

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, February 15, 2022
At 5:30 pm

Zoom Register here:

<https://homeforward.zoom.us/j/82200827581?pwd=dXJ1S0UxY0hGTG5DdmEwbHpGZWZWRPZz09>



MEMORANDUM

To: Community Partners Date: February 8, 2022

From: Michael Buonocore, Executive Director Subject: Home Forward Board of Commissioners February Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, February 15 at 5:30 PM virtually using the Zoom 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 to sign up:

<https://homeforward.zoom.us/j/82200827581?pwd=dXJ1S0UxY0hGTG5DdmEwbHpGZWRPZz09>

The commission meeting is open to the public.

AGENDA



BOARD OF COMMISSIONERS MEETING
HOME FORWARD
135 SW ASH STREET
PORTLAND, OREGON

VIA ZOOM

<https://homeforward.zoom.us/j/82200827581?pwd=dXJ1S0UxY0hGTG5DdmEwbHpGZWRPZz09>

FEBRUARY 15, 2022, 5:30 PM
AGENDA - Updated

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 December 8, 2021 and December 21, 2021 Board of Commissioners Virtual Meetings and January 28, 2022 Special Board Meeting

RESOLUTIONS/REPORTS

Following Reports and Resolutions:			
22-02	Topic	Presenter/POC	Phone #
01	Authorize Appointment of Kitty Miller as Interim Executive Director	Ian Davie	503.802.8565

02	Authorize Recognition of Michael Buonocore, Executive Director	Ian Davie	503.802.8565
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THE NEXT MEETING OF THE BOARD OF COMMISSIONERS

Home Forward is currently operating in a state of emergency. We will continue to conduct board-related business as it is currently scheduled but will update the public on the venue or forum by which it occurs as we assess the situation.

The next Board Work Session will be on Wednesday, March 2, 2022 at 5:30 PM. The next Board of Commissioners meeting will be Tuesday, March 15, 2022 at 5:30 PM.

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 WORK SESSION
HOME FORWARD
CONFERENCE CALL
135 SW Ash Street Portland, OR 97204
December 8, 2021**

COMMISSIONERS PRESENT

Chair Damien Hall, Vice Chair Matthew Gebhardt, Treasurer Jenny Kim, Commissioners Dina DiNucci, TomiRene Hettman, Vivian Satterfield, Rakeem Washington

STAFF PRESENT

Elise Anderson, Bernie Baker, April Berg, Michael Buonocore, Ian Davie, Jaclyn Eaton, Tonya Evans, Monica Foucher, Carolina Gomez, Biljana Jesic, Jeff Klatke, Tara Messier, Kitty Miller, Jimmy Rattanasouk, Brian Rutzen, Kandy Sage, Amanda Saul, Kellie Shaw, Ian Slingerland, Taylor Smiley Wolfe, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse

Chair Damien Hall convened the December work session at 5:33 PM. There was one order of business and then would return to the work session agenda.

RESOLUTIONS

RESOLUTION 21-12-01 Authorize Insurance Agreements Renewals

Kandy Sage, Deputy Executive Director of Finance presented the resolution. She introduced Catherine Brown and Michael Reggiani of Marsh, along with Bernie Baker, Risk Management Coordinator who have been actively involved in our insurance agreements renewals. Sage noted we anticipate an increase of approximately 12% from the prior year. This was better than the 15% increase we saw with the 2021 renewals. Part of the impact came from our new insurance captive which favorably limited the claims that were submitted. Sage noted that we had budgeted a 20% increase in renewals.

Sage shared a chart of the 2021 property program renewal, reporting our property covered is our largest insurance line. With the \$100M limit, she explained how the captive works and how the risk stays with Home Forward. Sage presented a slide that identified our insurance

coverage and carrier, adding that fidelity/crime and special risks were three-year terms. We are currently awaiting final numbers for cyber liability which was not carried over. Overall, Sage reported it was a smooth renewal cycle.

Chair Hall thanked the Marsh and Home Forward teams. Catherine Brown was pleased to see a favorable market and that the captive performed well. She recognized Michael Reggiani, Kandy Sage and Bernie Baker and team for the results.

Sage appreciated the effort from Marsh in achieving the results. Vice Chair Gebhardt wanted to confirm that there would be no substantial changes. Reggiani said none were anticipated.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-12-01. Commissioner TomiRene Hettman moved to adopt resolution 21-12-01. Treasurer Jenny Kim seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye
Vice Chair Matthew Gebhardt—Aye
Treasurer Jenny Kim—Aye
Commissioner Dina DiNucci—Aye
Commissioner TomiRene Hettman—Aye
Commissioner Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye

ADJOURN

There being no further business, Chair Damien Hall adjourned this portion of the work session at 6:15 PM.

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

ADOPTED: FEBRUARY 15, 2022

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Chair



**BOARD OF COMMISSIONERS MEETING
HOME FORWARD
CONFERENCE CALL
135 SW Ash Street Portland, OR 97204
December 21, 2021**

COMMISSIONERS PRESENT

Chair Damien Hall, Vice Chair Matthew Gebhardt, Treasurer Jenny Kim, Commissioners Dina DiNucci, TomiRene Hettman, Rakeem Washington

STAFF PRESENT

Theresa Auld, Michael Buonocore, Ian Davie, Tonya Evans, Monica Foucher, Carolina Gomez, Jeff Klatke, Kitty Miller, Brendan O'Brien, Kandy Sage, Kellie Shaw, Ian Slingerland, Celia Strauss, Jonathan Trutt, Linda Uppinghouse

COUNSEL PRESENT

Sarah Stauffer Curtiss

Chair Damien Hall convened the meeting at 5:17 PM.

MEETING MINUTES

Minutes of the November 16, 2021 Board of Commissioners Conference Call Meeting

Chair Damien Hall requested a motion authorizing approval of the minutes for November 16, 2021 Board of Commissioners meeting.

There being no discussion, Commissioner TomiRene Hettman moved to approve a motion for approval, and Commissioner Dina DiNucci seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye
Vice Chair Matthew Gebhardt—Aye
Treasurer Jenny Kim—Aye

Commissioner Dina DiNucci—Aye
Commissioner TomiRene Hettman—Aye
Commissioner Rakeem Washington—Aye

RESOLUTIONS

RESOLUTION 21-12-02 Authorize Changes to the Administrative Plan and Admissions and Continued Occupancy Policy in response to COVID-19

Taylor Smiley Wolfe, Policy Director presented the resolution authorizing approval for time limited changes to our Admissions and Continued Occupancy Policy (ACOP). This policy change came about in response to the pandemic and the CARES Act. In response to a requirement, any revisions to the ACOP would require Board approval. Smiley Wolfe noted this document updates the previous summary approved by the board one year ago. The current changes address annual self-inspections as outlined by Smiley Wolfe.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-12-02. Vice Chair Matthew Gebhardt moved to adopt resolution 21-12-02. Treasurer Jenny Kim seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye
Vice Chair Matthew Gebhardt—Aye
Treasurer Jenny Kim—Aye
Commissioner Dina DiNucci—Aye
Commissioner TomiRene Hettman—Aye
Commissioner Rakeem Washington—Aye

RESOLUTION 21-12-03 Authorize Home Forward Fiscal Year 2022 Budget

Deputy Executive Director Kandy Sage presented the resolution and highlighted the FY2022 budget and its process. The budget is comprised of four main sections: management discussion, agency level information, operating group level information and additional information. Sage reviewed the mission-based business lines and walked through them for the newer commissioners. She next described the principles used in compiling the budget. Sage identified key activities. These included occupancy level expectations of 97%, vouchers administered, expected development fees, outcomes of the continued RAD conversion, the implementation of new payment standards for all programs, contract work with jurisdictional partners, an increase in staffing levels for that

included an increase in 23.6 FTE's and an expected 11 FTE in 2022. In conjunction with the staffing, Sage shared the funding sources.

Sage walked through some of the highlights, noting that the grants were substantially lower due to anticipated completion of programs in 2022, including programs related to COVID-19. A main budget driver is the housing choice voucher program. Sage walked through the operating expenses.

Deputy Executive Director Sage shared a graph that depicted a change in housing choice voucher funding versus a cumulative change in the metropolitan area apartment rent. Chair Hall appreciated the graph and asked about the current rent study being conducted by Washington State University. Sage noted they are experiencing some challenges with the study and provided a snapshot of the formula HUD uses. Our engagement with WSU has helped as we address the outdated data HUD uses. Brendan O'Brien, Senior Financial Analyst said the challenge has been in getting responses regarding rents. Costs have increased and even with the study we will not be able to make up the amount completely. We are still in the situation of working with the funding congress approves.

The funding flow analysis shows there is a cash flow, highlighting development as an example of revenue. Sage explained how net reserves are dedicated. Home Forward Development Enterprises (HFDE) is a separate 501c 3 entity that supports our real estate development. Sage described transactions that took place in 2021.

Gateway Park Apartments limited partnership's compliance period ended in 2021. Sage described the unwinding and explained that although we are a limited partner, the financial aspects of the unwind are included in our budget financials.

The standard risks in a fiscal year can be related to legislation and the impact on funding, development delays, property level risks, as well as weather or natural disasters. In the upcoming year Sage described the potential risks related to COVID-19, the Build Back Better Plan, timing of RAD projects and the impact of a payroll compression study. We have engaged with a consultant that looked at our largest group because of union bargaining and salary increases. Sage noted that bargaining is still an unknown and will get underway shortly. We plan to expand this study into the non-represented employees.

Chair Damien Hall recognized the undertaking and appreciated the detail and explanations, thanking Sage and her team. Commissioner Dina DiNucci thanked Sage for the step-by-step analysis, asking once the process is created who reviews the budget.

Sage said it is a several month effort, with the analysts working with each department, then a draft budget is reviewed by the Directors, and final drafts reviewed by the Executive team. An in-depth review is conducted with the Board's audit and finance committee, making the final tweaks before presenting to the board.

Chair Hall questioned the increase in FTEs compared to previous years. Sage said the actual increase took place in 2021, driven by the additional COVID-19 programs and new vouchers. FY2022 will see an increase in eleven FTEs that will be recruited in the coming year. Adding that operating groups such as IT, Finance and Policy have needed to grow. Chair Hall was impressed with the steady growth and the ability of the agency to effectively manage the shift.

Dependent on funding and labor negotiations, along with a difficulty in hiring, Sage raised the possibility that she could be back with budget amendments.

As a member of the Audit and Finance Committee, Treasurer Jenny Kim said it was her fourth budget cycle, along with Vice Chair Matthew Gebhardt. They also called into question the increase in FTEs, saying they feel the increase is needed and support the decision. Extra staff will fuel the initiatives we are pursuing and the support for our residents.

Vice Chair Matthew Gebhardt emphasized the points Treasurer Kim made and recognized the hard work of the accounting team. The attention to detail is always welcomed along with the understandable explanation. The committee spent a lot of time discussing staffing and it was strongly supported. In closing, Chair Hall thanked Gebhardt and Kim for the invested time.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-12-03. Commissioner Dina DiNucci moved to adopt resolution 21-12-03. Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye
Vice Chair Matthew Gebhardt—Aye
Treasurer Jenny Kim—Aye
Commissioner Dina DiNucci—Aye
Commissioner TomiRene Hettman—Aye

Commissioner Rakeem Washington—Aye

RESOLUTION 21-12-05 Authorize Design Amendment to Contract for Design-Build Services at Fairfield Apartments

Development Director Jonathan Trutt presented the resolution describing the Fairfield Apartments and Home Forward's role asset managing for the Portland Housing Bureau. As developer and general partner in a low-income housing tax credit partnership we will own the property for 15 years. There have been six resolutions before the Board beginning in March 2020 for the tax credit funding applications, execution of site control, the use of the design-build alternative process and the contract for design-build services. This resolution is standard to move from the programming phase to full design and then into construction.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-12-05. Commissioner TomiRene Hettman moved to adopt resolution 21-12-05. Treasurer Jenny Kim seconded the motion.

The vote was as follows:

- Chair Damien Hall—Aye
- Vice Chair Matthew Gebhardt—Aye
- Treasurer Jenny Kim—Aye
- Commissioner Dina DiNucci—Aye
- Commissioner TomiRene Hettman—Aye
- Commissioner Rakeem Washington—Aye

RESOLUTION 21-12-06 Authorize Increase in Construction Contingency for the Renovation of Fountain Place Apartments

Development Director Jonathan Trutt presented the resolution and the work being done at Fountain Place. Upon financing closing and authorizing the start of construction three days after executive order 20-12: "stay home, save lives," under normal circumstances this project should have completed six months ago.

Given delays, the project is 75% complete, anticipating completion in April 2022. Trutt explained the increase to costs largely stemming from expenditures related to COVID and the supply chain, labor force challenges, and more unknowns than expected. Fire damage was revealed, hidden gas lines and the discovery that the foundation was built on rubble. These required more structural attention and an increase in electrical work.

Vice Chair Gebhardt asked to understand the financial sources. Trutt said it would be a mix of sources, some from savings, reserves and an interdepartmental loan. He feels confident we have the capacity.

Gebhardt asked if we anticipate any other discoveries. Trutt won't say no, but at 75% complete, he feels the highest likelihood is behind us, although could not promise. Gebhardt asked if the residents have been kept apprised of the progress since they anticipated returning by now. Trutt confirmed they have, and we will be managing their return move. In closing, Vice Chair Gebhardt added that the READ Committee spent time reviewing the resolution.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-12-06. Vice Chair Matthew Gebhardt moved to adopt resolution 21-12-06. Commissioner Dina DiNucci seconded the motion.

The vote was as follows:

- Chair Damien Hall—Aye
- Vice Chair Matthew Gebhardt—Aye
- Treasurer Jenny Kim—Aye
- Commissioner Dina DiNucci—Aye
- Commissioner TomiRene Hettman—Aye
- Commissioner Rakeem Washington—Aye

ADJOURN

There being no further business, Chair Damien Hall adjourned the meeting at 6:16 PM.

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

ADOPTED: FEBRUARY 15, 2022

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Chair



**BOARD OF COMMISSIONERS SPECIAL MEETING
HOME FORWARD
CONFERENCE CALL
135 SW Ash Street Portland, OR 97204
January 28, 2022**

COMMISSIONERS PRESENT

Chair Damien Hall, Commissioners Dina DiNucci, TomiRene Hettman, Rakeem Washington

STAFF PRESENT

Elise Anderson, April Berg, Michael Buonocore, Ian Davie, Tonya Evans, Monica Foucher, Kitty Miller, Kandy Sage, Amanda Saul, Kellie Shaw, Aimee Smith, Celia Strauss

Chair Damien Hall convened the Special meeting of the Board of Commissioners at 4:02 PM.

RESOLUTIONS

RESOLUTION 22-01-01 Authorize Board Chair to Enter into an Employment Agreement with Ivory Mathews

Chair Damien Hall thanked the commissioners and staff for the time given to the discussion and the careful consideration in making the selection.

Commissioner Rakeem Washington said there was back and forth throughout the selection process. Some decisions easy and others challenging with all qualified candidates. The discussion involved different viewpoints, feedback from staff and others. All points were synthesized to make the best decision.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 22-01-01. Commissioner Dina DiNucci moved to adopt resolution 22-01-01. Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye
Commissioner Dina DiNucci—Aye
Commissioner TomiRene Hettman—Aye
Commissioner Rakeem Washington—Aye

ADJOURN

There being no further business, Chair Damien Hall adjourned the meeting at 4:06 PM.

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

ADOPTED: FEBRUARY 15, 2022

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Chair

RESOLUTIONS



MEMORANDUM

To:	Board of Commissioners	Date:	February 15, 2022
From:	Ian Davie, Deputy Executive Director 503.802.8565	Subject:	Authorize Appointment of Kitty Miller as Interim Executive Director Resolution 22-02-01

The Board of Commissioners is requested to authorize the appointment of Kitty Miller as Interim Executive Director.

ISSUE

Michael Buonocore's last day of employment as Executive Director of Home Forward will be Tuesday, February 15, 2022, and Ivory Mathews' first day of employment as Executive Director at Home Forward will be Monday, March 7, 2022.

By way of this resolution, Kitty Miller is appointed to serve as Interim Executive Director of Home Forward from Wednesday, February 16, 2022 to Monday, March 7, 2022. Kitty Miller shall have responsibility for all aspects of management of Home Forward from Wednesday, February 16, 2022 to Monday, March 7, 2022 when Executive Director Ivory Mathews' employment begins.



RESOLUTION 22-02-01

RESOLUTION 22-02-01 AUTHORIZES THE APPOINTMENT OF KITTY MILLER AS INTERIM EXECUTIVE DIRECTOR

WHEREAS, Section 1 of Article II of the Bylaws of Home Forward provides that all corporate powers shall be exercised by or under the authority of, and the affairs of Home Forward managed under the direction of, the Board of Commissioners.

WHEREAS, Section 4 of Article VIII of the Bylaws of Home Forward provides that the Executive Director is authorized to execute all notes and contracts authorized by the Board of Commissioners.

WHEREAS, Michael Buonocore's last day of employment as Executive Director of Home Forward will be Tuesday, February 15, 2022, and Ivory Mathews' first day of employment as Executive Director at Home Forward will be Monday, March 7, 2022.

WHEREAS, Home Forward desires to appoint an Interim Executive Director to carry out the duties of Executive Director between Wednesday, February 16, 2022 and Monday, March 7, 2022.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Home Forward that Kitty Miller is appointed to serve as Interim Executive Director of Home Forward from Wednesday, February 16, 2022 to Monday, March 7, 2022. Kitty Miller shall have responsibility for all aspects of management of Home Forward from Wednesday, February 16, 2022 to Monday, March 7, 2022. Such authority includes, but is not limited to, the execution of all instruments that the Executive Director is authorized to execute including, but not limited to, all checks, certifications, and agreement of every kind and description.

ADOPTED: FEBRUARY 15, 2022

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Chair

Placeholder

Resolution 22-02-02

Authorize Recognition of Michael Buonocore, Executive Director

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 12/01/21 - 01/31/22

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2889	0	Kennedy Restoration	\$ 177,000.00	BCC flooding from July 2021, emergency buildback work	DCR	12/2/2021	6/30/2022
Subtotal			\$ 177,000.00				1

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2879	0	All Aspects Renovations by Valet Living Turns LLC	\$ 150,000.00	On-Call Maintenance Repair Services	Property Management	12/9/2021	11/30/2024
C2891	0	Zana Construction	\$ 150,000.00	On-Call Maintenance Repair Services	Property Management	12/9/2021	11/30/2024
C2915	0	Universal Lawncare Maintenance	\$ 1,800.00	Landscaping at Carriage Hill	Property Management	12/10/2021	12/31/2022
C2920	0	Universal Lawncare Maintenance	\$ 37,920.00	Landscaping Maintenance for Master-Leased Properties	Asset Mgmt	12/14/2021	12/31/2022
C2935	0	Airwave Broadband & Data Solutions	\$ 48,726.00	Installation of CCTV cabling, conduit with provided devices at HWE	Property Management	1/31/2022	4/30/2022
C2936	0	Airwave Broadband & Data Solutions	\$ 44,228.00	Installation of CCTV cabling, conduit with provided devices at NWT	Property Management	1/31/2022	4/30/2022
Subtotal			\$ 432,674.00				6

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2881	0	Family Resource Home Care DBA Geras LLC	\$ 16,674.94	Provides bathing assistance and personal care services for CHSP; Replaces C2280 Helping Hands	Community Services	12/2/2021	12/31/2021
C2893	0	Symonne Larison	\$ 5,195.52	Artwork for the Hattie Redmond Building	DCR	12/9/2021	11/30/2022
C2894	0	Raphael Ibn Sayed El Khalif	\$ 4,942.08	Artwork for the Hattie Redmond Building	DCR	12/9/2021	11/30/2022
C2916	0	Robert Half International	\$ 32,000.00	Temp position: Financial Analyst	FAAM	12/13/2021	3/25/2022
C2918	0	Robert Half International	\$ 40,295.00	Temp position: Staff Accountant	FAAM	12/13/2021	3/18/2022
C2921	0	Aizik 'Aik' Brown	\$ 4,942.08	Artwork for the Hattie Redmond Building	DCR	12/20/2021	11/30/2022
C2899	0	Human Solutions, Inc.	\$ 43,053.00	STRA ERAP-2 funds for rent assistance	Rent Assistance	12/23/2021	6/30/2022
C2901	0	IRCO	\$ 299,162.00	STRA ERAP-2 funds for rent assistance	Rent Assistance	12/23/2021	6/30/2022
C2902	0	Janus Youth Programs	\$ 16,797.00	STRA ERAP-2 funds for rent assistance	Rent Assistance	12/23/2021	6/30/2022
C2904	0	Latino Network	\$ 114,574.00	STRA ERAP-2 funds for rent assistance	Rent Assistance	12/23/2021	6/30/2022
C2907	0	Northwest Pilot Project	\$ 21,212.00	STRA ERAP-2 funds for rent assistance	Rent Assistance	12/23/2021	6/30/2022
C2910	0	Transition Projects, Inc.	\$ 46,877.00	STRA ERAP-2 funds for rent assistance	Rent Assistance	12/23/2021	6/30/2022
C2911	0	Urban League	\$ 147,933.00	STRA ERAP-2 funds for rent assistance	Rent Assistance	12/23/2021	6/30/2022
C2986	0	Cascade AIDS Project	\$ 17,022.00	STRA ERAP-2 funds for rent assistance	Rent Assistance	12/27/2021	6/30/2022
C2922	0	Great Northwest Environmental	\$ 15,000.00	Site observation and air monitoring during the building demolition of Dekum Court Redevelopment, 7003 NE 27th Ave. Portland, OR. 97211. The existing buildings will be demolished. The work will be done in two phases; Phase 1 beginning April 5, 2022 through April 18, 2022, and Phase 2 beginning May 1, 2023 through July 11, 2023.	DCR	12/28/2021	9/1/2023

C2912	0	Volunteers of America	\$ 86,726.00	STRA ERAP-2 funds for rent assistance	Rent Assistance	12/29/2021	6/30/2022
C2927	0	Trash for Peace	\$ 38,576.00	Youth Services at the Ellington Apartments	Community Services	1/3/2022	12/31/2022
C2926	0	Rachel Langford	\$ 15,000.00	Meeting planning, facilitation, and construction on community engagement strategies	Executive	1/4/2022	12/31/2022
C2928	0	Cascade Radon Inc.	\$ 4,500.00	Design for radon mitigation systems at Killingsworth	DCR	1/6/2022	12/31/2025
C2929	0	Cascade Radon Inc.	\$ 7,500.00	Design for radon mitigation systems at Dekum	DCR	1/6/2022	12/31/2025
C2923	0	Carlson Testing, Inc.	\$ 6,000.00	Infiltration testing Grace Peck	DCR	1/10/2022	6/30/2022
C2930	0	PDX Nutrition Services	\$ 450,000.00	Comprehensive Meal Program for CHSP; Rule 46-0340	Community Services	1/24/2022	12/31/2022
C2934	0	Amanda Morris	\$ 29,671.00	Footcare clinics	Community Services	1/26/2022	12/31/2022
C2892	0	Bank of America	\$ -	General banking services; Rule 46-0340	FAAM	1/31/2022	12/31/2024
C2933	0	Impact Northwest	\$ 251,970.00	Case management for CHSP residents; Rule 46-0340	Community Services	1/31/2022	12/31/22
C2938	0	Pegasus Moving & Cleaning	\$ 423,280.00	Housekeeping services for CHSP properties	Community Services	1/31/2022	12/31/2022
Subtotal			\$ 2,138,902.62				26

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2914	0	Pacific WRO	\$ 72,054.53	Interior Design & FFE for Dahlke Manor	DCR	12/28/2021	12/10/2022
C2932	0	KPFF Consulting Engineers	\$ 22,000.00	Survey work for North Maryland site	DCR	1/27/2022	12/31/2024
Total			\$ 94,054.53				2

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2654	2	Boxx Modular Inc.	\$ 3,590.55	add a passive radon system as required by the City of Portland. BOC Resolution 21-08-06	DCR	12/1/2021	2/17/2022
C2531	3	Greenfield Geotechnical	\$ 4,658.00	Additional services for site visits that are required per code and for time spent on soils work prior to financial closing.	DCR	12/6/2021	9/1/2022
C2255	14	Walsh Construction Co.	\$ 139,478.00	3rd, 2nd, 1st Floor Upgrades for Dahlke, CO #7	DCR	12/7/2021	7/25/2022
C2827	2	Paul Brothers	\$ 12,826.46	PCO #004 Design changes to trash enclosure required by the City of Portland for Head Start Clegg Child Care Facility, 1425 NE Dekum.	DCR	12/8/2021	3/16/2022
C2367	2	NW Enforcement	\$ 9,000.00	Security Services at Mt. Tabor Annex; amended to extend contract	Asset Management	12/9/2021	12/31/2022
C2410	2	Amanda Morris	\$ 1,184.00	Foot care clinic at BCC; amended to extend contract	Community Services	12/9/2021	12/31/2022
C2333	4	Background Investigations, inc	\$ -	Tenant screening services; amended to extend contract	Property Management	12/10/2021	12/31/2022
C2841	2	Prime Legacy	\$ 689.55	Deck rebuild at Madrona; amended to include permit	Property Management	12/14/2021	12/31/2021
C2655	1	Birdee Media	\$ 5,600.00	Website design and maintenance; amended to extend contract	Executive	12/15/2021	12/31/2022
C2656	1	Cloud Nyne Design	\$ -	Website software and security upgrade; amended to extend contract	Executive	12/15/2021	12/31/2022
C2782	1	Moreland Resource Consulting LLC	\$ -	Project to research Home Forward's harm to Black communities of Portland	Executive	12/16/2021	2/1/2022
C2845	1	KO Construction	\$ 4,500.00	Replace siding at SCC	Property Management	12/16/2021	4/30/2022
C2285	1	Elevator Consulting Services	\$ -	Elevator modernization and maintenance consultation for Dahlke; amended to add time	DCR	12/20/2021	12/15/2022
C2634	1	Megan Ashlock	\$ 14,890.00	Coordinating and managing food distribution at New Columbia; facilitating volunteer coordination meeting for New Columbia and Tamarack	Community Services	12/23/2021	12/31/2022
C2658	1	RFM, LLC	\$ 16,250.00	Add scope for time delay, intermittent shut downs of cell towers and ATT added procedures at Dahlke	DCR	12/27/2021	12/15/2022
C2546	3	Hahn & Associates, Inc.	\$ 3,000.00	Phase 1 ESA update for redevelopment of Dekum Court	DCR	12/29/2021	12/31/2024
C2665	1	Trash for Peace	\$ 5,356.00	Environmental Education at Home Forward Hope VI Sites - Humboldt, New Columbia, Stephens Creek Crossing	Community Services	12/30/2021	12/30/2022

C2165	5	Kay Reid	\$ 14,400.00	Provide classes for ESL residents at New Columbia; amended to extend contract	Community Services	1/3/2022	12/31/2022
C2660	1	Megan Ashlock	\$ -	Online Youth Leadership Academy for students aged 12-18; amended to extend contract	Community Services	1/3/2022	12/31/2022
C2763	1	Greenfield Geotechnical	\$ 5,673.00	Two additional geotech borings and associated testing at Troutdale site	DCR	1/3/2022	6/15/2022
C2077	3	Waste Management	\$ 388,000.00	Garbage & Recycling Services for Multiple Properties; amended to adjust scope for Carlton and Dekum	Prop Mgmt	1/5/2022	6/30/2022
C2109	8	Holst Architecture	\$ 13,155.00	Powell A&E scope amendment	DCR	1/6/2022	12/31/2023
C2533	6	KASA Architects, inc	\$ 11,150.00	Additional service agreement for the additional construction administration for Head Start Clegg Child Care Facility, 1425 NE Dekum.	DCR	1/6/2022	7/2/2022
C2669	1	American Heating, Inc	\$ 5,125.00	HVAC maintenance at SCC; amended to extend contract	Property Management	1/6/2022	12/31/2022
C2830	1	Trash for Peace	\$ 38,036.90	Environmental education workshops at New Columbia; amended to extend contract	Community Services	1/9/2022	12/30/2022
C2465	2	Elizabeth Bradley (E.B.) Ferdig	\$ 2,000.00	Weekly yoga classes at BCC; amended to add funds	Property Management	1/10/2022	6/30/2022
C2875	1	Environmental Works	\$ 4,025.00	Additional mitigation system install at Floresta, extending completion	DCR	1/10/2022	6/30/2022
C2230	4	AKS Engineering & Forestry, LLC	\$ 35,363.73	Additional boundary surveying for Powell	DCR	1/11/2022	12/31/2022
C2725	1	Human Solutions, Inc.	\$ 39,981.00	Resident Services at Gateway Park and Sequoia Square; amended to extend contract	Community Services	1/13/2022	12/31/2022
C2768	2	Peter Meijer Architect, PC	\$ 4,955.00	Adding structural engineering scope	DCR	1/21/2022	12/31/2022
C2662	1	Trash for Peace	\$ 5,600.00	Resident support and services for Clackamas County; amended to extend contract	Community Services	1/24/2022	12/31/2022
C2663	1	Trash for Peace	\$ 17,456.00	Resident support and services at Gateway, Gladstone, Multnomah Manor, and Sequoia; amended to extend contract	Community Services	1/24/2022	12/31/2022
C2668	1	Trash for Peace	\$ 17,874.00	Environmental Education and services at Fairview Oaks, Rockwood Station, and Madrona Place apartments; amended to extend contract	Community Services	1/24/2022	12/31/2022
C2412	2	Pegasus Moving & Cleaning	\$ 10,000.00	On-call housekeeping services for Home Forward residents; amended to extend contract	Community Services	1/26/2022	12/31/2022
C2505	3	Centric Elevator	\$ 4,860.00	Change to Stainless Steel Doors, Modify Schedule	DCR	1/26/2022	11/11/2022
C2660	2	Megan Ashlock	\$ 7,000.00	Online Youth Leadership Academy for students aged 12-18; amended to extend contract	Community Services	1/26/2022	12/31/2022

C2554	1	Allied Universal Security Services	\$ 8,597.67	Stationed security at Dahlke Manor; amended to extend contract	Property Management	1/31/2022	7/31/2022
C2827	3	Paul Brothers	\$ 9,395.93	PCO #005 Window Revisions and PCO #006 Bamboo removal for Head Start Clegg Child Care Facility, 1425 NE Dekum.	DCR	1/31/2022	3/16/2022
Subtotal			\$ 863,670.79				38

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

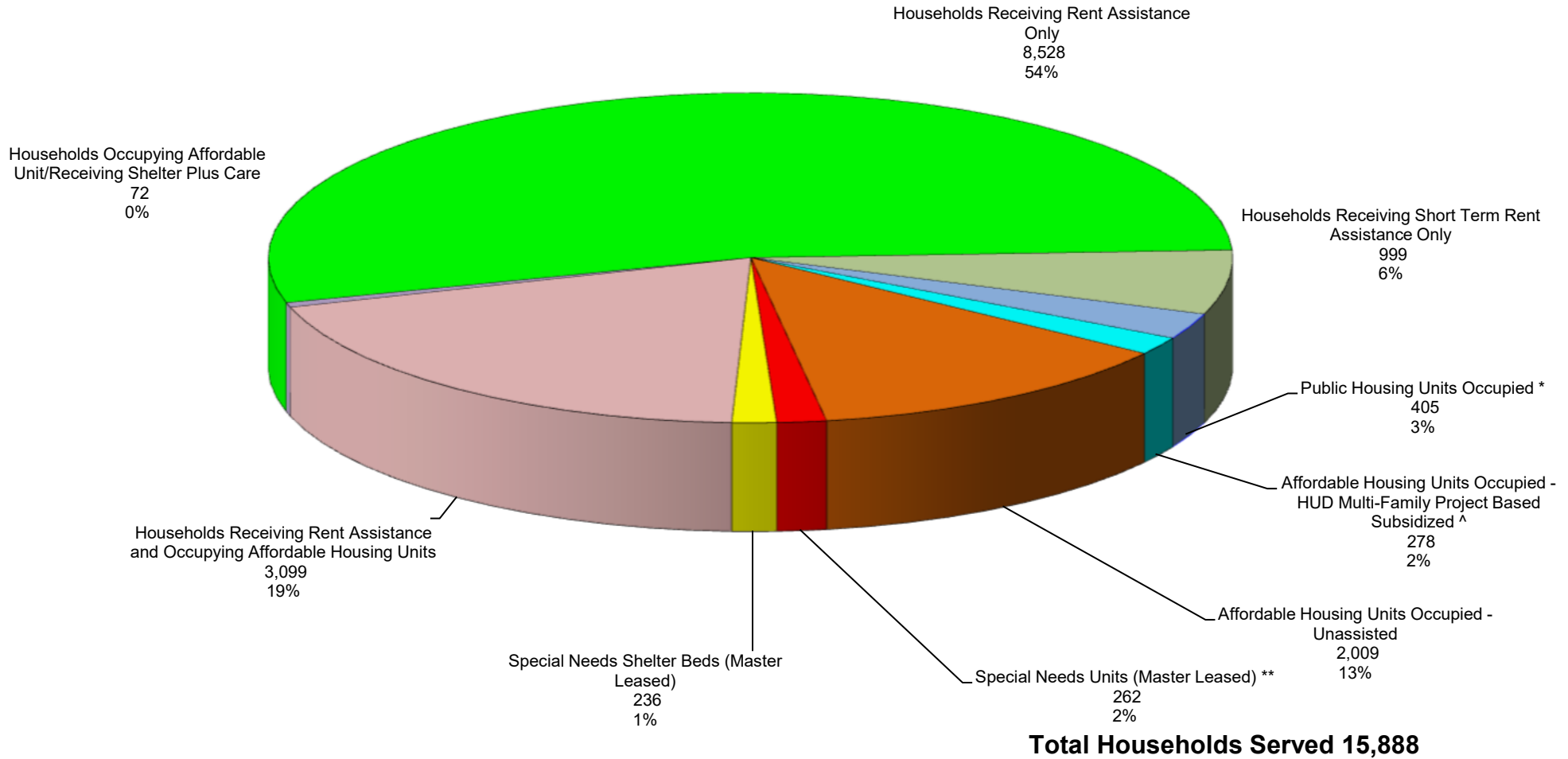
Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
Subtotal			\$ -				0
Total			\$ 3,706,301.94				73

**Procurement & Contracts Department
 FUTURE FORMAL PROCUREMENTS
 6-Month Look Ahead - February 2022**

Estimated Contract Amount	Description	Dept.	Solicitation Period
Approx. \$60 million	CM/GC for Peaceful Villa	Leslie-DCR	February 2022
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD

HOUSEHOLDS SERVED REPORT

Total Households Served: Rent Assistance and Occupied Housing Units January 2022



^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, Unthank Plaza

* Includes Local Blended Subsidy

** Special Needs are physical units as occupancy levels that are not reported to Home Forward by service providers master leasing these properties.

Households Served

Households Served Through Housing Supports January 2022

Rent Assistance	All Programs	Moving to Work Programs	Non-MTW Programs
Rent Assistance Vouchers - Home Forward Fundec	11,627	9,273	2,003
Tenant Based Vouchers	5,053	5,053	
Project Based Vouchers	1,790	1,790	
Hi Rise Project Based Vouchers	1,097	1,097	
RAD Project Based Vouchers SRO MOD	351		
RAD Project Based Vouchers	1,333	1,333	
Single Room Occupancy (SRO)/MODS	117		117
Family Unification Program	221		221
Mainstream Vouchers	120		120
Veterans Affairs Supportive Housing (VASH)	727		727
Rent Assistance - PORT IN From Other Jurisdiction	818		818
Short Term Rent Assistance Programs	1,071	78	993
Shelter + Care	467		467
Locally Funded Short Term Rent Assistance	526		526
Earl Boyles	41	41	
MIF Funded Short Term Rent Assistance	-	-	
Alder School	24	24	
New Doors	-	-	
Employment Opportunity Program	13	13	
Work Systems Inc. - Agency Based Rent Assistance	-	-	
Total Rent Assistance	12,698	9,351	2,996
Subsidized Housing Units			
Public Housing Units Occupied	405	405	-
Traditional Public Housing units Occupied	405	405	
Affordable Housing Units Occupied (excluding PH subsidized)	5,458		5,458
Affordable Housing Units - Tenant Based Vouchers	638		638
Affordable Housing Units - Shelter + Care	72		72
Affordable Housing Units - Project Based Vouchers	-		-
Affordable Housing Units - Hi Rise Project Based Vouchers	1,097		1,097
Affordable Housing Units - RAD Project Based Vouchers	1,333		1,333
^ Affordable Housing Units - HUD Multi-Family Project Based	278		278
Affordable Housing Units - VASH Vouchers	31		31
Affordable Housing Units - Family Unification Program	-		-
Affordable Housing Units - Section 8 Port In	-		-
Affordable Housing Units - Unassisted	2,009		2,009
Special Needs	498		498
Special Needs Units (Master Leased) **	262		262
Special Needs Shelter Beds (Master Leased)	236		236
Total Households Occupying Housing Units	6,361	405	5,956
Total Housing Supports Provided to Household	19,059	9,756	8,952
Household Occupying Affordable Unit/Receiving Home Forward Rent Assistance	(3,099)		(3,099)
Households Occupying Affordable Unit/Receiving Shelter Plus Car	(72)		(72)
Total Households Served	15,888	9,756	5,781

Notes:

- ^ Consists of Grace Peck Terrace, Multnomah Manor, Plaza Townhomes, Rosenbaum Plaza, Unthank Plaza
- ** Special Needs are physical units as occupancy levels that are not reported to Home Forward by service providers master leasing these properties.

DASHBOARD REPORT

Home Forward - Dashboard Report For January of 2022

Property Performance Measures

	Number of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage	Unit Mix						
						Studio/SRO	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	Total
Public Housing	13	436	425	20	95.3%	8	207	129	86	6	0	436
Affordable Owned	26	2,401	2,401	86	96.4%	867	705	617	182	30	0	2,401
Tax Credit Partnerships *	41	3,392	3,283	140	95.7%	969	1,186	660	422	138	17	3,392
Total Affordable Housing	67	5,793	5,684	226	96.0%	1,836	1,891	1,277	604	168	17	5,793
Combined Total PH and AH	80	6,229	6,109	246	96.0%	1,834	2,098	1,406	690	174	17	6,219
Special Needs (Master Leased)	27	262	262									
Special Needs (Shelter Beds)	3	236	236									
Total with Special Needs	110	6,727	6,607									

* Excludes Louisa Flowers- has not fully leased up yet

	Fiscal YTD ending 9/30/21					09/30/21		
	# of Properties/units Positive Net Operating Income (NOI)	Net Operating Income (NOI)	# of Properties/units Negative Net Operating Income (NOI)	Net Operating Income (NOI)	# of Properties/units Under Construction (NOI Does not Apply)	# of Properties meeting Debt Coverage	# of Properties not meeting DCR	# of Properties DCR Not Applicable
Public Housing	12	416	1	20				
Affordable Owned	23	1,430	4	971		16	3	7
Tax Credit Partnerships	26	1,647	10	748	997	17	7	17

Public Housing Demographics

	Households				% Family Type (head of household)				Race % (head of household)					
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black African American	White	Native American	Asian	Hawaiian/Pacific Islnd	Hispanic/ Latino
Public Housing Residents	86	20.7%	2.3	2.0	50.0%	50.0%	22.1%	19.0%	26.7%	59.3%	5.8%	2.3%	1.2%	23.3%
0 to 10% MFI	180	43.4%	1.6	1.4	82.2%	18.0%	67.8%	70.0%	20.6%	67.8%	2.2%	6.7%	1.1%	10.6%
11 to 20%	75	18.1%	2.0	1.7	72.0%	28.0%	60.0%	51.0%	17.3%	70.3%	1.3%	8.0%	1.3%	13.3%
21 to 30%	51	12.3%	2.9	2.2	56.9%	43.0%	45.1%	31.0%	27.5%	60.8%	3.9%	2.0%		17.7%
31 to 50%	20	4.8%	2.6	2.3	55.0%	45.0%	45.0%	40.0%	20.0%	70.0%				20.0%
51 to 80%	3	0.7%	3.0	2.3	66.7%	33.0%	66.7%	33.0%	33.3%	66.7%				33.3%
All	415	100.0%	2.0	1.7	69%	31%	53%	49.5%	22.2%	65.8%	2.9%	5.3%	1.0%	15.2%

	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black African American	White	Native American	Asian	Hawaiian/Pacific Islnd	Hispanic/ Latino	
Waiting List	3,784	42.7%	2.2	0.4	4.7%	50.2%	31.0%	2.8%	1.5%	5.2%	6.2%	177.6%	5.2%	6.7%	2.0%
0 to 10% MFI	2,959	33.4%	2.1	0.5	12.0%	51.8%	28.9%	5.5%	1.1%	4.7%	4.6%	166.5%	4.6%	4.4%	0.4%
11 to 20%	1,256	14.2%	2.4	0.3	12.3%	47.2%	26.7%	6.2%	1.1%	6.3%	9.8%	189.9%	6.1%	7.9%	0.3%
21 to 30%	661	7.4%	2.7	0.3	13.2%	49.2%	23.6%	10.7%	3.0%	4.8%	6.6%	208.7%	5.1%	8.2%	0.1%
31 to 50%	130	1.5%	2.7	0.2	7.5%	47.4%	22.6%	8.3%	2.3%	3.0%	9.8%	210.5%	5.0%	5.9%	0.0%
51 to 80%	78	0.9%	2.2	0.3	7.6%	35.4%	48.1%	6.3%	2.5%	3.8%	1.3%	175.9%	3.3%	6.7%	0.0%
All	8,868	100.0%	2.2	0.4			29.2%	4.9%	1.4%	5.1%	6.2%	178.4%	5.1%	6.2%	

Other Activity	
Public Housing	
Names pulled from Wait List	162
Denials	2
New rentals	4
Vacates	4
Evictions	0

Rent Assistance Performance Measures

	Current Month Status						Current Month Activity				Calendar Year To Date				
	Authorized Vouchers	Utilized Vouchers	Utilization	Average Voucher	HUD Subsidy Over / (Under)	Remaining Waiting List	Waiting List Names	New Vouchers Leased	Vouchers Terminated	Voucher Inspections Completed	Utilization	Average Voucher	HUD Subsidy Over / (Under)	New Vouchers Leased	Vouchers Terminated
Tenant Based Vouchers	5,789	5,053	87%	\$1,223	-1,112,346	875	0	8	9	484	87%	\$1,223	-1,112,346	8	9
Project Based Vouchers	3,168	2,887	91%	\$144	-43,944			13	16	84	91%	\$144	-43,944	13	16
VASH Vouchers	1,045	727	70%	\$770	-26,530			5	0	43	70%	\$770	-26,530	5	0
FUP Vouchers	244	221	91%	\$1,011	39,317			3	0	20	91%	\$1,011	39,317	3	0
Mainstream Vouchers	229	120	52%	\$917	-59,230			11	0	17	52%	\$917	-59,230	11	0
RAD Project Based Vouchers	1,419	1,333	94%	\$729	-77,729			0	6	82	94%	\$729	-77,729	0	6
SRO/MOD Vouchers	130	117	90%	\$507	-1,477			1	0	78	90%	\$507	-1,477	1	0
Emergency Housing Vouchers	476	7	1%	\$1,299	-391,482			9	0	0	1%	\$1,299	-391,482	22	0
All Vouchers	12,500	10,465	84%	\$814	-1,281,939			41	31	808	87%	\$815	-1,281,939	41	31

Home Forward - Dashboard Report For January of 2022

Demographics

	Households				% Family Type (head of household)				Race % (head of household)					
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino
Tenant Based Voucher Participants *														
0 to 10% MFI	1,166	17.6%	2.4	2.0	50.1%	50.0%	21.6%	30.0%	39.4%	47.3%	3.3%	2.0%	0.9%	9.3%
11 to 20% MFI	2,940	44.5%	1.8	1.7	79.2%	21.0%	62.3%	70.0%	33.2%	55.0%	1.8%	6.1%	0.4%	5.4%
21 to 30% MFI	1,324	20.0%	2.3	2.0	65.9%	34.0%	53.0%	56.0%	34.6%	55.1%	1.6%	3.9%	1.4%	7.2%
31 to 50% MFI	948	14.3%	2.8	2.3	50.2%	50.0%	37.0%	35.0%	44.2%	45.2%	2.2%	3.0%	1.6%	9.0%
51 to 80% MFI	211	3.2%	2.6	2.4	54.0%	46.0%	27.0%	30.0%	45.5%	43.1%	2.4%	2.8%	1.0%	6.5%
Over 80% MFI	20	0.3%	3.3	2.9	50.0%	50.0%	25.0%	20.0%	45.0%	40.0%	5.0%	5.0%		5.0%
All	6,609	100%	2.2	1.9	66.3%	33.8%	48.4%	53.7%	36.6%	51.8%	2.1%	4.4%	0.9%	7.1%

* (Includes Tenant Based, FUP, VASH, Mainstream and Port In Vouchers)

Project Based Voucher Participants

	Households				% Family Type (head of household)				Race % (head of household)					
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino
0 to 10% MFI	1121	28.2%	2.0	1.2	62.8%	37.0%	28.8%	31.0%	22.1%	65.7%	4.3%	1.4%	1.4%	16.2%
11 to 20%	1885	47.4%	1.5	0.9	84.0%	16.0%	62.9%	70.0%	23.3%	66.0%	3.2%	3.3%	0.8%	9.1%
21 to 30%	578	14.5%	2.1	1.3	71.6%	28.0%	57.8%	54.0%	22.7%	67.8%	2.1%	2.9%	0.7%	10.0%
31 to 50%	323	8.1%	2.7	1.9	52.9%	47.0%	39.0%	29.0%	30.0%	57.9%	3.4%	1.6%	1.9%	22.3%
51 to 80%	63	1.6%	2.9	2.3	50.8%	49.0%	39.7%	22.0%	36.5%	50.8%	4.8%	4.8%		25.4%
Over 80%	8	0.2%	3.9	2.9	37.5%	63.0%	37.5%	13.0%	12.5%	87.5%				50.0%
All	3,978	100%	1.9	1.2	73%	27%	50%	52.5%	23.6%	65.3%	3.4%	2.6%	1.0%	12.6%

Waiting List

	Households				% Family Type (head of household)				Race % (head of household)						Not Reported
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black African American	White	Native American	Asian	Hawaiian/ Pacific Islnd	Hispanic/ Latino	
0 to 10% MFI	224	32.2%	2.0				2.9%	26.0%	30.3%	56.3%	4.0%	2.3%	0.9%	7.0%	0.6%
11 to 20%	234	27.2%	1.9				17.6%	55.4%	26.0%	59.8%	2.0%	5.7%	1.4%	4.6%	0.7%
21 to 30%	138	20.3%	2.0				18.6%	43.0%	19.5%	67.9%	0.9%	3.6%	0.9%	5.3%	0.9%
31 to 50%	88	16.7%	2.5				9.9%	23.6%	27.5%	55.5%	3.9%	5.0%	1.1%	5.5%	0.6%
51 to 80%	9	2.9%	2.2				16.1%	19.4%	41.9%	35.5%		6.5%		10.3%	3.2%
Over 80%	2	0.6%	2.9						28.6%	42.9%			14.3%	4.6%	
All	695	100.0%	2.1				12.0%	38.8%	26.5%	59.4%	2.6%	4.1%	1.1%	5.7%	1.0%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	467	\$456,318.00	\$977.13
Short Term Rent Assistance	604	\$593,467.00	\$982.56

Resident Services

Resident Programs

Housing Program Served	Households Served/	Monthly Funding Amount	Average Funds per Participant	
Congregate Housing Services	Public Housing	146	\$80,273	\$549.81

* as of previous month

Resident Services Coordination Public Housing

# Services	# of Programs	# Event Attendees	# Notice/Violation Meetings	# Eviction Notices	# Housing Stability Meetings
1005	45	512	18	5	22

Development/Community Revitalization

New Development / Revitalization

	Units	Construction Start	Construction End	Current Phase	Total Cost	Cost Per Unit
North Group Rehab Project	350	18-Dec	30-Sep	Post -Construction	\$101,323,805	\$289,496
East Group Rehab Project	315	19-Jun	21-Mar	Construction	\$79,925,247	\$253,731
Fountain Place Rehab Project	74	20-Mar	21-Dec	Construction	\$32,804,443	\$443,303

Capital Improvement

Gretchen Kafoury Windows Replacem	N/A	21-Mar	21-Sep	Pre-Construction	\$875,000	N/A
Sequoia Elevated Deck	N/A	21-Mar	21-Sep	Pre-Construction	\$1,822,000	N/A
Schiller Way Elevated Deck Project	N/A	21-Mar	21-Jun	Pre-Construction	\$204,000	N/A
Kelly Place Elevated Deck	N/A	21-Mar	21-Jun	Pre-Construction	\$136,016	N/A