

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, October 19, 2021
At 5:15 pm
Zoom Register here:

https://homeforward.zoom.us/webinar/register/WN_tM3SKaa6RFa3yCQwAbDGnQ



MEMORANDUM

To: Community Partners

Date: October 12, 2021

From: Michael Buonocore, Executive
Director

Subject: Home Forward Board of
Commissioners October
Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, October 19, 2021 at 5:15 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/webinar/register/WN_tm3SKaa6RFa3yCQwAbDGnQ

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/webinar/register/WN_tM3SKaa6RFa3yCQwAbDGnQ

OCTOBER 19, 2021 5:15 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 September 21, 2021 Board of Commissioner Virtual Meeting

MISSION MOMENT

Topic	Presenter
Laptop Distribution	Odalis Perez-Crouse

BOARD OF COMMISSIONERS COMMENTS

Topic		Presenter
REPORT	Nominating Committee Report	Matthew Gebhardt, Vice Chair
	Election of Officers for 2022	Damien Hall, Chair

RESOLUTIONS/REPORTS

Following Reports and Resolutions:			
21-10	Topic	Presenter/POC	Phone #
02	Authorize the Renewal of Employee Health & Welfare Benefit Plans for the Plan Year January 1, 2022-December 31, 2022	Aimee Smith Donna Jensen	503.802.8529 503.802.8470
03	Authorize Intent to Issue Bonds for Grace Peck Bond Inducement	Jonathan Trutt Theresa Auld	503.802.8507 503.802.8319
04	Authorize Design Amendment to Contract for Design-Build Services for Grace Peck	April Berg Robert Dell	503.802.8326 503.802.8528

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, November 3, 2021 at 5:30 PM. The next Board of Commissioners meeting will be Tuesday, November 16, 2021 at 5:15 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 MEETING
HOME FORWARD
CONFERENCE CALL
135 SW Ash Street Portland, OR 97204
September 21, 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, April Berg, Alescia Blakely, Michael Buonocore, Ian Davie, Dena Ford-Avery, Tonya Evans, Monica Foucher, Carolina Gomez, Biljana Jesic, Kitty Miller, Kandy Sage, Amanda Saul, Kellie Shaw, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse

COUNSEL PRESENT

Sarah Stauffer Curtiss

Chair Damien Hall convened the meeting at 5:16 PM.

PUBLIC COMMENT

Cathy Millis, resident, and chair of the resident association at Dahlke Manor talked about the remodel at Dahlke. She raised questions regarding the replacement of windows and the limited capacity to open the new windows. The residents would like to know who they can discuss the decision with and if it is too late to request the small side window open. She said residents were not given an opportunity to weigh in and, in the future, would like to have input on such decisions, feeling something was taken away from them.

Chair Hall, assured Millis she is heard and that she is an effective advocate for her community and staff will continue to reach out to her.

Neil Goodman, resident at Hollywood East raised concerns with the ongoing waste of resources in providing decent housing. He contends we are not putting housing first as is evident in other countries, going onto say that in countries such as Japan addressing mental health and housing have been effective. He asked that Home Forward work with Senator Merkley's office to address these concerns. As the Jewish New Year is upon us, he wished everyone a happy new year.

Chair Hall appreciated the content and Goodman's thoughts in working with jurisdictions, our Federal partners and interrelated systems. He assured Goodman we hear him loud and clear, thanking him for his advocacy.

Alexander Achmat, a NW Portland resident living across from the Medallion expressed Home Forward is doing a great job and impressed with the work he sees in providing housing. He comes to the board to address a specific resident at the Medallion and a recent incident. This is not the first time he and his neighbors have witnessed outbreaks from this resident, but the recent incident reached the height of egregiousness. Achmat described in detail the woman sitting in the middle of Johnson Street spuing racial slurs at a woman, screaming in a violent manner at others around, evidence of drugs and undressing. The police responded, but the question raised by Achmat and his fellow neighbors, shouldn't Home Forward's lease rules warrant some action. They are cognizant of the mental health issues, but the circumstances appear to warrant an immediate eviction. Achmat asked why onsite managers are not available and as a neighbor asked Home Forward to reconsider this and act promptly. Adding it would be reassuring to residents. He noted there is overwhelming documentation of the incident if anyone is interesting in viewing.

Chair Hall thanked Achmat from sharing the unfortunate situation and agrees this is not something we want to be happening. Staff will follow up and establish a point of contact.

Richard Edward, a resident at Stephens Creek Crossing for nearly eight years shared his concerns over a recent shooting at the property. The community is trying to come together and hold people accountable for illegal activities. Edward feels Home Forward is not taking responsibility for lease violations. He described the recent shooting that involved an unauthorized guest. Even before this situation he said residents do not feel safe and are scared. Fortunately, no one was hurt in the shooting, but the circumstances have left an unsettled cloud over the community. Edward would like to see Home Forward return to the "old school" way. According to Edward, it appears anyone can move in and in his view some cases bring trouble. Cameras are not catching the behavior and he feels parents

need to be accountable for their children. Edward loves his community and doesn't want to see the only law left be the "law of survival." People are beginning to feel they cannot trust Home Forward and a parttime onsite manager is not enough. Adding the emergency number is not being responded to. Edward affirmed he does love his community.

Chair Hall thanked Edward for being an active part of the community and assured him he is heard. Staff will follow up with you.

MEETING MINUTES

Minutes of the September 21, 2021 Board of Commissioners Conference Call Meeting

Chair Damien Hall requested a motion authorizing approval of the minutes for September 21, 2021 Board of Commissioners meeting.

There being no discussion, Commissioner Dina DiNucci moved to approve a motion for approval, and 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 Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye

MISSION MOMENT – New Columbia Street Mural Project

Alescia Blakely enthusiastically presented the Mission Moment saying this would normally be a K'Ching moment but due COVID was not able to happen. Instead, she is sharing an exciting project that culminated in response to "how to make your community work." Through a grant from the Portland Department of Transportation, Home Forward applied for a Healthy Blocks permit. We were awarded the permit. Planning began with a contest among New Columbia youth to develop the concept for a street mural. Blakely shared a power point of the drawings submitted. Well-known muralist, Michael Stevenson met with the youth and incorporated elements of their drawings in the final design.

The painting will take place on Saturday, October 4 and everyone is welcome to join the youth fulfilling this endeavor. There was enthusiasm amongst the board to participate.

Chair Hall thanked Blakely for the presentation, the work that went into realizing the permit and especially the youth collaboration.

Treasurer Jenny Kim was impressed with the creativity and the wonderful ideas that went into the sketches. She was interested in how the final design was picked and how many were expected to participate on Saturday. Blakely reported 27 youth submitted artwork, 10 designs selected and three were finalists, noting that something of the top ten are included in the final art piece. 31 youth are anticipated to participate in the project on Saturday.

Commissioner TomiRene Hettman said this is an exciting project for New Columbia and will do her best to join on Saturday. Blakely added that it will be a busy weekend at New Columbia along with a vaccination clinic and recycling event.

Chair Hall asked Blakely to share her power point and looks forward to the outcome.

MOTION TO APPROVE HOME FORWARD EQUITY STATEMENT

Chair Damien Hall presented the motion saying procedurally the Equity Statement was reviewed at the September 8 work session and although we had a quorum, it was important for the full board to have an opportunity to weigh in.

Executive Director Michael Buonocore outlined the process that was taken in creating the statement. He expressed appreciation to Home Forward's equity team who through their engaged conversations shaped and put a voice to the statement. During the work session discussion wordsmithing suggestions were made but, in the end, it was agreed to adopt as written. Buonocore noted tonight is a technical vote with an opportunity for the full board to express their support.

Commissioner Dina DiNucci acknowledged her support and recognized the important statement this conveys. She was interested in how this will be used going forward asking if it is an evergreen document or one with many steps. Buonocore appreciated the questions, and it encapsulates the work session discussion. The document will be built upon and evolve. He said we don't want to only adopt a statement but continue to take steps to evolve from where we are today. The statement will be included in the Executive Director recruitment.

Equity Director Kellie Shaw said this statement is a starting point and is a living, breathing document on the equity journey. This journey will continue to be collaborative, adding we are serious about our own accountability within Home Forward and to the public.

Commissioner Vivian Satterfield appreciated the element of time looking at the past and into the future. We are all responsible to name and address past harms and chart a course for a better future.

Chair Damien Hall asked if there were any votes in opposition. Hearing none, by unanimous agreement the Equity Statement as written was adopted.

RESOLUTIONS

RESOLUTION 21-09-01 Authorize Fairfield Apartments Design-Build Contract

Assistant Development Director Amanda Saul presented the resolution. She said the request is for a pre-construction design-build services contract for renovation work at the Fairfield Apartments. Saul described the project that Home Forward is asset managing for owner, the Portland Housing Bureau. The 110-year-old building, with 82 SRO units is in desperate need of rehabbing. This will include significant upgrades to meet seismic and safety building code requirements. This project is a low income housing tax credit partnership that will continue to be restricted to affordable housing for at least 99 years.

Through a request for proposals for design-build services, two responses were received. The selection committee comprised of Home Forward property management and development staff, and one board representative identified the Walsh Construction/Peter Meijer Architect team. Saul noted that we anticipate nine months of design work and six to eight months to obtain permits, with anticipated closing in February 2023. This resolution has been reviewed by the READ Committee and requests the Board to enter into a design-building contract for the renovation work at the Fairfield Apartments.

Commissioner TomiRene Hettman asked if the work will happen while residents are present. Because of a full seismic upgrade, Saul said residents will be relocated for the 18-month duration of the rehab work. As part of the relocation package, residents will have the option to return to the property or stay at their relocated property.

Commissioner Vivian Satterfield was interested in the unit mix. Saul reported currently there are 82 single room occupancy units that house high needs residents. The new unit mix will create 75 units of six studios and 69 SROs with a common area bath and kitchen. The

returning residents will be chronically homeless individuals with funding for supportive services from the Joint office of Homeless Services.

Commissioner Satterfield appreciated the breakdown and is a strong believer of the SRO mix unit type.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-09-01. Treasurer Jenny Kim moved to adopt resolution 21-09-01. Commissioner Vivian Satterfield 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

RESOLUTION 21-09-02 Authorize the Execution and Delivery of Documents for Baldwin PSH Limited Partnership

Assistant Development Director Amanda Saul presented the resolution noting this is the other end of the spectrum and is a request for the newly named Hattie Redmond Apartments. As you can see, the resolution was written by attorneys and reviewed by all our financial partners and identifies Home Forward's responsibilities.

The resolution authorizes documents to be signed before construction as general partner of Baldwin PSH limited partnership. Because the bond notices are written as Baldwin PSH Limited Partnership, it was recommended by the attorneys that the resolution be written the same. In closing, Saul noted the resolution was reviewed by the READ Committee at the September 10 meeting.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-09-02. Commissioner Vivian Satterfield moved to adopt resolution 21-09-02. 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 Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye

RESOLUTION 21-09-03 Authorize Intergovernmental Agreement with City of Gresham for Property Tax Exemption

Development Director Jonathan Trutt presented the resolution sharing that Oregon law allows for affordable housing property tax exemptions through a variety of ways. One method is through taxing a local jurisdiction which is not available in Gresham. Over the past few months, we have been in discussions with Gresham exploring the property tax exemption. Gresham is onboard to do more, but the City has property tax constraints. The discussion resulted in an IGA and Trutt described the key elements of the agreement. As a developer we would pay the City of Gresham a lump sum in lieu of taxes. The City's share would be 60% with Home Forward receiving 40% using our portion towards resident services. This will be a pilot project for Gresham. The Gresham City Council approved the IGA at their meeting on September 7, 2021.

Commissioner Dina DiNucci wholeheartedly endorsed the agreement with a huge thank you. There have been ongoing constraints from previous developments making it difficult to find that right balance. She appreciated Trutt's willingness to work with Eric Schmidt to find a balance and excited about the prospect of doing more affordable housing in Gresham.

Chair Damien Hall said there was a long discussion in the READ meeting as to the best fit. He feels confident we landed in a good place, with a future of more housing and raises more funds to reinvest in Gresham.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-09-03. Commissioner Dina DiNucci moved to adopt resolution 21-09-03. 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

RESOLUTION 21-09-04 Authorize 2021 Bylaws Amendment

Deputy Executive Director Ian Davie presented the resolution saying this amendment clarifies the maximum terms and reelection of board officers. The board adopted amended bylaws earlier this year as a Committee for Advancing Racial Justice was established and the ability to hold emergency meetings.

Davie said there was some confusion whether officers of the Board of Commissioners could serve subsequent or additional terms. With counsel from Stoel Rives it advised an amendment to the bylaws.

Chair Damien Hall said this amendment gives us flexibility with officer terms, noting that changing the Board Chair every two years may not be best practices. The Executive Committee will be discussing the specifics of this action in the next month.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 21-09-04. Commissioner Vivian Satterfield moved to adopt resolution 21-09-04. 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

Chair Hall updated the Board on the Executive Director recruitment. With Executive Director Michael Buonocore's departure in February 2022, we are moving forward with a national recruitment. Our intentions are to move quickly to identify a candidate before Buonocore's departure in early 2022. Through an RFP process, we have selected Gans, Gans and Associates to facilitate this effort. They are a black owned firm located in Florida, specializing in housing authority recruitments, with an impressive knowledge base. We plan to introduce the consultant at the October work session for an in-depth conversation.

Chair Hall gave a shout out to Celeste King, Procurement and Contracts Manager and Peter Garcia, Senior Procurement Coordinator for moving quickly with the RFP. These efforts will allow us to work towards a successful transition. Going forward, Hall's desire is to include the entire board with all hands-on deck and welcomes everyone's input. Treasurer Kim will play a larger roll and be the liaison between Simone and her team maintaining open lines of communication.

ADJOURN

There being no further business, Chair Damien Hall adjourned the meeting at 6:50 PM.

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

ADOPTED: OCTOBER 19, 2021

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Chair

RESOLUTIONS



MEMORANDUM

To:	Board of Commissioners	Date:	October 19, 2021
From:	Aimee Smith, Director of Human Resources 503.802.8529 Donna Jensen, Benefits & Payroll Specialist 503.802.8470	Subject:	Authorize the Renewal of Employee Health and Welfare Benefit Plans for the Plan Year January 1, 2022 to December 31, 2022 Resolution 21-10-02

The Board of Commissioners is requested to approve the recommendation of Home Forward's Labor Management Healthcare Plan Committee to renew the health and welfare benefits plans for the January 1, 2022 to December 31, 2022 plan year.

This action supports the "one agency" effort of the strategic plan as we "evolve and improve our ability to serve our community."

BACKGROUND

Home Forward offers health and welfare benefits to eligible employees. Annually, decisions are made about the plan design of the benefits program, and through Home Forward's benefits broker, contracts are negotiated with benefits providers. Once the contracts are negotiated and approved, Home Forward employees participate in open enrollment.

Under state law, benefits are a mandatory subject of bargaining. Home Forward's Labor Management Healthcare Plan Committee, established in 2003, is the forum through which Home Forward bargains the health and welfare plan changes required by the escalating costs of medical and dental insurance benefits. The members of the Committee include

representatives from AFSCME, the Building Trades, and Home Forward Management. The agency's benefits broker, The Partners Group, collaborates with the Committee. The Partners Group provides benefit analysis, healthcare plan utilization, information on health insurance trends and any other information deemed necessary for the Committee to make informed decisions about Home Forward's healthcare plans and cost containment strategies. Recommendations for health plan renewals are made to the Board of Commissioners based on a majority vote of the Committee members.

OVERVIEW

Our standard approach is to navigate to a benefit renewal of no more than a 5% increase over the prior year. A 5% increase was included in the budget for FY2022. Other guiding principles for the Labor Management Healthcare Committee include trying to maintain benefits, when possible, year-to-year, maintaining parity between the health insurance plans, and ensuring that any necessary changes to the plans impact the fewest number of employees possible. Additionally, this year we modified the plan year to allow for better fiscal planning and better utilization of deductibles.

Home Forward's medical insurance, which accounts for the majority of Home Forward's health and welfare costs, is split between two carriers, Kaiser and Providence. Dental insurance coverage is provided by Kaiser and MetLife. For this renewal, the initial renewal offers to keep the current health and welfare plans were favorable.

For the 2022 plan year we had an overall increase at 2.7%. With the reduced increase we explored other ways we could improve benefits for staff. We reduced the wait time for Short Term Disability to 7 days, decreased alternative care co-pays, and increased the number of counseling visits with our EAP.

CONCLUSION

On October 6, 2021 the Labor Management Healthcare Committee voted unanimously to recommend to the Board of Commissioners renewing the proposed health and welfare benefits package. Staff now request that the Board of Commissioners approve the recommendation of Home Forward's Labor Management Healthcare Plan Committee to renew the health and welfare benefits plans for the January 1, 2022 to December 31, 2022 plan year.

ATTACHMENT

Summary of the impact to Home Forward of the health and welfare benefit renewal.



RESOLUTION 21-10-02

RESOLUTION 21-10-02 AUTHORIZES THE RENEWAL OF EMPLOYEE HEALTH AND WELFARE BENEFIT PLANS FOR THE PLAN YEAR JANUARY 1, 2022 TO DECEMBER 31, 2022

WHEREAS, the representatives of Home Forward, AFSCME and the Building Trades Council have formed a joint Labor Management Healthcare Plan Committee for the purpose of evaluating, designing, and recommending healthcare plans; and

WHEREAS, the provision of health and welfare benefits is a mandatory subject of bargaining under the Public Employer Collective Bargaining Act; and

WHEREAS, the duly authorized representatives of Home Forward have met in negotiation meetings with representatives of AFSCME and the Building Trades Council; and

WHEREAS, the Committee has voted to recommend to the Executive Director and the Board of Commissioners that the healthcare plans be renewed;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Home Forward to approve the recommendation of the Labor Management Healthcare Plan Committee to adopt the health and welfare benefit plan cost changes as described in Attachment A.

ADOPTED: OCTOBER 19, 2021

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Board Chair

Home Forward - Renewal 1/1/2022

Estimated Annual Employer Impact/Cost Projection - Renewal Option 1 (Alternative Care Benefit \$10 Copay, Lower STD Benefit Waiting Period to 7 days)

Employee Contributions at Current Levels

All Bargaining Groups

Current vs Renewal

Benefit Plan	Current Rates and Fees			Estimated Renewal Costs - Current Rates v. Proposed Rates					
				Rates & Fees		Dollar Change		Percent of Change	
	Total Annual Cost	EE Count	Annual Cost/EE	Total Annual Cost	Annual Cost/EE	Total Annual Cost	Annual Cost/EE	Total Annual Cost	Annual Cost/EE
Providence Health Plans - PPO Plan	\$2,084,721	109	\$19,126	\$2,170,820	\$19,916	\$86,099	\$790	4.1%	4.1%
Kaiser - HMO Plan	\$2,171,540	172	\$12,625	\$2,268,377	\$13,188	\$96,837	\$563	4.5%	4.5%
Medical/Rx/Vision Plan(s) Subtotal	\$4,256,262	281	\$15,147	\$4,439,197	\$15,798	\$182,935	\$651	4.3%	4.3%
MetLife Dental	\$138,905	97	\$1,432	\$138,905	\$1,432	\$0	\$0	0.0%	0.0%
Kaiser DHMO Dental	\$333,658	179	\$1,864	\$333,658	\$1,864	\$0	\$0	0.0%	0.0%
Dental Plan(s) Subtotal	\$472,563	276	\$1,712	\$472,563	\$1,712	\$0	\$0	0.0%	0.0%
Subtotal: Combined Health Plans	\$4,728,825	281	\$16,829	\$4,911,760	\$17,480	\$182,935	\$651	3.9%	3.9%
Estimated AFSCME EE Contributions	\$380,521	169	\$2,252	\$395,304	\$2,339	\$14,784	\$87	3.9%	3.9%
Estimated Trades EE Contributions	\$99,400	48	\$2,071	\$106,328	\$2,215	\$6,928	\$144	7.0%	7.0%
Estimated Non-Represented EE Contributions	\$220,730	64	\$3,449	\$229,190	\$3,581	\$8,460	\$132	3.8%	3.8%
Estimated Employee Contributions	\$700,651	281	\$2,493	\$730,823	\$2,601	\$30,172	\$107	4.3%	4.3%
Subtotal: Net Employer Health Plan Cost	\$4,028,174	281	\$14,335	\$4,180,937	\$14,879	\$152,764	\$544	3.8%	3.8%
Hartford Life/AD&D	\$46,490	297	\$157	\$46,490	\$157	\$0	\$0	0.0%	0.0%
Hartford STD	\$76,070	286	\$266	\$37,274	\$130	(\$38,796)	(\$136)	-51.0%	-51.0%
Hartford LTD	\$31,811	290	\$110	\$31,811	\$110	\$0	\$0	0.0%	0.0%
Hartford Accident	\$36,098	294	\$123	\$36,098	\$123	\$0	\$0	0.0%	0.0%
Hartford Critical Illness	\$54,825	294	\$186	\$54,825	\$186	\$0	\$0	0.0%	0.0%
Life, AD&D & Disability Plans Subtotal	\$245,294	297	\$826	\$206,498	\$695	(\$38,796)	(\$131)	-15.8%	-15.8%
Subtotal: Net Health, Life/Disability Plan	\$4,273,468	281	\$15,208	\$4,387,436	\$15,614	\$113,968	\$406	2.7%	2.7%
ASI Flex 125 Plan Admin Services	\$6,468	154	\$42	\$6,468	\$42	\$0	\$0	0.0%	0.0%
ASI Flex 132 (CERA) Plan Admin Services	\$1,008	24	\$42	\$1,008	\$42	\$0	\$0	0.0%	0.0%
Cigna Business Travel Accident	\$1,000	297	\$3	\$1,000	\$3	\$0	\$0	0.0%	0.0%
ComPsych EAP	\$3,992	297	\$13	\$3,992	\$13	\$0	\$0	0.0%	0.0%
Ancillary Plans' Subtotal	\$12,468	297	\$42	\$12,468	\$42	\$0	\$0	0.0%	0.0%
NET GRAND TOTAL: ALL PLANS	\$4,285,935	281	\$15,252	\$4,399,904	\$15,658	\$113,968	\$406	2.7%	2.7%

STD and LTD costs shown above are based on the employer cost only.



MEMORANDUM

To: Board of Commissioners

Date: October 19, 2021

From: Jonathan Trutt, Director
Development & Community
Revitalization
503.802.8507

Subject: Authorize an Inducement
Resolution Declaring an Intent to
Issue Bonds for Grace Peck
Terrace
Resolution 21-10-03

Theresa Auld, Finance Manager,
Development and Community
Revitalization
503.802.8319

Staff requests the Board of Commissioners to approve an Inducement Resolution that declares the following intentions related to the renovation of Grace Peck Terrace, a 95-unit apartment complex located at 1839 NE 14th Avenue, in Portland, Oregon (the “Project”):

- Home Forward’s intention to issue and sell revenue bonds of Home Forward in a principal amount not to exceed \$20 million; and
- Home Forward’s intention to reimburse the borrower or itself from proceeds of the bonds for expenditures made by Home Forward before the issue date of the bonds.

The requested action supports the Strategic Plan focus on One Portfolio: Our real estate is stable for generations to come and meets the needs of the people and neighborhoods it serves.

BACKGROUND

Inducement Resolutions are a standard step in all affordable housing financing efforts in which Home Forward issues Private Activity Bonds allocated by the Oregon State Treasury and receives Low Income Housing Tax Credits provided by Oregon Housing and Community

Services (OHCS). This technical step is required by federal law and regulation for projects to properly qualify for these two crucial affordable housing financing resources.

OVERVIEW

This inducement resolution merely announces Home Forward's intent to issue tax-exempt Private Activity Bonds, and to use bond proceeds to reimburse expenditures prior to the date of issue. It does not obligate Home Forward to issue the bonds or determine the specific terms of the bonds. Board of Commissioner approval of a separate bond resolution will occur prior to the issuance of any bonds to finance the Grace Peck Terrace project.

CONCLUSION

The Board of Commissioners is requested to approve an Inducement Resolution upon the terms described above. Staff provided the Real Estate and Development (READ) Committee a draft copy of this resolution at its October 1, 2021 meeting.



RESOLUTION 21-10-03

RESOLUTION 21-10-03, DECLARING AN INTENT TO ISSUE NOT TO EXCEED \$20,000,000 OF REVENUE BONDS FOR THE GRACE PECK TERRACE PROJECT

WHEREAS, Home Forward is a public body corporate and politic of the State of Oregon and is empowered by ORS 456.005 to 456.235 (the “Act”) to issue revenue bonds for the purpose of financing housing projects; and

WHEREAS, Home Forward intends to form one or more Oregon limited partnerships of which Home Forward will be the general partner (the “Borrower”) to finance the acquisition, rehabilitation and equipping of an approximately 95-unit apartment complex located at 1839 NE 14th Avenue, in the City of Portland, Oregon, all to provide housing for low-income persons (the “Project”), the estimated cost of which is currently not expected to exceed \$36,000,000; and

WHEREAS, Home Forward anticipates that the Borrower will request that Home Forward issue and sell its revenue bonds (the “Bonds”), in an aggregate amount not to exceed \$20,000,000 pursuant to the Act to assist the Borrower in financing part of the costs of the Project; and

WHEREAS, Home Forward desires to provide such assistance, if certain conditions are met; and

WHEREAS, the use of the proceeds of the sale of the Bonds by the Borrower will permit the Borrower to finance the Project, thereby providing decent, safe, and sanitary housing for persons and families of lower income (as defined in the Act) for a period of not less than 15 years and otherwise promoting the general health and welfare of the inhabitants within the jurisdictional limits of Home Forward; and

WHEREAS, Home Forward deems it necessary and advisable that it take such action as may be required under the Act to authorize and issue the Bonds in one or more series to finance part of the cost of the Project in a total amount not to exceed \$20,000,000; and

WHEREAS, Treasury Regulations Sections 1.103-8(a)(5) and 1.142-4(b) provide that, if an expenditure for an exempt facility is made before the issue date of the bonds issued to provide financing for that facility, in order for such expenditure to qualify for tax-exempt financing, the issuer must declare an official intent under Treasury Regulations Section 1.150-2 to reimburse such expenditure from the proceeds of those bonds, and one of the purposes of this resolution is satisfy the requirements of such regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF HOME FORWARD, as follows:

1. To assist in the financing of the Project, with the public benefits resulting therefrom, Home Forward declares its intention, subject to the conditions and terms set forth herein, to issue and sell its revenue bonds or other obligations (the “Bonds”) in a principal amount of not to exceed \$20,000,000, to use the proceeds of the sale of the Bonds to make a loan (the “Loan”) to the Borrower, and to reimburse itself or to permit the Borrower to reimburse itself, as applicable, from proceeds of the Bonds for expenditures for the Project made by Home Forward or the Borrower before the issue date of the Bonds.

2. The proceeds of the Bonds will be used to assist in financing the Project, and may also be used to pay all or part of the costs incident to the authorization, sale, issuance and delivery of the Bonds.

3. The Bonds will be payable solely from sources specified by resolution of the Board of Commissions of Home Forward. The Bonds may be issued in one or more series, and shall bear such rate or rates of interest, payable at such times, shall mature at such time or times, in such amount or amounts, shall have such security, and shall contain such other terms, conditions and covenants as shall later be provided by resolution of the Board of Commissioners of Home Forward.

4. The Bonds shall be issued subject to the conditions that (a) Home Forward, the Borrower and the purchaser of the Bonds shall have first agreed to mutually acceptable terms for the Bonds and the sale and delivery thereof and mutually acceptable terms and conditions of the loan or other agreement for the Project, and (b) all governmental approvals and certifications and findings required by laws applicable to the Bonds first shall have been obtained. The Executive Director of Home Forward or his or her designee is authorized to seek an allocation of volume cap for the Bonds from the Private Activity Bond Committee of the Debt Management Division of the Oregon State Treasury.

5. For purposes of applicable Treasury Regulations, Home Forward and the Borrower are authorized to commence financing of the Project and advance such funds as may be necessary therefor, subject to reimbursement for all expenditures to the extent provided herein out of proceeds, if any, of the issue of Bonds authorized herein.

6. The adoption of this resolution does not constitute a guarantee that the Bonds will be issued or that the Project will be financed as described herein. The Board of Commissioners of Home Forward shall have the absolute right to rescind this resolution at any time if it determines in its sole judgment that the risks associated with the issuance of the Bonds are unacceptable.

7. It is intended that this resolution shall constitute a declaration of official intent to reimburse expenditures for the Project made before the issue date of the Bonds from proceeds of the Bonds, for the purposes of Treasury Regulations Sections 1.103-8(a)(5), 1.142-4(b), and 1.150-2.

8. Any actions of Home Forward or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

9. Any action required by this resolution to be taken by the Executive Director of Home Forward may in the absence of such person be taken by the duly authorized acting Executive Director of Home Forward.

10. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED: OCTOBER 19, 2021

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Chair

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director and Secretary of Home Forward and keeper of the records of Home Forward, CERTIFY:

1. That the attached Resolution No. 21-10- 03 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of Home Forward, as adopted at a meeting of Home Forward held on October 19, 2021, and duly recorded in the minute books of Home Forward.
2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of Home Forward present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of October, 2021.

HOME FORWARD

Executive Director and Secretary



MEMORANDUM

To: Board of Commissioners

Date: October 19, 2021

From: April Berg
Assistant Director, Development &
Community Revitalization
503.802.8326

Subject: Authorize Design Amendment to
Contract for Design-Build Services
for Grace Peck Terrace
Resolution 21-10-04

Robert Dell, Project Manager,
Development & Community
Revitalization
503.802.8528

Staff requests the Board of Commissioners to authorize the Executive Director or his designee to execute an amendment to the design-build contract between Home Forward and Walsh Construction Company for the design phase of the Grace Peck Terrace renovation project. The design team of Holst Architecture and Studio Petretti are the design subcontractors under the Walsh design-build contract.

These actions support Strategic Plan Goal, One Portfolio: Our real estate is stable for generations to come and meets the needs of the people and neighborhoods it serves.

BACKGROUND

Grace Peck Terrace, located at 1839 NE 14th Avenue, is a six-story building with 95 one-bedroom units. It was built in 1980. Home Forward staff, a capital needs consultant, and Grace Peck's third-party property management company have identified several deficiencies with building systems, such as the envelope, heating, emergency generator, and sprinkler systems.

For the Grace Peck Terrace renovation project, the Board has previously authorized the design-build alternative procurement process (Resolution 21-03-05), applying for funding (Resolution 21-06-04), and contracting with Walsh for design-build services (Resolution 21-06-05).

OVERVIEW

The Board's previous authorization of the design-build contract for the Grace Peck Terrace renovation included \$77,750 for the programming phase of the project. The value of this authorization is \$1,380,000 to support full design services. The design services phase will generate construction documents and coordinate permitting and bidding activities so that a guaranteed maximum price (GMP) can be established for the construction work. Staff anticipate asking the Board to authorize that GMP in the third quarter of 2022.

CONCLUSION

Home Forward staff requests that the Board of Commissioners authorize the Executive Director or his designee to execute an amendment to the design-build contract between Home Forward and Walsh Construction Company for the design phase of the Grace Peck Terrace renovation project.

Staff presented the content of this resolution to the Real Estate and Development (READ) Committee at its October 01, 2021, meeting.



RESOLUTION 21-10-04

RESOLUTION 21-10-04 AUTHORIZES THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO EXECUTE A DESIGN AMENDMENT TO THE DESIGN-BUILD SERVICES CONTRACT WITH WALSH CONSTRUCTION COMPANY FOR THE GRACE PECK TERRACE RENOVATION PROJECT

WHEREAS, Home Forward has owned and asset-managed Grace Peck Terrace since 1980 and seeks to preserve this resource for the benefit of the populations it serves and the surrounding community, to improve the quality of this housing stock and to provide housing and supportive service opportunities for the Grace Peck Terrace residents; and

WHEREAS, Home Forward previously undertook a formal competitive process for design-build services for the Grace Peck Terrace renovation project and selected Walsh Construction Company; and

WHEREAS, the contract will be undertaken in phases, with the programming phase complete and the design phase now requiring authorization by contract amendment; and

WHEREAS, Home Forward contracting rules require approval of the Home Forward Board of Commissioners for contract amendments in excess of \$500,000; and

WHEREAS, Section 456.135 of the Oregon Revised Statutes provides that an authority may delegate to one or more of its agents or employees such powers or duties as it deems proper;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward hereby authorizes the Executive Director, or his designee, to execute the design amendment to the design-build contract with Walsh Construction Company in the amount not to exceed \$1,380,000, for full design services for the Grace Peck Terrace renovation project.

ADOPTED: OCTOBER 19, 2021

Attest:

Home Forward:

Michael Buonocore, Secretary

Damien R. Hall, Chair

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 08/01/21 - 09/30/21

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2789	0	Best Way Masonry	\$ 8,080.00	Maintenance shop repair at Celilo	Property Management	8/4/2021	9/5/2021
C2795	0	Colas Construction	\$ 168,362.00	Move PGE power lines across Powell Blvd	DCR	8/4/2021	11/30/2021
C2764	0	Walsh Construction Co.	\$ 77,750.00	Design-Build services for Grace Peck Terrace	DCR	8/5/2021	2/28/2023
C2819	0	Walsh Construction Co.	\$ 8,325.00	BCC repair of the lower courtyard storm water retention planter that is identified as leaking. Since the repairs are partially covered under warranty, Walsh as the original builder is cost-sharing this work and serving as the prime contractor. Forensic (C2721) is the building envelope consultant of record. Funding will come from property reserves.	DCR	8/17/2021	12/31/2021
C2841	0	Prime Legacy	\$ 12,765.00	Deck rebuild at Madrona	Property Management	9/21/2021	11/30/2021
C2845	0	KO Construction	\$ 3,710.00	Replace siding at SCC	Property Management	9/21/2021	10/24/2021
Subtotal			\$ 278,992.00				6

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2794	0	All Aspects Renovations	\$ 9,444.83	Paint and new flooring in IT room at NMW	IFS	8/2/2021	10/4/2021
C2772	0	Diversity Alliance Protection Agency (DAPA)	\$ 150,000.00	Security services at HWE	Property Management	8/9/2021	12/31/2021
C2773	0	Diversity Alliance Protection Agency (DAPA)	\$ 150,000.00	Security services at NW Tower	Property Management	8/9/2021	12/31/2021
C2792	0	Metro Access Controls DBA Metro Overhead Door Inc	\$ 146,000.00	Fob/card readers for stairwells and reception areas at NMW	DCR	8/9/2021	6/30/2022

C2800	0	First Response	\$ 20,000.00	Security Services at North Maryland	Asset Mgmt	8/9/2021	8/1/2023
C2801	0	Carbonell Cleaning Solutions	\$ 53,280.00	Landscaping at Floresta, Townhouse Terrace, Demar Downs, Hunter's Run, Tillicum North, Tillicum South, Powellhurst Woods, Harold Lee Village	Property Management	8/13/2021	8/31/2022
C2831	0	Anderson Heating & Cooling	\$ 20,000.00	Replace 3 air compressor units and air handlers at Richmond Place	Asset Mgmt	9/2/2021	12/31/2021
C2790	0	WCTJ Inc.	\$ 12,200.00	Painting on SW side of HWE using swing stage	Property Management	9/21/2021	10/31/2021
C2842	0	Better Air Northwest	\$ 4,480.00	Clean air ducts and dryer vents, replace filters at Celilo	Property Management	9/21/2021	10/29/2021
C2839	0	Neighborhood Tree LLC	\$ 2,000.00	Arborist Services for Troutdale Project	DCR	9/24/2021	9/15/2022
Subtotal			\$ 567,404.83				10

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2791	0	Herrera's Photography	\$ 4,438.00	Aerial still and still image photography at Group 7 Family Properties; Eastwood Court, Fir Acres, and Stark Manor	DCR	8/2/2021	3/31/2022
C2785	0	El Porvenir Services LLC	\$ 143,600.00	Educational trainings for HF staff	Executive	8/4/2021	5/31/2022
C2799	0	QEDLAB Qualified Envelope Diagnostics, Inc.	\$ 3,100.00	Window testing at Group 7 Fir Acres and Stark Manor.	DCR	8/9/2021	12/31/2022
C2820	0	CSG Advisors, Inc.	\$ 10,000.00	Finance and regulatory consultation for Fairfield	DCR	8/17/2021	12/31/2023
C2821	0	Clair Company, Inc	\$ 65,000.00	Special Inspection for SE Powell per City of Portland	DCR	8/23/2021	1/31/2024
C2822	0	Applied Archaeological Research, Inc.	\$ 3,140.00	Consultation Services: cultural resources study, archaeological assessment and documentation at Celilo Court	DCR	8/23/2021	12/31/2022
C2823	0	Applied Archaeological Research, Inc.	\$ 9,980.00	Consultation Services: cultural resources study, archaeological assessment and documentation at Fairfield Apartments	DCR	8/23/2021	12/31/2022
C2830	0	Trash for Peace	\$ 13,041.60	Environmental education workshops at New Columbia	Community Services	8/31/2021	12/31/2021
C2829	0	Cascade Radon Inc.	\$ 3,050.00	Radon Testing at Medallion and Williams	DCR	9/1/2021	12/31/2021

C2828	0	Cascade Radon Inc.	\$ 3,050.00	Radon Testing at Floresta and Powellhurst	DCR	9/7/2021	3/30/2022
C2833	0	Columbia West Engineering	\$ 7,535.00	Special Inspections for Head Start Clegg Child Care Facility project, 1425 NE Dekum St.	DCR	9/9/2021	3/31/2022
C2837	0	PBS Engineering & Environmental, Inc.	\$ 2,140.00	Asbestos Testing at Grace Peck	DCR	9/9/2021	3/30/2022
C2836	0	Carlson Testing, Inc.	\$ 320.00	Special Inspection for NMW cooling tower replacement	DCR	9/16/2021	3/30/2022
C2844	0	Environmental Works	\$ 5,500.00	Radon testing for Tillicum north, tillicum south, hunter's run	DCR	9/21/2021	12/31/2021
C2848	0	Nelson & Nelson PLLC	\$ 15,000.00	Dissolving NMTC structure from SCC Children's Center	DCR	9/27/2021	3/15/2022
Subtotal			\$ 288,894.60				15

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2796	0	KPFF Consulting Engineers	\$ 18,000.00	Survey for Grace Peck	DCR	8/5/2021	12/31/2022
C2797	0	KPFF Consulting Engineers	\$ 18,000.00	Survey for Fairfield	DCR	8/5/2021	12/31/2023
C2825	0	KPFF Consulting Engineers	\$ 45,150.00	Group 7 Post-construction ALTA surveys for Fir Acres and Stark Manor	Executive	8/29/2021	5/31/2022
C2835	0	Global Transportation Engineering	\$ 5,055.00	Parking study for the Troutdale Project	DCR	9/14/2021	1/31/2022
C2838	0	Central Geotechnical Services, LLC	\$ 15,555.00	Killingsworth Housing - geotechnical engineering services described as Phases I, II & III in attached proposal.	DCR	9/16/2021	12/31/2024
C2840	0	Central Geotechnical Services, LLC	\$ 40,000.00	Geotechnical investigation for Fairfield	DCR	9/20/2021	12/31/2022
Total			\$ 141,760.00				6

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2271	2	Colas Construction	\$ 229,785.00	CMGC Powell CO #2 extending precon	DCR	8/4/2021	12/31/2022
C2723	2	Heinz Mechanical Industries, Inc	\$ 17,118.00	CO3, Install Chemical Feed Station	DCR	8/4/2021	12/31/2021
C2723	3	Heinz Mechanical Industries, Inc	\$ 6,484.00	CO4, Unforeseen electrical code compliance	DCR	8/4/2021	12/31/2021
C2612	3	JR Johnson, Inc	\$ -	BCC Flood reconstruction; amended to add time	Property Management	8/5/2021	7/31/2021
C2258	3	LMC, Inc.	\$ 16,681.19	Harold Lee Village CO #2	DCR	8/6/2021	12/31/2021
C2327	4	LMC, Inc.	\$ 132,313.53	Group 7 GMP CO #1	DCR	8/6/2021	12/31/2022
C1952	8	Universal Lawn care Maintenance	\$ -	Landscaping Maintenance for 20 Master-Leased Properties; amended to extend contract	Asset Mgmt	8/9/2021	12/31/2021
C2083	4	KPFF Consulting Engineers	\$ 4,200.00	ALTA surveying at Medallion; amending to update the survey	DCR	8/9/2021	11/30/2021
C2084	4	KPFF Consulting Engineers	\$ 4,200.00	ALTA surveying at Williams Plaza; amended to update scope	DCR	8/9/2021	11/30/2021
C2452	1	ValleyScapes Landscape Solutions	\$ 76,951.92	Landscaping at Peaceful Villa, Lexington Court, Cora Park, Chateau, and scattered sites; amended to extend contract	Property Management	8/9/2021	4/5/2023
C2798	4	Metro Access Controls DBA Metro Overhead Door Inc	\$ 4,321.00	Installing new FOB to Dahlke elevator	DCR	8/9/2021	9/30/2021
C2092	16	Lorentz Bruun Construction	\$ 278,492.00	Amending scope to Fountain Place Design build CO #13	DCR	8/10/2021	1/31/2022
C2447	3	Hacker Architects	\$ -	Design for Killingsworth Housing; amended to extend contract	DCR	8/13/2021	12/31/2025
C2677	1	Portland Tree Consulting	\$ -	Arborist consulting at Baldwin; amended to extend time	DCR	8/16/2021	7/31/2022
C2407	5	Lorentz Bruun Construction	\$ 131,543.25	Change order for additional general conditions for COVID-19 related delays to the Headwaters roof repair project.	DCR	8/17/2021	12/31/2021
C2457	7	Forensic Building Consultants	\$ 9,500.00	Additional Design and Construction Administration services to support the closeout of Group 6-2 Add-Back work at the Hunter's Run, Tillicum North ,Tillicum South and Harold Lee Village properties.	DCR	8/19/2021	12/31/2021
C2768	1	Peter Meijer Architect, PC	\$ 5,522.00	Work to support zoning appeal for location and height of fence at Celilo Court	DCR	8/19/2021	12/31/2022

C1994	15	LMC, Inc.	\$ -	red group 1 CO 12	DCR	8/20/2021	3/31/2022
C2707	1	Easbey Consulting, LLC	\$ -	Extending contract length for adult of resident files	DCR	8/27/2021	10/31/2021
C1974	10	LMC, Inc.	\$ 366,069.11	red group 2 (hunter's run, tillicum north, tillicum south) additional work CO 7	DCR	8/30/2021	12/31/2021
C1974	11	LMC, Inc.	\$ 7,150.40	red group 2 (hunter's run, tillicum north, tillicum south) additional work CO 8	DCR	8/30/2021	12/31/2021
C2327	5	LMC, Inc.	\$ 17,893.52	Group 7 GMP CO #2	DCR	8/30/2021	12/31/2022
C2327	7	LMC, Inc.	\$ 7,026.60	Group 7 GMP CO #4	DCR	8/31/2021	12/31/2022
C2327	6	LMC, Inc.	\$ 32,950.37	Group 7 GMP CO #3	DCR	9/4/2021	12/31/2022
C2348	1	On-Call Painting Services	\$ 200,000.00	On-Call Painting Services; amended to add funds	Property Management	9/7/2021	10/7/2024
C2228	4	Otis Elevator	\$ 500.00	Elevator Modernization at Medallion and Williams; amended for emergency power testing at WP	DCR	9/15/2021	10/15/2021
C2606	1	Pegasus Moving & Cleaning	\$ 25,000.00	Packing and moving services for relocation; amended to extend contract and add funds	DCR	9/17/2021	8/31/2022
C2038	3	Landscaping services for Tamarack, Eliot Square, Camelia	\$ 50,000.00	Landscaping services for Tamarack, Eliot Square, Camelia Court, Maple Mallory; amended to extend services	Property Management	9/22/2021	6/30/2021
C2607	2	Lile Moving & Storage	\$ 50,000.00	Packing and moving services for relocation; amended to add funds and extend contract	DCR	9/30/2021	8/31/2022
Subtotal			\$ 1,673,701.89				29

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			\$ 2,950,753.32				66

Procurement & Contracts Department
FUTURE FORMAL PROCUREMENTS
6-Month Look Ahead - October 2021

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD