and oversight of the board: reconsider day and time for monthly meeting in an effort to engage full participation; return to monthly work sessions; quarterly Audit & Finance Committee meetings; refreshing board committees; push hard to fill vacant seats, especially the resident seat; explore avenues for staff to provide feedback and communicate with the board.

There being no further business, Chair Matthew Gebhardt adjourned the meeting at 8:02 PM.

Celia M. Strauss
Recorder, on behalf of
Michael Buonocore, Secretary

ADOPTED: MAY 19, 2026

Attest:

Home Forward:

Michael Buonocore, Secretary

Matthew Gebhardt, Chair



BOARD OF COMMISSIONERS SPECIAL EMERGENCY MEETING
HOME FORWARD
HELD VIRTUALLY
135 SW Ash Street Portland, OR 97204
May 1, 2026

COMMISSIONERS PRESENT

Chair Matthew Gebhardt, Vice President Jenny Kim, Treasurer Jessy Ledesma, Chair Emeritus Damien Hall, Commissioner Breann Preston

STAFF PRESENT

Juhi Aggarwal, Rylee Ahnen, Dawn Baires, April Berg, Ian Davie, Juli Garvey, Carolina Gomez, Vali Griffin, Kelly Hernandez, Jennifer McMillian, Kitty Miller, Tina Nguyen, Brian Rutzen, Kandy Sage, Kellie Shaw, Aimee Smith, Celia Strauss. There were also many employees that joined the meeting to listen.

Chair Matthew Gebhardt convened the meeting of the Board of Commissioners at 9:04 AM reading a statement “The Home Forward Board of Commissioners is holding an emergency meeting as permitted by ORS 192.640(3) and by Home Forward Bylaws Article IV. The emergency justifying less than 24 hours’ notice is that the Board’s delegation of executive director authority must be made prior to 5:00 PM today, to effectuate a transition of leadership for Home Forward.”

Chair Gebhardt thanked everyone for participating and acknowledged the challenging period for Home Forward. Given the recent media coverage, comments from local officials, we hear you. We understand your criticism, particularly regarding speed and responsiveness, acknowledging we can do better and we take it seriously. While the board has met its baseline governance obligations, we can and should do more to improve oversight and stay closer in step with community feedback. Home Forward will soon be operating under new interim executive leadership, and this transition gives us an opportunity in the coming weeks.

The board will be considering ideas to strengthen its oversight role, increase our financial and operational reporting, pursue an outside assessment of the organization and ensure

that residents of the region can count on this agency. To that end, stability for Home Forward.

PUBLIC COMMENT

Ken Thrasher reminded the board of an April letter he sent where he shared his thoughts and concerns. With the CEO leaving, he is asking for an independent review using experts in housing, health and public entities. Providing an opportunity to prioritize challenges such as cash flow, operations, resident satisfaction, occupancy and setting a monthly metric to measure progress. Adding a focus on strong leadership and having a strong resident presence on the board.

Chair Matthew Gebhardt thanked Thrasher for his comments and acknowledged that we did receive his letter.

Vali Griffin was happy that Michael Buonocore was returning and hoped he would turn things around. She expressed her concerns with Ivory Mathew's severance package and said it should be denied. If there is one, she expected it to be like any other Home Forward employee exiting. She said this feels like a slap in the face and would like to see a top-down dismantling including the board. Griffin was disappointed in how information was communicated to staff, many learning of disturbing news through media outlets. In closing she reiterated that if the severance packet was not denied, the board would not be qualified to continue.

Jennifer McMillian thanked the board for the opportunity to speak. Every time we bargain, pay equity is a priority. Given recent layoffs there was back and forth over one week of pay to cover that waiting week till they could start unemployment. Additionally, the employee received two months of medical insurance, and work with our talent and organizational development department to help update their resume. What is being proposed for Mathews is very insulting. Given the amount, it could potentially pay for one or two employees to return. McMillian wanted to acknowledge that the laid off employee had no hand in the budget mess, yet Mathews did and believe she alone did not put us in this position. She hoped the severance package would be reconsidered, especially in the current budget situation. And be reminded of pay equity that should be applied to the whole agency and not just some individuals. We are happy that Michael is coming back.

Kelly Hernandez prepared a statement because she was so angry and afraid that speaking her mind would not be appropriate. She expressed her deep concern and outrage regarding the proposed severance package and understanding how a substantial package

could be considered. With no consideration or financial support to her Home Forward colleagues, this raises serious questions about equity, accountability and standards applied in the decision-making process. Hernandez asked the board to reconsider the proposal that she feels sends a message to employees they will not receive comparable recognition or support.

Addressing the consequences of these decisions, she said they should not solely fall on Mathews but be shared by the board, especially under budget constraints. Be mindful these are our tax dollars and come at a time when employees are being asked to take furlough days that significantly reduce take-home pay but not financial obligations. She expects the board to use their experience, judgment, and placed trust to act in the public's best interest and to steward funds responsibly. Retaining these funds could reduce furlough days, ease the burden on staff, and support the very mission this agency was created to serve the public. You were asked to prioritize a single payout over the well-being of your workforce and the community. You will be held accountable for your decision.

Tina Nguyen appreciated the opportunity to speak reflecting that in her 22 years at Home Forward she has never seen leadership like this. She questioned the term resignation and that as a former CEO Mathews should be held accountable for her actions that are draining the agency to its core. Nguyen expressed frustration with communication at Home Forward in hearing about these issues from news sources. Calling into question transparency and accountability. She questioned why we are rewarding bad behavior within the agency at the expense of public taxpayer dollars. Under this scenario it is not fair that frontline employees must take furlough for a budget shortfall. Nyugen raised the disparity in a ten-dollar reward per year of service to the severance package for four years of services.

Nyugen expressed lack of trust in Home Forward leadership and the board. These decisions are hurting employees and the people we serve in our community. We all deserve better. Please make it right and not pay out this severance pay. Mathews does not deserve it.

Dawn Baires spoke to Mathews' severance echoing her coworkers powerful and impactful words. She shared that if Mathews receives the severance package, adding a third of her travel and wages, she leaves with \$600,000 from Home Forward. To add context, Baires estimates with furlough days \$300,000 to \$400,000 will be coming out of our pockets and

given to Mathews. Speaking for herself, she would like her furlough money back, as well as her coworkers and then consider if Mathews deserves a reward.

Chair Matthew Gebhardt thanked everyone who took the time to join and testify saying I hear you. We look forward to working with you to rebuild trust. The board is focused on improving accountability and oversight and digging into the work ahead as we move forward.

RESOLUTIONS

Resolution 26-05-01 Authorize Separation Agreement for Ivory Mathews, Employment Agreement for Michael Buonocore, and Designate Acting Executive Director

Chair Matthew Gebhardt requested a motion to approve Resolution 26-05-01. Vice Chair Jenny Kim moved to adopt Resolution 26-05-01. Chair Emeritus Damien Hall seconded the motion.

Prior to the final vote, Commissioner Breann Preston said considering the comments we have heard we should consider further discussion to talk about the severance package and what options are available. It feels a little disingenuous to not have a discussion before approval.

Chair Gebhardt made a motion to move into executive session specifically to discuss the resignation of Ivory Mathews and the separation agreement. Commissioners Breann Preston second the motion to enter into executive session. Hearing no objections, the motion to enter into executive session is adopted.

The Home Forward Board of Commissioners will now meet in executive session for the sole purpose of considering the resignation of Ivory Mathews pursuant to ORS 192.662(a). Only commissioners designated staff and representatives of the news media shall be allowed to attend the Executive Session. Those individuals will be placed in a separate Teams breakout room. All other meeting attendees may remain in this Teams session. We request that members of the news media please raise their hand to be identified, providing your name and media provider, representatives of the news media are specifically directed not to report on or otherwise disclose any of the deliberations or anything said about the subjects discussing during the Executive Session except to state the general subjects of the session as previously announced pursuant to ORS 192.666. No final action or final decision will be made. Following the executive session, we will return to this Teams room to continue in regular session. The regular meeting was adjourned at 9:28 AM.

Board Chair Matthew Gebhardt reconvened the Board of Commissioners meeting at 9:55 AM completing the Executive Session. In crafting this agreement, we have tried to prioritize an effective and smooth transition in leadership and effective interim executive director. I believe we are at the point having had a motion and a second to consider and take a vote. This is an opportunity for any commissioners wishing to vote in opposition or abstentions. Hearing none the resolution passes.

The vote was as follows:

- Chair Matthew Gebhardt—Aye
- Vice Chair Jenny Kim—Aye
- Treasurer Jessy Ledesma—Aye
- Chair Emeritus Damien Hall —Aye
- Commissioner Breann Preston—Aye

Chair Gebhardt thanked everyone who provided comments, those observing and to the commissioners for their deliberation and action. There being no further business, Chair Matthew Gebhardt adjourned the meeting at 9:58 AM.

Celia M. Strauss
Recorder, on behalf of
Michael Buonocore, Secretary

ADOPTED: MAY 19, 2026

Attest:

Home Forward:

Michael Buonocore, Secretary

Matthew Gebhardt, Chair

RESOLUTIONS



MEMORANDUM

To: Board of Commissioners

Date: May 19, 2026

From: April Berg
Assistant Director of
Development
503.802.8326

Subject: Naming Recommendation
for Peaceful Villa
Redevelopment
Resolution 26-05-02

Brian Rousseau
Development Coordinator
503.802.8505

The Board of Commissioners is requested to authorize a resolution renaming the new redevelopment at Peaceful Villa (Project) as Sakamoto Grove to honor the legacy of Henry Sakamoto.

A naming committee consisting of staff, board, and community members recommended this name to honor the contributions of Henry Sakamoto, who spent much of his professional life working to repair American and Japanese relations. As a Japanese American he was a resilient leader and a strong advocate for his community.

NAMING POLICY BACKGROUND

The Board of Commissioners adopted a naming policy in January 2020. This policy states:

Home Forward shall prioritize naming and renaming properties to honor the contributions of under-represented people, cultures or communities to the neighborhood and to Multnomah County. To achieve this priority, names may:

- Honor people of color, women, members of the LGBTQ+ community, people with disabilities, and other under-represented individuals who have made a significant contribution to building the place and community where the property is/will be located.
- Honor a person who has made a significant contribution to furthering social

and racial justice in Multnomah County.

- Have a unique meaning for the community that the property is intending to serve.

This effort aligns with the strategic plan goal of using our development expertise to advance innovative solutions that expand supply and address community needs.

SAKAMOTO GROVE: PROJECT BACKGROUND

Home Forward chose to redevelop Peaceful Villa because the 4-acre site, with housing originally built in 1947, had significant capital needs and presented an opportunity to add additional affordable housing. The redevelopment will provide 87 new family-sized homes, in a desirable amenities-rich neighborhood of SE Portland.

The redeveloped site will include three new buildings, complete with courtyards, community facilities and parking. Sakamoto Grove will feature 166 total units consisting of; 14 studios, 61 one-bedroom, 53 two-bedroom, 34 three-bedroom, and 4 four-bedroom units. All of the units will be reserved for households earning 50% or less of Area Median Income (AMI). Home Forward and Immigrant and Refugee Community Organization (IRCO) will provide on-site resident services.

Design and Energy Efficiency Strategies:

- Inclusive, universal design strategies that exceed basic accessibility requirements, supporting a range of ability levels, aging-in-place, intergenerational living and culturally specific needs.
- Resident-centered sustainability strategies that promote health and comfort and encourage a safe pedestrian environment with defined transitions between private, semi-private and public spaces.
- A variety of distributed community spaces, both active and quiet, indoor and outdoor, to encourage informal interactions amongst residents, friends and neighbors.
- Preservation of the existing tree canopy to provide shade, cooling and reduce the heat island effect.
- Large south-facing sloped roofs that provide optimal solar orientation and minimize the summer heat gain, reduce utility bills and maximize the solar harvest.
- Energy Trust of Oregon “Path to Net Zero” status using solar, energy saving and mechanical systems.

RENAMING PROCESS OVERVIEW

Consistent with Home Forward's Naming Policy, staff organized a naming committee for the Project. The committee included Home Forward staff from development, property management, resident services, a board commissioner, an IRCO development staff member, and input from the relocated residents. The committee hired researcher and historian, Yaejoon Kwon, PhD to help identify people with connections to immigrant/refugee communities, the advancement of outdoor community spaces and/or ties to the neighborhood. The committee recommends the new project name, Sakamoto Grove, to honor Henry Sakamoto. The research cited below is credited to Yaejoon Kwon, PhD from various sources.

Henry Sakamoto was born in 1927 to Japanese immigrants as the youngest of three brothers. Much of Henry's childhood was shaped by the Great Depression and the Executive Order 9066 that resulted in the mass incarceration of over 120,000 people of Japanese descent, a majority of whom were US Citizens, during World War II (WWII). At the age of 15, Henry and his family were incarcerated first in North Portland, at the livestock exposition center, now the Portland Expo Center, which was used as a temporary holding facility. His family was then moved to Idaho and interned in the Minidoka camp.

While in Minidoka, he had his first experience in agriculture. The farmers in the region needed extra help harvesting crops so it was the one opportunity to leave the camp. Henry joined with older boys on short-term leaves to harvest sugar beets at a farm in Rexford, Idaho. Henry began his college education at Ohio Wesleyan University in 1944. In 1946 his education was interrupted when Henry was drafted into the US Army. In 1949, he continued his education with the help of the GI Bill at the University of Oregon where he graduated with a BS in Business Administration in 1951.

After graduation, in 1953 Henry worked a temporary job in Portland with the US Department of Agriculture which turned into a permanent position he held until 1985 when the office closed. At the US Department of Agriculture, Henry became the West Coast Manager, managing the grain inventory of the western states to price and sell to exporters. He was an important point of contact for Japanese traders, who were a major buyer of Oregon and US grain. Henry's professional position to maintain positive relations with Japan would be a theme throughout his working life as he and his generation worked to teach people about the experiences of Japanese Americans during WWII and repair US-Japan relations.

When the US Department of Agriculture closed its Portland office in 1985, Henry became the Assistant Director of the Oregon Wheat Commission where he continued his

relationships with Japanese companies. In 1990, he started his own consulting business, called AgriAdvisory Consulting. During this time, Henry became involved with community non-profits to help spread awareness about the experiences of Japanese and Japanese Americans during WWII. In 1989 Henry was elected as the first President of the Oregon Nikkei Endowment. In his capacity as president, he helped establish the Oregon Nikkei Legacy Center, which is now the Japanese American Museum of Oregon. Henry's legacy also lies in his role using his connections to Japanese trading companies to have 100 Akebono cherry trees donated to plant in the newly completed Japanese American Historical Plaza on the Northern end of the Tom McCall Waterfront Park. The 100 trees that line the park are now an iconic part of Portland. Spring visits to view the cherry blossoms are considered an annual tradition around Portland. The donation of the trees came to symbolize the international cultural exchange and the resilience of the people of Japanese descent.

Henry Sakamoto's contributions to Portland and beyond were recognized locally and internationally. In 2011, the Oregon Nikkei Endowment awarded him the "Heart of the Community" award. In 2021, in recognition for his work to preserve Japanese American history and strengthen US-Japan relations, the Government of Japan honored Henry with the Order of the Rising Sun, Gold and Silver Rays.

Henry lived in SE Portland until his passing in 2025, when he was 98 years old. Henry has three children with his wife Lolita Sakamoto.

CONCLUSION

Home Forward staff requests that the Board of Commissioners approve the resolution naming the redevelopment Project as Sakamoto Grove.



RESOLUTION 26-05-02

RESOLUTION 26-05-02 AUTHORIZES THE NAMING OF “SAKAMOTO GROVE”, AN AFFORDABLE HOUSING DEVELOPMENT, LOCATED AT 2840 SE 46th AVE, 4660 & 4680 SE CLINTON ST, PORTLAND, OREGON 97206

WHEREAS, Home Forward, a housing authority and a public body corporate and politic of the State of Oregon, seeks to encourage the provision of long-term housing for persons with low income residing in Multnomah County, Oregon; and

WHEREAS, Home Forward is redeveloping the former Peaceful Villa site located on SE Clinton St between SE 46th & 47th the (“The Project”); and

WHEREAS, Home Forward has a Naming Policy, adopted by the Board of Commissioners in January 2020;

WHEREAS, Home Forward’s Naming Policy prioritizes naming properties to honor the contributions of under-represented people, cultures, or communities;

WHEREAS, consistent with its Naming Policy, Home Forward convened a naming committee which recommends naming the Project to honor Henry Sakamoto and his many contributions to the City of Portland, State of Oregon, and Japanese Americans.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward approves the name Sakamoto Grove for the Project located at 2840 SE 46th Ave, 4660, and 4680 SE Clinton St. Portland, OR 97206.

ADOPTED: MAY 19, 2026

Michael Buonocore, Secretary

Matthew Gebhardt, Chair



MEMORANDUM

To: Board of Commissioners Date: May 19, 2026

From: Juli Garvey Subject: Authorize the Property Sale of
Director Asset Management Chateau Apartments
503.802.8457 Resolution 26-05-03

Chris Hughson
Asset Manager
503.802.8483

The Board of Commissioners is requested to authorize the sale of Chateau, a multifamily property located at 1910 SE Stark Street, Portland OR 97214 in the Buckman neighborhood.

BACKGROUND

Chateau is a primarily two-story wood frame property with ten units located in two buildings that were built in 1968. The property consists of (10) 2-bedroom/1-bathroom units that make up approximately 6,770 square feet of rentable space, located on a 10,000 square foot (.23 acre) lot. The property is mostly vacant and in need of modernization.

Per an assessment of Chateau’s small size and its limited redevelopment potential, Home Forward decided in 2021 to transfer its rental assistance to the redeveloped T. Joyce Phillips (formerly Dekum Court) and sell the property. No resident will involuntarily lose their rental assistance due to these organizational decisions.

OVERVIEW

Small properties such as Chateau typically have limited rental income and are very difficult to finance and operate over a long-term lifespan. They often require significant capital infusions and are less attractive to commercial banks due to the limited size of the loans.

Given Home Forward's portfolio size, the economies of scale are simply not present in a ten-unit multifamily property like Chateau.

Home Forward has historically leased the apartments at below-market rental rates to low-income residents.

The property was listed in late 2025 and is under contract at a gross sales price of \$1,500,000, with a \$125,000 closing credit to the Buyer reflecting agreed-upon repair obligations, resulting in net proceeds to Home Forward of \$1,375,000. The transaction is scheduled to close on June 17, 2026. An appraisal will be conducted by Barry & Associates prior to closing, to confirm the sales price is at or above fair market value.

In assessing the viability of a sale, Home Forward also reviewed potential redevelopment opportunities. Current zoning (RM2 – Residential Multi-Dwelling 2) is intended for medium-scale multifamily uses in transit-served corridors, allowing buildings of up to three or four stories. The small lot size nonetheless restricts our ability to cost effectively increase density.

There is no debt on the property, and it is anticipated that HUD will release the long-term regulatory restrictions as part of Home Forward's RAD disposition plan under Section 18. Because Chateau is not a viable redevelopment candidate and has a need for extensive and costly modernization work, we recommend that Home Forward be authorized to sell the property on the open market.

CONCLUSION

The Board of Commissioners is requested to authorize the sale of Chateau, located at 1910 SE Stark Street, Portland OR 97214.



RESOLUTION 26-05-03

RESOLUTION 26-05-03 AUTHORIZES THE EXECUTIVE DIRECTOR OR DESIGNEE TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO SELL CHATEAU APARTMENTS, LOCATED AT 1910 SE STARK STREET, PORTLAND, OR 97214

WHEREAS, Chateau is a primarily two-story ten-unit multifamily property that was built in 1968, is currently owned by Home Forward free of debt and will be vacant prior to any sale;

WHEREAS, cash flow and property reserves are insufficient to continue operating the small property; and

WHEREAS, redevelopment opportunities are not a viable option as the small lot size makes redevelopment impractical and cost prohibitive; and

WHEREAS, Home Forward decided in 2021 to transfer its rental assistance to the redeveloped Dekum Court and no resident will involuntarily lose their rental assistance due to this proposed disposition;

WHEREAS, the proceeds of the sale of Chateau would be reinvested within Home Forward's real estate portfolio in the interest of supplementing the needs of other sites in order to preserve and continue to safely house participants; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes the sale of Chateau, located at 1910 SE Stark Street, Portland OR 97214.

ADOPTED: MAY 19, 2026

Attest:

Home Forward:

Michael Buonocore, Executive Director

Matthew Gebhardt, Chair



MEMORANDUM

To: Board of Commissioners
Date: May 19, 2026

From: Juli Garvey
Director, Asset Management
503.802.8457
Subject: Authorization to Sell
Taylor Street Group Home
Resolution 26-05-04

Donna Kelley
Asset Manager
503.802.8485

The Board of Commissioners is requested to authorize the sale of Taylor Street Group Home (Taylor Street GH) located at 9350 SE Taylor Street, Portland, Oregon 97236.

This action supports Home Forward's Strategic Plan goal of improving utilization of the existing housing portfolio while planning for future portfolio needs.

BACKGROUND

Taylor Street GH is a single-story group home built in 1999. The property consists of five bedrooms and two baths totaling approximately 3,880 square feet of livable space on a 16,000 square-foot lot. For many years, the property was leased to Dungarvin Oregon Inc. Following Dungarvin's decision to end its lease, the building is now vacant and requires significant renovation.

OVERVIEW

Home Forward historically leased Taylor Street GH at below-market rental rates to a community partner that utilized the property to support its organizational mission. The property now requires significant capital improvements, including upgrades to the kitchen and bathrooms, replacement of flooring, windows, siding, HVAC system, and roof, with estimated costs exceeding \$100,000.

Following Dungarvin's lease termination, Home Forward explored opportunities to keep the property in service by offering it to other service providers to assess interest in either leasing or acquiring the property. Unfortunately, no viable partners emerged through that process. As a result, the property was subsequently listed on the open market. Given the significant capital needs and ongoing operational challenges associated with the site, disposition represents the most viable path forward.

A purchase and sale agreement is currently in place at a price of \$604,000, with closing scheduled for May 2026. Should this transaction not move forward, staff recommend that the approved resolution also authorize a sale on substantially similar terms in order to avoid future delays.

Oregon Housing and Community Services (OHCS) and Department of Human Services (DHS) have agreed to terminate their regulatory restrictions effective as of the closing date. At closing, the outstanding loans will be paid off from the sales proceeds, including the OHCS loan with an approximate balance of \$15,000 and the DHS loan with an approximate balance of \$14,500.

CONCLUSION

The Board of Commissioners is requested to authorize the sale of the Taylor Street GH, located at 9350 SE Taylor Street, Portland, Oregon 97236, at fair market value with closing scheduled for May 2026. If this transaction does not close, this resolution will remain valid to authorize staff to complete a sale on substantially similar terms.



RESOLUTION 26-05-04

RESOLUTION 26-05-04 AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO SELL TAYLOR STREET GROUP HOME, LOCATED AT 9350 SE TAYLOR STREET, PORTLAND, OR 97236

WHEREAS, the single-story Taylor Street Group Home was built in 1999, is currently owned by Home Forward; and

WHEREAS, the current loan to Oregon Housing and Community Services, with an approximate balance of \$15,000 will be paid off out of sale proceeds; and

WHEREAS, the current loan to Department of Human Services, with an approximate balance of \$14,500 will be paid off out of sale proceeds; and

WHEREAS, Oregon Housing and Community Services and the Department of Human Services have agreed to remove regulatory restrictions upon the transaction closing; and

WHEREAS, cash flow and property reserves are insufficient to continue operating the small property, and it was determined a scope of work needed to replace building systems and failing components would cost at least an estimated \$100,000; and

WHEREAS, redevelopment opportunities are not a viable option as the small lot size makes redevelopment impractical and cost prohibitive; and

WHEREAS, Home Forward performed outreach to local service providers to present the opportunity to purchase or lease the property prior to listing it on the open market, but no viable interest was received; and

WHEREAS, Home Forward has entered into a purchase and sale agreement to sell the property at a price of \$604,000, with a scheduled closing in May 2026; and

WHEREAS, the Board wishes to ensure that, in the event the current purchase and sale agreement does not close, staff may proceed with a sale on substantially similar terms; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes the sale of Taylor Street Group Home at fair market value, located at 9350 SE Taylor Street, Portland, Oregon 97236.

ADOPTED: MAY 19, 2026

Attest:

Home Forward:

Michael Buonocore, Secretary

Matthew Gebhardt, Chair



MEMORANDUM

To: Board of Commissioners Date: May 19, 2026

From: Shannon Schmidt Assistant Director, Property Management 503.280.3753 Subject: Authorizing Home Forward to Enter into an Amended Contractual Agreement in an Amount not to exceed \$2,698,333.68 for the Provision of Garbage and Recycling Pickup, Hauling, and Dumping at New Market West and 39 Residential Properties Resolution 26-05-05

The Board of Commissioners is requested to authorize an amended contract in an amount not to exceed \$2,698,333.68 with Waste Management Inc. to continue garbage and recycling pickup, hauling, and dumping services. This amended contract, spanning a two-year period from April 1, 2026 through March 31, 2028, covers services for New Market West and 39 residential properties, which includes 2,532 apartments.

BACKGROUND

On August 25, 2022, the Procurement and Contracts Department issued a formal Request For Bids soliciting bids from qualified companies for the provision of garbage and recycling pickup, hauling, and dumping services. Home Forward also performed extensive outreach to a diverse pool of local haulers to seek broad engagement on the Request for Bids. Home Forward received 1 bid on September 20, 2022, from Waste Management. Waste Management, as the only bidder, was conditionally awarded the contract.

The contract terms between Waste Management and Home Forward are as follow:

- Provide garbage and recycling pickup, hauling, and dumping services;
- Service New Market West and 39 residential properties covering 2,532 apartments;
- Two-year contract renewal period.

The Property Management department manages this contract to ensure timely and effective waste pickup at these properties.

OVERVIEW

Since April 1, 2023, Home Forward has been in contract with Waste Management Inc. to receive garbage and recycling pickup, hauling, and dumping services. The contract came to term on March 31, 2026, and has an option for a 2-year renewal not to exceed \$2,698,333.68. To avoid the disruption of services and the dedication it takes for a formal Request for Bids, the preference is to take advantage of our option to amend the current contract for the remaining term, April 1, 2026, through March 31, 2028.

CONCLUSION

Home Forward requests that the Board of Commissioners authorize the approval of the amended contract for a two-year term in the amount not to exceed \$2,698,333.68, with Waste Management Inc. This authorization will allow us to maintain uninterrupted operations for residents and staff at the properties. Additionally, the Property Management department will continue to manage this contract to ensure timely and effective waste pickup at these properties.



RESOLUTION 26-05-05

RESOLUTION 26-05-05 AUTHORIZES THE EXECUTIVE DIRECTOR OR ITS DESIGNEE TO ENTER INTO A CONTRACT IN THE AMOUNT NOT TO EXCEED \$2,698,333.68 WITH WASTE MANAGEMENT INC. TO PROVIDE GARBAGE AND RECYCLING PICKUP, HAULING, AND DUMPING SERVICES AT NEW MARKET WEST AND 39 HOME FORWARD RESIDENTIAL PROPERTIES OVER A TWO-YEAR PERIOD

WHEREAS, Home Forward has a need for garbage and recycling pickup, hauling, and dumping services for its various properties including New Market West and 39 residential properties;

WHEREAS, Home Forward awarded Waste Management Inc. a contract that came into effect in 2023 to provide garbage and recycling, hauling, and dumping services via a competitive formal Request for Bids process with an option to renew for a two-year period;

WHEREAS, to minimize disruption and uninterrupted garbage and recycling, hauling, and dumping services Home Forward has the option, upon approval, to amend the current contract for a two-year period;

WHEREAS, approval by the Board of Commissioners of Home Forward is required prior to the execution of contracts or amendments over \$1,000,000; and

NOW, THEREFORE, BE IT RESOLVED, that Home Forward is authorized to amend the current contract in an amount not to exceed \$2,698,333.68 with Waste Management Inc. to continue to provide garbage and recycling pickup, hauling, and dumping services over a two-year period from April 1, 2026 through March 31, 2028 for New Market West and 39 residential properties which include 2,532 apartments.

ADOPTED: MAY 19, 2026

Attest:

Home Forward:

Michael Buonocore, Secretary

Matthew Gebhardt, Chair

STAFF REPORTS

**Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 03/01/26 - 04/30/26**

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3829		MJ General Contractors	\$9,850.00	Garbage enclosure repair at Humboldt Gardens	Property Management	3/4/2026	3/11/2026
C3835		Prime Legacy	\$24,750.00	unit rehab work at Fir Acres	Property Management	3/18/2026	4/30/2026
C3852		Pacific Fence & Wire	\$3,851.00	Install gate at Cambridge Court	Asset Management	3/20/2026	6/30/2026
C3854		River City Roofing	\$16,984.00	New roof at 217 NE 192nd St house	Asset Management	3/24/2026	6/30/2026
C3828		Get It Done PDX LLC	\$214,462.78	Ruth Haefner Plaza fire emergency, flooding	Property Management	4/14/2026	7/31/2026
C3882		Prime Legacy GC	\$1,950.00	Medallion laundry room - replace missing wall insulation; approximately 12"- 16" from ground was removed. Replace sheet rock at base of wall; 12" was removed from most of the perimeter of room. Paint walls to match existing paint and texture	Property Management	4/14/2026	7/31/2026
C3841		CME Playgrounds (cascade mini excavating playgrounds)	\$4,405.04	Repair a damaged kids playground slide at Sequoia Square Apartments. CME ships the equipment over; does not perform any on site work. Subs out Emerald green to install	DCR	4/24/2026	7/30/2026
Subtotal			\$276,252.82				7

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3826		USA Mechanical	\$3,880.00	Quarterly HVAC at Tamarack	Property Management	3/3/2026	2/28/2027
C3830		Squires Electric, Inc.	\$5,730.00	Lighting replacements at Sellwood Center	Property Management	3/11/2026	4/30/2026
C3831		USA Mechanical	\$7,380.00	Quarterly HVAC at NMW	IFS	3/11/2026	1/31/2027
C3832		Interstate Roofing	\$20,000.00	on-call roofing maintenance	IFS	3/11/2026	1/31/2027
C3834		Centric Elevators	\$6,090.24	Monthly elevator maintenance at NMW	IFS	3/11/2026	1/31/2027
C3838		Ambrose Glass Inc	\$1,932.00	Office door repair at Eastwood Court	Property Management	3/12/2026	4/15/2026

C3842		Union Trucking LLC	\$2,000.00	Moving services for Madrona furniture and junk removal event	Community Services	3/23/2026	3/31/2026
C3843		Peterson Power Systems Inc	\$5,698.00	annual generator service williams plaza	Property Management	3/23/2026	12/30/2026
C3861		To Do's Maintenance	\$5,850.00	remove and prep flooring at HWE	Property Management	3/23/2026	4/17/2026
C3853		Prime Legacy	\$257.78	Asbestos testing	Property Management	3/25/2026	3/31/2026
C3857		Consolidated Elect Distr Inc	\$6,640.44	Ceiling light for community center Sellwood	Property Management	3/30/2026	5/30/2026
C3844		Peterson Power Systems Inc	\$8,130.00	annual generator service schrunk	Property Management	4/6/2026	12/30/2026
C3845		Peterson Power Systems Inc	\$2,218.00	annual generator service ruth haefner	Property Management	4/6/2026	12/30/2026
C3846		Peterson Power Systems Inc	\$2,222.00	annual generator service holgate house	Property Management	4/6/2026	12/30/2026
C3847		Peterson Power Systems Inc	\$2,154.00	annual generator service gallagher plaza	Property Management	4/6/2026	12/30/2026
C3848		Peterson Power Systems Inc	\$2,866.00	annual generator service hollywood east	Property Management	4/6/2026	12/30/2026
C3849		Peterson Power Systems Inc	\$2,166.00	annual generator service dahlke	Property Management	4/6/2026	12/30/2026
C3850		Peterson Power Systems Inc	\$2,748.00	annual generator service northwest tower	Property Management	4/6/2026	12/30/2026
C3865		Prime Legacy	\$3,682.00	Flooring work at Humboldt Gardens	Property Management	4/6/2026	4/31/26
C3864		Andersen Mechanical	\$24,850.00	Dekum HRV filter replacement bi annual service	Property Management	4/7/2026	5/1/2027
C3749		Recology Portland	\$149,631.40	Weekly garbage service Humboldt Gardens	Property mgmt	4/8/2026	4/12/3031
C3855		Water Solutions NW Inc.	\$7,920.00	Monthly chemical water treatment for heating/cooling system at NMW	IFS	4/8/2026	11/30/2027
C3860		AAA Heating and Cooling Inc	\$438.00	evaluate and fix the HVAC system not working in the office at Eastwood Ct	Property Management	4/8/2026	6/30/2026
C3880		Get It Done PDX LLC	\$7,030.00	Landscaping at SCC	Property Management	4/8/2026	4/10/2026
C3879		Get It Done PDX LLC	\$7,125.00	prime and paint at Hattie Redmond	Property Management	4/9/2026	4/14/2026
C3858		S&J Cutting Tree Service	\$4,000.00	Remove maple tree at Fir Acres behind unit #105. Tree split in two. remove tree, cut stump low and haul.	Property Management	4/14/2026	6/30/2026
C3886		Better Air Northwest	\$1,225.00	dryer vent cleaning for all 7 laundry rooms at Hollywood East	Property Management	4/17/2026	7/31/2026
C3876		Quadient Leasing	\$6,359.40	postage meter and maintenance at HWE	Property Management	4/20/2026	3/31/1931

C3836		Harrity Tree Specialists Inc	\$7,765.00	Property tree inspection report for Sequoia Square Apartments ; tree removal after arson damage	DCR	4/24/2026	8/1/2026
Subtotal			\$307,988.26				29

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3791		AppleOne Inc	\$100,000.00	On-call temp labor staffing & direct hire recruiters	HR	3/3/2026	1/5/2031
C3822		Melody Martinez Consulting LLC	\$2,100.00	Equity consulting support	Property Management	3/3/2026	6/30/2026
C3824		Creative Financial Staffing LLC	\$4,500.00	Temporary staffing for Accounting Dept	Finance	3/3/2026	3/31/2026
C3827		Yaejoon Kwon Consulting	\$5,500.00	Peaceful Villa Renaming Research	DCR	3/3/2026	7/31/2026
C3825		New Avenues for Youth	\$42,096.00	Rent assistance for former foster youth	Homeless Initiatives	3/11/2026	12/31/2026
C3807		Earth Advantage, Inc	\$8,000.00	Energy consultant for Troutdale/York Terrace project for Earth Advantage certification	DCR	3/12/2026	12/31/2026
C3818		Living with Jacquelyn	\$33,330.00	Youth support services at the Ellington	Community Services	3/17/2026	12/31/2026
C3805		Alpha Environmental	\$2,175.00	Attic inspection and testing report for microbial growth at Sequoia Square	DCR	3/25/2026	5/1/2026
C3839		Trash for Peace	\$17,809.00	Youth Services at The Ellington	Community Services	4/2/2026	12/31/2026
C3817		Fresh Lyfe	\$15,000.00	Youth support services at the Ellington	Community Services	4/6/2026	12/31/2026
C3863		Peggie Hurst	\$2,500.00	Arts & Crafts Facilitator at Humboldt	Community Services	4/6/2026	12/31/2026
C3878		Community Alliance of Tenants	\$50,000.00	Tenant education for HCV participants	Rent Assistance	4/6/2026	4/15/2027
C3891		Gard Communications	\$10,000.00	provide general communications support and capacity to the Communications Department, and will advise on strategies related to crisis communications as needed.	Executive	4/29/2026	4/15/2027
Subtotal			\$293,010.00				13

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
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C3833		Haley & Aldrich Inc.	\$30,000.00	N Maryland HUD NEPA Environmental Assessment.	DCR	3/11/2026	12/31/2026
C3851		GTG Consultants, PC	\$43,250.00	CNA madrona	DCR	4/6/2026	9/30/2026
Total			\$73,250.00				2

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2418	9	Forensic Building Consultants	\$6,000.00	Additional Services Requested for Construction Administration	DCR	3/3/2026	4/1/2026
C2769	15	MWA Architects Inc	\$2,000.00	Required documentation for pursuing Type III variance	DCR	3/3/2026	6/1/2026
C2857	20	Bremik Construction	\$18,088.29	Scope changes, additional time for retainage payments and closeout	DCR	3/3/2026	5/1/2026
C3229	2	Freedom Security Solutions	\$141,000.00	24/7 Security at NWT; amended to extend contract	Property Management	3/3/2026	4/30/2026
C3304	14	Baldwin General Contracting Inc	\$70,385.75	pcco #018	DCR	3/3/2026	4/1/2026
C3481	1	Clair Company	\$250.25	Additional charges for 3rd site visit.	DCR	3/3/2026	3/30/2026
C3523	1	CSG Advisors, Inc.	\$-	Extending duration	DCR	3/3/2026	1/30/2027
C2969	5	NW Enforcement	\$26,640.00	Security at NMW; amended to extend contract	IFSS	3/11/2026	12/31/2026
C3147	2	Diana's Cleaning Professional Services	\$46,350.00	Custodial services at NMW; amended to extend contract	IFS	3/11/2026	9/30/2026
C3547	2	Prime Legacy GC	\$-	Exterior painting and gutter guard installation. Weather dependent work.	DCR	3/11/2026	7/30/2026
C3593	1	KGT Consulting	\$-	On-call coaching and facilitating; amended to add time	T&OD	3/11/2026	12/31/2026
C3639	2	Colas Construction	\$536,610.00	CLT early procurement	DCR	3/11/2026	1/31/2030
C3801	1	MJ General Contractors	\$5,200.00	remove and replace flooring in unit	Property Management	3/11/2026	4/30/2026
C3803	1	Get It Done PDX LLC	\$18,860.00	Restoration of unit at Schrunk; amended to add scope for exterior work	Property Management	3/11/2026	4/30/2026
C3506	3	Columbia West Engineering	\$5,000.00	Pre-construction services supporting deep pile foundation Broadway Corridor	DCR	3/12/2026	12/31/2028
C3227	8	Walsh Construction Co.	(\$19,644.00)	Peter Paulson Gretchen Kafoury, GKC was overbilled so amendment to be corrected	Asset Mgmt	3/13/2026	4/15/2026

C3602	1	Dudek	\$-	HUD ER for Ruth Haefner extending duration	Personal Services	3/13/2026	3/31/2027
C3246	2	Chocolate Milk Diplomacy	\$-	Career Development Program; amended to add time	T&OD	3/16/2026	5/1/2026
C3519	2	LHH Recruitment Solutions	\$124,500.00	On-Call Temporary Labor Staffing; amended to extend contract	HR	3/16/2026	9/30/2026
C3758	1	Greenhaven PDX	\$-	Sexual abuse and misconduct policy awareness asynchronous eLearning module; amended to add time	TaOD	3/16/2026	8/31/2026
C3666	1	Prime Legacy GC	\$14,245.00	Extending time, adding money	Property Mgmt	3/23/2026	3/30/2026
C2800	3	First Response	\$-	Security Services at North Maryland; amended to extend contract	Asset Mgmt	3/23/2026	7/11/2026
C3331	3	Buildskape	\$45,539.20	COs #15, 19, 22, 23, 25	Asset Management	3/23/2026	6/30/2026
C3789	1	PDX Nutrition Services	\$393,300.00	Meal services for CHSP; Rule 46-0340	Community Services	3/24/2026	12/31/2026
C3279	3	Bid Locker LLC	\$-	Previously known as Equity Hub, is now operating as Bid Locker LLC with a new tax ID	Procurement	3/30/2026	11/30/2028
C3331	4	Buildskape	\$208,596.30	Schiller way pco 029	Asset Management	3/30/2026	6/30/2026
C2857	21	Bremik Construction	\$58,900.26	Reconciliation of contingencies, added punch list items	DCR	3/31/2026	5/1/2026
C2964	13	Bora Architecture Inc	\$22,480.00	Additional services for furniture and wayfinding	DCR	3/31/2026	3/31/2027
C3771	1	EV United	\$15,397.00	change in approach due to site conditions	IFS	4/1/2026	6/30/2026
C3854	1	River City Roofing	\$-	specifying materials, authorizing work	Asset Management	4/2/2026	6/30/2026
C3304	16	Baldwin General Contracting Inc	\$-	BOLI PWRL incorporation	DCR	4/3/2026	5/31/2026
C2965	15	LMC, Inc	\$92,698.46	Scope and schedule changes -- TCO changed from 12/17 to 12/24/26 ("OCO-008")	DCR	4/3/2026	2/1/2027
C3787	1	Impact Northwest	\$217,186.61	CHSP Case Management Rule 46-0340	Community Services	4/6/2026	12/31/2026
C3788	1	Pegasus Moving & Cleaning	\$292,089.60	Housekeeping services for CHSP clients extending thru end of year	Community Services	4/6/2026	12/31/2026
C3303	9	Bremik Construction	\$112,390.00	GCS CO #03	DCR	4/6/2026	6/30/2027
C3534	2	Home Instead Senior Care	\$100,150.00	extending contract duration to cover gap between programming changes for personal care and housekeeping services at CHSP sites	Community Services	4/6/2026	12/31/2026
C3824	1	Creative Financial Staffing LLC	\$6,500.00	Extending time for project completion	Finance	4/7/2026	4/9/2026
C3250	9	Holst Architects	\$56,385.00	ASR 5, additional engineering services	DCR	4/7/2026	5/1/2029

C3304	15	Baldwin General Contracting Inc	\$58,883.71	Sequoia Square pcco #019	DCR	4/7/2026	4/1/2026
C3731	1	B2G Now	\$150,000.00	UBE Tracking Software; extending contract	Procurement	4/8/2026	3/31/2030
C3304	17	Baldwin General Contracting Inc	\$87,416.76	Sequoia Square pcco #20	DCR	4/8/2026	5/31/2026
C3625	1	Fair Housing Council of Oregon	\$9,000.00	Fair housing trainings; amended to extend contract	T&OD	4/8/2026	12/31/2029
C3705	1	Ilima R. Umbhau	\$8,000.00	Extending contract	Exec	4/14/2026	12/31/2026
C3725	1	Keith Ferrante	\$2,129.00	Final pricing of interior art was higher than estimated	DCR	4/14/2026	7/30/2026
C3714	1	Centric Elevator	\$-	Extending--long material lead time delayed work	Property mgmt	4/16/2026	4/30/2026
C3830	1	Squires Electric, Inc.	\$262.50	Lighting replacements at Sellwood Center, adding elevator car lights	Property Management	4/17/2026	7/31/2026
C2448	16	O'Neill/Walsh Community Builders	\$74,342.00	Killingsworth CO #13	DCR	4/17/2026	12/31/2026
C3301	1	Squires Electric, Inc.	\$62,500.00	Increase contract amount	IFS	4/21/2026	2/13/2027
C3362	2	EVREN Northwest Inc.	\$-	Extending contract through end of construction	DCR	4/22/2026	12/31/2026
C3636	1	Northwest Surveying Inc	\$-	Survey work for replat at Dekum Court; amended to extend contract	DCR	4/22/2026	12/31/2026
C3227	9	Walsh Construction Co.	\$219,191.76	GKC Punch list Fire Alarm Control panel, common space smoke sensor replacements, power supplies.	Asset Mgmt	4/23/2026	4/30/2026
C3419	1	Quadient, Inc	\$1,890.00	Parcel lockers at TJP building and install ongoing monthly software and support. \$105.00 monthly for software	DCR	4/24/2026	3/25/2027
C3549	1	Eclipse Security Professionals LLC	\$61,728.00	Security services at Demar downs, floresta, harlod lee, hunters run, powellhurst woods, tillicum south, tillicum north, townhouse terrace; amended to extend contract	Property Management	4/29/2026	12/31/2026
Subtotal			\$3,352,441.45				53

OTHER AGREEMENTS (Revenue contracts, 3rd Party contracts, MOU's, IGA's)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
Subtotal			\$0.00				0
Total			\$4,302,942.53				104

**Procurement & Contracts Department
FUTURE FORMAL PROCUREMENTS
Look Ahead - May 2026**

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$13 million	Madrona Rehab	DCR	In Progress
\$500k	Goose Hollow Apts Renovations	DCR	May 2026
TBD	Agency-wide legal services	Exec	Fall 2026
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD