

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, May 17, 2022
At 5:30 pm
Zoom Register here:

[https://homeforward.zoom.us/j/89433944068?pwd=V2VhMC9z
bjVEVS9RSdMvT2o5MDFBQT09](https://homeforward.zoom.us/j/89433944068?pwd=V2VhMC9zbjVEVS9RSdMvT2o5MDFBQT09)



MEMORANDUM

To: Community Partners

Date: May 10, 2022

From: Ivory Mathews, Executive
Director

Subject: Home Forward Board of
Commissioners May
Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, May 17 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/89433944068?pwd=V2VhMC9zbjVEVS9RSdMvT2o5MDFBQT09>

The commission meeting is open to the public.

AGENDA



BOARD OF COMMISSIONERS MEETING

HOME FORWARD
135 SW ASH STREET
PORTLAND, OREGON

<https://homeforward.zoom.us/j/89433944068?pwd=V2VhMC9zbjVEVS9RSDMvT2o5MDFBQ>
[T09](#)

VIA ZOOM

Link

MAY 17, 2022, 5:30 PM

AGENDA

INTRODUCTION AND WELCOME

PUBLIC COMMENT

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

MEETING MINUTES

Topic
Minutes of April 19, 2022 Board of Commissioners Virtual Meeting

RESOLUTIONS/REPORTS

Following Reports and Resolutions:			
22-05	Topic	Presenter/POC	Phone #
01	Authorize AFSCME Collective Bargaining Agreement Ratification for 2022-2024	Aimee Smith	503.802.8529
02	Authorize Receipt of American Rescue Plan Act Funds	Jonathan Trutt	503.802.8507

03	Authorize an Amendment to the Intergovernmental Agreement with the Joint Office of Homeless Services	Taylor Smiley Wolfe	503.802.8506
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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, June 8, 2022 at 5:30 PM. The next Board of Commissioners meeting will be Tuesday, June 21, 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 SPECIAL MEETING
HOME FORWARD
CONFERENCE CALL
135 SW Ash Street Portland, OR 97204
April 19, 2022**

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, Ian Davie, Tonya Evans, Dena Ford-Avery, Monica Foucher, Biljana Jesic, Celeste King, Ivory Mathews, Tara Messier, Kitty Miller, Kandy Sage, Amanda Saul, Shannon Schmidt, Ian Slingerland, Taylor Smiley Wolfe, Aimee Smith, Celia Strauss, Jonathan Trutt, Linda Uppinghouse

LEGAL COUNSEL

Sarah Stauffer Curtiss

Chair Damien Hall convened the meeting of the Board of Commissioners at 5:31 PM.

Shaun Irelan, resident at the Medallion Apartments presented public comment regarding the building's new laundry facilities. Irelan said it has been a challenge to maintain cleanliness with the room and equipment. The washer and dryer are not routinely wiped out, there is no hand sanitizer available and lack of running water makes it impossible to keep the machines and area clean after each use. Irelan expressed frustration with the remodeled area not being taken care of.

Chair Hall thanked Irelan for taking the time to make the board and staff aware of the situation.

MEETING MINUTES

Minutes of the March 15, 2022 Board of Commissioners Conference Call Meeting

Chair Damien Hall requested a motion authorizing approval of the minutes for the March 15, 2022 Board of Commissioners Meeting.

There being no discussion, Vice Chair Matthew Gebhardt 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 Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye

CONSENT RESOLUTION

RESOLUTION 22-04-01 Authorize the Dekum Court Redevelopment Phase 1 Permanent Loan Amount Authorized in Resolution 22-03-05

Chair Hall confirmed for the Commissioners that this resolution was reviewed at the April READ Committee meeting and the details outlined in Development Director Trutt's email were helpful. There being no discussion, Chair Damien Hall requested a motion to approve Resolution 22-04-01. Treasurer Jenny Kim moved to adopt Resolution 22-04-01. 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

RESOLUTIONS

RESOLUTION 22-04-02 Authorize Amendment to Home Forward Public Contracting Rules and Procedures Manual

Celeste King, Manager Procurement and Contracts presented the resolution. This resolution requests amending the language in Home Forward's public contracting rules to eliminate and prohibit private companies we contract with from engaging in or supporting the use of prison labor. King shared her experiences in the case of office supplies being manufactured by prison labor and later in her career when there was a positive outcome.

King noted that the language we are proposing was reviewed by legal counsel and that we hope to permanently prohibit this language from all Home Forward contracts.

Chair Hall thanked King for recognizing and advocating for this group. As an agency, this will help us capture these things and codify for the future.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 22-04-02. Commissioner Vivian Satterfield moved to adopt Resolution 22-04-02. 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 Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye

RESOLUTION 22-04-03 Authorize Increase in Construction Contingency for the Renovation of Fountain Place Apartments

Development Director Jonathan Trutt presented the resolution saying this has been an ongoing effort to bring Fountain Place to a conclusion and reopen the property for 74 households. Trutt spent some time describing the building conditions, timing of the closing at the outset of the pandemic and the anticipation of a May 31, 2022 reopening.

Due to the numerous hurdles and consequences, the resolution addresses the need to renegotiate the construction loans. Trutt described the negotiated extensions for the

construction and permanent loans with Banner Bank. As Trutt noted, the bank is satisfied that we are progressing and comfortable with the May 31 reopening. We have committed to Banner Bank that Home Forward will add additional funds of \$2,875,000 ensuring completion. Trutt emphasized this is a not-to-exceed number. The READ committee spent time reviewing the details and suggested changes were included in the resolution, along with legal counsel and Banner Bank input.

Chair Hall thanked Trutt for the explanation and pleased to see we are headed to the home stretch.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 22-04-03. Commissioner TomiRene Hettman moved to adopt Resolution 22-04-03. Vice Chair Matthew Gebhardt 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 the meeting at 5:50 PM.

Celia M. Strauss
Recorder, on behalf of
Ivory N. Mathews, Secretary

ADOPTED: MAY 17, 2022

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair

RESOLUTIONS



MEMORANDUM

To:	Board of Commissioners	Date:	May 17, 2022
From:	Aimee Smith Director, Human Resources 503.802.8529	Subject:	Authorize AFSCME Collective Bargaining Agreement – Ratification for 2022-2024 Resolution 22-05-01

Human Resources and the bargaining team request that the Board of Commissioners approve Resolution 22-05-01 ratifying the collective bargaining agreement between Home Forward and AFSCME Local 3135. AFSCME, the American Federation of State, County, and Municipal Employees represents 167 employees performing professional and paraprofessional work at Home Forward.

BACKGROUND

The prior agreement concluded December 31, 2020 and it was determined at that time due to the pandemic that only a wage opener and a Memorandum of Agreement to address wage compression would be executed for 2021. After many years of wage range misalignment and a successive wage floor being raised to \$20.00 per hour many staff were experiencing wage compression. As of April 1, 2022 an agreement went into action to partner in addressing wage compression for the AFSCME represented staff and adjustments were then included and bargained in the 2022-2024 agreement.

OVERVIEW

On April 19, 2022 Home Forward and AFSCME reached a tentative agreement on a successor labor contract which will expire on December 31, 2024. The three-year agreement includes wage corrections for compression as well as many new approaches to compensation and total benefits that would not have been possible without the support of our executive team, bargaining teams, and financial analysts.

During this contract cycle we implemented the following to avoid future compression and market impacts:

- New wage range structure
- Wage range capping
- Combination of annual increases and wage range market adjustments
- Cyclical annual classification and compensation studies

Staff will be receiving a 3% wage range adjustment and 4% annual increase on top of the adjustments made from the compression study.

We additionally took strides in this contract to put our anti-racist and organizational values into practice by broadening the definition of family and increasing bereavement leave, creating opportunities for staff to swap paid holidays for days of their choosing, increasing employer paid premiums for medical insurance, and ending our sick incentive leave program. One area of great significance was introducing our first ever employer match to our 457b deferred compensation programs, thus encouraging staff to save for retirement.

AFSCME concluded their voting process as of Sunday, May 15, 2022, and had one of their highest turnouts for participation in some time. There was overwhelming support to ratify this contract from our staff.



RESOLUTION 22-05-01

RESOLUTION 22-05-01 AUTHORIZES THE RATIFICATION OF THE COLLECTIVE BARGAINING AGREEMENT BETWEEN HOME FORWARD AND AFSCME

WHEREAS, it is the policy of Home Forward to recognize the right of its employees to enter into a collective bargaining agreement under the Public Employees Collective Bargaining Act to govern their wages, hours and working conditions; and

WHEREAS, the former collective bargaining agreement between Home Forward and AFSCME expired on December 31, 2021; and

WHEREAS, the duly authorized representatives of Home Forward have met in negotiations meetings with representatives of AFSCME; and

WHEREAS, the representatives of Home Forward and AFSCME reached a tentative agreement on a successor labor contract;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners approved the ratification of the tentative collective bargaining agreements between Home Forward and AFSCME.

ADOPTED: MAY 17, 2022

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair



MEMORANDUM

To:	Board of Commissioners	Date:	May 17, 2022
From:	Jonathan Trutt Development and Community Revitalization 503.802.8507	Subject:	Authorize Receipt of American Rescue Plan Act Funds for construction of Albina Head Start Classrooms and Early Learning Center at PCC / Killingsworth Resolution 22-05-02

Staff requests that the Board of Commissioners authorize Home Forward to execute a grant agreement with Oregon's Department of Administrative Services (DAS). This grant agreement will partially fund the construction of

- Two new Head Start classrooms for Albina Head Start (AHS) and
- Early learning space for the Native American Youth and Family Center (NAYA) on the ground floor of our upcoming PCC / Killingsworth building.

This action supports the One Community Goal of Home Forward's Strategic Plan: The people we serve, our partners and the public see us as open, supportive and responsive to their needs, even when our resources are constrained.

BACKGROUND

Albina Head Start

Dekum Court's redevelopment required the demolition of a building that historically housed Albina Head Start's Joyce Phillips classroom. To minimize the disruption caused by the demolition of the Joyce Phillips Classroom, Home Forward and Head Start devised a plan to build classroom space on a nearby site owned by Albina Head Start (the "Clegg Site"). The Clegg Site, which is seven blocks east of Dekum Court, will house a new building that contains a Head Start and an Early Head Start classroom. Pursuant to Resolution 21-08-06, Home Forward designed, oversaw and paid for the construction of the Clegg Site's two classrooms. Construction is now complete. Building imagery is attached in Exhibit A.

NAYA at PCC / Killingsworth (PCC/KW)

PCC / KW stems from a partnership between Home Forward and Portland Community College (PCC). This effort will lead to 84 affordable homes immediately adjacent to PCC's new Opportunity Center. Located at the corner of and NE Killingsworth Street and NE 42nd Ave, the Opportunity Center will house a wide range of workforce development efforts. It is currently under construction and slated for completion in spring of 2023. Our building will begin construction upon the Opportunity Center's completion.

PCC / KW's design includes approximately 4,200 square feet of ground floor commercial space. NAYA will own and operate this commercial space, and has opted to develop it as early learning classrooms. NAYA is currently selecting an architect to design this classroom space. Classroom construction will dovetail with the 84 affordable apartments that Home Forward will develop and own. Building imagery is attached in Exhibit A.

The American Rescue Plan Act (ARPA)

ARPA is one element of the federal government's response to COVID-19. It provided Oregon with approximately \$2.6 billion of discretionary federal funding. Last spring, Home Forward

- Applied for \$1 million of ARPA funding for the AHS classrooms.
- Supported NAYA's application for \$3 million of ARPA funding for its early learning classrooms at PCC / Killingsworth.

The state awarded funding to both projects.

OVERVIEW

The Department of Administrative Services (DAS) is the state agency tasked with distributing ARPA awards. DAS has drafted a \$1.8 million grant agreement with Home Forward that would provide Home Forward with

- \$1 million of funding for the AHS classrooms
- \$800,000 of funding towards the construction of the NAYA classrooms at PCC / Killingsworth.

Regarding the \$800,000 of funding for the NAYA classrooms, Home Forward will contractually obligate these funds towards the classrooms' construction next year when it finalizes all agreements for the development of PCC/Killingsworth. DAS will send the remaining \$2.2 million of funding intended for this effort directly to NAYA.

CONCLUSION

Staff recommends the execution of a \$1.8 million grant agreement with DAS.

The Real Estate and Development (READ) Committee reviewed a draft of this resolution at its May 6, 2022 meeting.



RESOLUTION 22-05-02

RESOLUTION 22-05-02 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE A GRANT AGREEMENT WITH THE OREGON DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) FOR \$1,800,000

WHEREAS, Home Forward is currently redeveloping its Dekum Court site;

WHEREAS, Dekum Court's redevelopment requires the demolition of Albina Head Start's Joyce Phillips Classroom;

WHEREAS, to minimize the disruption to Albina Head Start and its students stemming from the demolition of the Joyce Phillips Classroom, Home Forward and Albina Head Start jointly formulated a plan to build two new classroom spaces for Albina Head Start;

WHEREAS, DAS awarded Home Forward \$1 million of American Rescue Plan Act (ARPA) funding for the construction of two new Albina Head Start classrooms;

WHEREAS, Home Forward will construct 84 affordable homes at the corner of NE Killingsworth Street and NE 42nd Avenue ("PCC/KW");

WHEREAS, PCC/KW will include approximately 4,200 square feet of commercial space;

WHEREAS, the Native American Youth and Family Center (NAYA) will own PCC/KW's commercial space;

WHEREAS, NAYA plans to build early learning classrooms in the PCC/KW commercial space;

WHEREAS, NAYA successfully requested \$3 million of ARPA funding to build its early learning classrooms at PCC/KW;

WHEREAS, DAS decided to route \$800,000 of NAYA's successful ARPA request to Home Forward, along with the obligation that said funds pay for the construction of early learning classrooms at PCC/KW;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Executive Director to execute a \$1.8 million grant agreement with DAS for the construction of early learning spaces for Albina Head Start and NAYA;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Home Forward authorizes and directs the Executive Director, or her designee, to sign all documents and take all steps necessary to successfully execute said grant agreement with DAS;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of Home Forward authorizes and directs the Director of Development and Community Revitalization to sign all reports due to DAS in conjunction with said grant agreement.

ADOPTED: MAY 17, 2022

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair



MEMORANDUM

To:	Board of Commissioners	Date:	May 17, 2022
From:	Taylor Smiley Wolfe, Director of Policy and Planning 503.802.8506	Subject:	Authorize an Amendment to the Intergovernmental Agreement with the Joint Office of Homeless Services Resolution 22-05-03

The Board of Commissioners (“the Board”) is requested to approve a resolution authorizing the Executive Director, and/or any designee of the Executive Director, to amend an Intergovernmental Agreement with the Joint Office of Homeless Services (“JOHS”) for the purpose of alleviating rent debt of current Home Forward households.

This action supports Strategic Plan Goal, One Community: The people we serve, our partners and the public see us as open, supportive and responsive to their needs, even when our resources are constrained.

BACKGROUND

In response to the COVID-19 public health emergency, Home Forward’s operational costs increased, and residents struggled to pay their monthly rent. As of March 31, 2022, there is approximately \$2.9 million of nonpayment of rent-related debt among current Home Forward residents. Home Forward has been a national leader on eviction prevention for nonpayment of rent-related debt. Home Forward has taken the following actions to prevent evictions for nonpayment of rent and alleviate resident nonpayment of rent debt that accumulated because of the COVID-19 pandemic:

- We implemented an internal eviction moratorium for nonpayment of rent for two full years (March 2020 to March 31, 2022).
- We have implemented an affordable repayment agreement policy that allows residents to pay as little as \$10 a month toward their debt each month.

- We alleviated all resident debt from March to Dec 31, 2020 using a combination of state resources and internal resources. We received \$3.8 million from two state landlord-based programs and used \$213,000 of limited internal resources.
- We provided residents with support in applying to the Oregon Emergency Rental Assistance Program (OERAP); but for many folks, the barriers to accessing that program were too high as evidenced by the total outstanding rent debt Home Forward residents still carry.
- We supported a request to the legislature for \$15 million in the 2022 legislative session to alleviate debt for affordable housing residents across the state. The legislature did not fund this request.
- We are supporting a request to the June Emergency Board for \$13.6 million to provide direct support to affordable housing providers by alleviating nonpayment of rent debt for tenants.

The Department of Housing and Urban Development and Treasury also gave local Public Housing Authorities guidance to connect residents with local rent assistance resources. With this guidance, Home Forward reached out to local partners including the City and County to identify potential resources to support the housing stability of current residents.

OVERVIEW

The amendment to Home Forward's Intergovernmental Agreement with the Joint Office of Homeless Services would provide Home Forward with \$2 million to alleviate the rent debt of current residents. To be eligible to receive these resources, residents must provide Home Forward with information included in an intake form and a signed release of information to provide that information to a social service provider like the Joint Office of Homeless Services.

Home Forward must provide the Joint Office of Homeless Services with information from these intake forms by August 1, 2022.

Home Forward has executed a draft intergovernmental agreement, annexed hereto. While this document is in draft form, the final document for execution will be in substantially similar or identical form to this draft. Section X(d) contains the relevant language related to this effort.

CONCLUSION

Home Forward staff now request that the Board of Commissioners authorize the Executive Director to amend the Intergovernmental Agreement with the Joint Office of Homeless

Services to administer this debt relief program for Home Forward residents.

ATTACHMENT

Attachment A. Draft Intergovernmental Agreement Amendment, Joint Office of Homeless Services



RESOLUTION 22-05-03

RESOLUTION 22-05-03 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT WITH THE JOINT OFFICE OF HOMELESS SERVICES ("JOHS") TO ALLEVIATE CURRENT RESIDENT RENT DEBT

WHEREAS, The COVID-19 pandemic economically impacted many Home Forward residents and made it difficult for them to afford to pay their rent; and

WHEREAS, Home Forward's mission is to assure that the people of the community are sheltered; and

WHEREAS, Home Forward has taken action since the pandemic began to promote the housing stability of households experiencing difficulty paying their rent to prevent evictions for nonpayment of rent; and

WHEREAS, Home Forward residents currently owe approximately \$2.9 million in outstanding rent debt; and

WHEREAS, Home Forward has sought external support from our jurisdictional partners to help alleviate outstanding debt that current residents owe and the Joint Office of Homeless Services has authorized providing Home Forward with \$2 million for the purpose of alleviating nonpayment of rent debt of Home Forward households;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Home Forward authorizes and directs the Executive Director, or her designee, to execute an amendment to an Intergovernmental Agreement with the Joint Office of Homeless Services (JOHS) to receive \$2 million to administer a rent debt relief program for current Home Forward residents;

BE IT FURTHER RESOLVED, that the Board of Commissioners of Home Forward authorizes the Executive Director, or her designee, to execute any document related to this housing stability program.

ADOPTED: MAY 17, 2022

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair

Attachment A.1

Multnomah County - Joint Office of Homeless Services
FY21/22 Program Instructions – Homeless Families System of Care
Effective July 1, 2021 to June 30, 2022
Provider: Home Forward
Contract Number: JOHS-IGA-E-565-2018-conv

I. Overarching Principles: The Joint Office of Homeless Services (JOHS)

The Joint Office of Homeless Services shares the vision of A Home for Everyone (AHFE) – that no one should be homeless, and that everyone deserves a safe, affordable place to call home. Our work is guided by the values set out within A Home for Everyone – to prioritize those who are most vulnerable, to promote racial and ethnic justice, to engage the community in identifying and implementing strategies that work, to use data and hold programs accountable for outcomes, and to strengthen the overall capacity of our systems by increasing alignment, coordination, and leverage. AHFE continues to build toward and sustain the community-wide capacity to annually prevent at least 6,000 people from becoming homeless, to place at least 6,000 into permanent housing, and to maintain at least 1,495 additional year-round emergency shelter beds. More information on AHFE can be found at <http://ahomeforeveryone.net/>.

II. Homeless Families System of Care: System and Family Values

- a. Housing First Model.** The Homeless Family System of Care is built upon the belief that safe, stable affordable housing is a right and all families are housing ready.
- b. Racial and Social Justice.** An equity lens is applied in all steps of the process including appropriate representation so the system promotes racial, ethnic, and social justice. People of color access services and achieve successful outcomes at a rate at least as high as the general population. All services are provided in a culturally responsive manner.
- c. Assertive Engagement (AE).** AE is a social service approach to working with people that honors them as the experts in their own lives. Assertive Engagement can apply holistically to clients, service providers, supervisors, agencies, and systems by helping navigate power dynamics and using empathy in interactions. Assertive Engagement supports and complements frameworks centered on equity, anti-oppression, and trauma informed care. It is a synthesis of evidence-based practices including motivational interviewing, strength based practice, and Assertive Community
- d. Family Values.**
 - i.** Program participants should have a voice in planning and evaluating our programs;
 - ii.** Families need only make a single request to access housing and shelter services;
 - iii.** Families make decisions about their own lives
 - iv.** Families are prioritized based on vulnerability, housing opportunity and provider capacity.

III. Accountability

- a. Contractor will have written policies and procedures that ensure staff and volunteers provide respectful and effective services, and have clearly defined methods for obtaining feedback on the provision of services.
- b. Contractor will demonstrate accountability to families through established processes that encourage participant feedback and involve participants in planning and decision-making at all levels of the program; and
- c. Contractor will have a written termination and/or exclusion policy that appropriately protects the interests of participants by: (1) applying a trauma and equity lens to evaluating rule violations; (2) imposing sanctions short of termination whenever reasonably possible; (3) informing the participant in clear terms of the reason for their termination and/or exclusion from the program; and (4) outlines the process for grieving the decision. Except in the extreme situations, termination and exclusion policies should allow for re-entry into the program under appropriate conditions.

IV. Training

- a. Contractor will ensure that staff and volunteers have access to continuing education opportunities; and
- b. Contractor will attend training and community/system networking meetings as reasonable required by JOHS.

V. Collaborative Relationships

- a. Contractor will participate in coordinated system development and implementation, including identifying, addressing, and following-up on unmet needs, gaps in services, and system barriers;
- b. Contractor will develop and/or maintain relationships both within and outside of the Homeless Family System, including agencies and/or businesses that provide health care, housing, employment, financial assistance, or criminal justice intervention.

VI. Population Served and Eligibility Requirements

- a. **Population Served:** Families with at least one child under the age of 18. There is an additional focus on culturally specific programming for African-American, Native American, Hispanic/Latinx, Asian, and Pacific Islander populations, as they are over-represented among families in poverty and, more specifically, among families experiencing homelessness.
- b. **Eligibility Requirements:** A family must be experiencing homelessness. For the purposes of the Homeless Family System, **homeless** is defined as living on the streets; staying in a shelter (s), abandoned building or vehicle; or in any other unstable or non-permanent situation. A homeless family may also be “doubled up,” a term that refers to a situation where individuals are unable to maintain

their housing situation and are forced to stay with a series of friends and/or extended family members.

VII. Multi-agency Collaborative Programs

JOHS requires documentation of all multi-agency collaborative programs through a formal memorandum of understanding (MOU) or comparable agreement. Documentation of Multiagency Collaborative agreements must be provided by the Lead Agency to JOHS contract manager no later than thirty (30) days after the start of the fiscal year, unless given written authorization by JOHS contract manager. Agreements should be signed by qualified representatives of all parties and include, at minimum, descriptions of the following:

- Contract term
- Program and subcontractor scope of work
- Population served
- Program and/or agency-specific outputs and outcomes
- Reporting requirements (if applicable)
- Client file requirements (if applicable)

JOHS encourages all multi-agency collaborative programs to engage in regular service and program coordination meetings throughout the contract year.

VIII. Critical Incident Reporting

Providers should submit an incident report to their contract manager at JOHS as soon as possible and within three days of the incident if it involves a serious safety threat to staff or clients, an incident that elicits the provider's crisis or tragedy response, or an incident that impacts an agency's ability to deliver services. Incident Reports should include at minimum: date of incident, time of incident, location of incident, program, incident description, action taken by staff, and follow up to incident.

IX. Client File Requirements and Records Retention

- a. Documentation of participant eligibility and services must be recorded in client case files (paper or electronically). File documentation review will be a component of the JOHS monitoring process to ensure contracted providers are in compliance with program requirements and regulations. JOHS recommends that contractors use a client file checklist. Sample forms are available from your JOHS contract manager.
- b. Contractors shall retain all program records in a manner consistent with the requirements of applicable state and federal law.
(https://sos.oregon.gov/archives/Pages/records_retention_schedule.aspx).
- c. Contractors and their sub-recipients shall retain all program and client records for a minimum of (6) six years, or such longer period as may be required by applicable law, whichever date is later.
- d. All client paper documentation must be stored within a locked filing cabinet in a setting that can be locked and secured. All active client electronic records must be maintained on a secure server available only to authorized personnel at the agency/organization.
- e. Client records that have been inactive for more than 10 years may be

shredded/destroyed.

X. Scope of Services/General Responsibilities of Contractor

- a. Contractor will administer Contract funds to community partners through contractual agreements, as determined by the Joint Office of Homeless Services (JOHS).
 - i. Abide by the Oregon Administrative Rules (OARs) governing each funding source.
 - ii. Deliver funds as a flexible pool and allocate to the Mobile Housing Team (MHT) agencies. Allocations are determined by JOHS.
 - iii. Enter into contracts with MHT providers as determined by JOHS using HFSC-Clearinghouse funds. Contractor's contracts with MHT agencies shall include documentation requirements as required by funding sources.
 - iv. Use funds in a flexible way to provide eligible families with assistance necessary to help them succeed in obtaining and maintaining permanent housing as determined by MHT staff.
 - v. Reimburse agencies for payments made on behalf of eligible families.

b. COVID-19 Emergency Rent Assistance Program (ERAP)

- i. In response to COVID-19, Home Forward will be supporting the deployment of ERAP funds to STRA partners. Home Forward is part of a centralized rent assistance model where they process all paperwork, set up vendor in their system, pay landlord, and assign funding source. Home Forward also send packets to DCHS/YFS for data entry.
- ii. The ERAP is funded by multiple sources: City of Portland ERAP Funds and Multnomah County ERAP funds. All ERAP funds must be spent prior to June 30, 2022.
- iii. The COVID-19 Emergency Rent Assistance Program (ERAP) provides rent and housing stability assistance in order to prevent evictions and prevent individuals from experiencing homelessness due to the financial and health impacts of COVID-19. The priority is to serve those experiencing the greatest adverse impacts from COVID-19, including Black, Indigenous, and other People of Color (BIPOC) and households with very-low incomes. The program includes funding from the following sources: Emergency Rent Assistance Program funds allocation 1 and allocation 2.

ERAP Allocation One funds can serve households who are in rental housing or unhoused, and can pay for the following eligible expenses: current or future rent payments, rent arrears, security deposits and fees. Funds are not eligible to pay for mortgage payments, utilities or direct cash assistance. Eligibility requirements are:

To be eligible for the program, households must meet all three of the below requirements. There is no citizenship requirement for these funds.

- Resident of City of Portland or Multnomah County
- Experienced **both** following impacts due to COVID-19:
 - One or more individuals within the household has qualified for unemployment benefits; **or**, experienced a reduction in household income, incurred significant costs, or experienced other financial hardship due, directly or indirectly, to the COVID-19 outbreak
 - One or more individuals within the household can demonstrate a risk of experiencing homelessness; **or**, housing instability
- Household income at or below 80% of Area Median Income
 - Income is based on snapshot of current income at time of application – the current gross income of all adult household members.

- iv. An eligible household may receive up to 9 months of rent assistance with ERAP Allocation One funds. Prospective rent payments may not exceed 3 months of rent assistance (*this is counted toward the total limit of 9 months of rent assistance*).

For households at or below 50% AMI, or with one or more individuals that have not been employed for the 90-day period preceding the date of application, an eligible household may receive up to 12 months of rent assistance with ERAP Allocation One funds. Prospective rent payments may not exceed 3 months of rent assistance (*this is counted toward the total limit of 12 months of rent assistance*).

- v. ERAP Allocation One funding has more significant documentation standards than previous COVID-19 rent assistance funding. For many eligibility requirements, rent arrears and prospective rent assistance determinations, and other data collection needs, self-attestation may only be pursued after a demonstration/explanation about why documentation is not available. Guidance for documentation requirements and conditions for accepting self-attestation are provided in the applicant intake form.

- c. **Ellington Permanent Supportive Housing (PSH) and Homeless Preference (HP) Units** Through subcontracted services, Contractor will provide housing placement, retention and supportive services to people residing in the 20 PSH Units and 32 HP Units of the Contractor-operated Ellington Apartments located at 1610 NE 66th Avenue, Portland. Contractor shall:

Enter into a Memorandum of Understanding (MOU) with Portland Housing Bureau, JOHS and the selected service provider that outlines roles and responsibilities related to the provision of PSH and HP services at the Property.

Coordinate with and receive referrals from the Multnomah County Coordinated Access System for all PSH and HP Units.

Enter data for all PSH and HP households into ServicePoint, the County's Homeless Management Information System.

Use checklists provided by the JOHS to document client eligibility for PSH or HP Unit in client file. Unless otherwise approved by the JOHS, households served in PSH Units must meet Metro Supportive Housing Services (SHS) "Population A" eligibility criteria and households served in HP Units must meet Metro SHS "Population A" or "B" eligibility criteria.

- i. "Population A" criteria: household earning between 0-30% AMI; AND head of household has a disabling condition; AND head of household is currently experiencing or at imminent risk of experiencing long-term, literal homelessness.
- ii. "Population B" criteria: household does not meet all "Population A" criteria, is applying for homeless services and at substantial risk of homelessness and/or experiencing any form of homelessness.

Dedicate a minimum of two (2) FTE PSH Retention Specialists to support 20 PSH Units and one (1) FTE Housing Placement Specialist to support 32 HP Units.

Provide PSH services to 20 households in PSH Units. PSH services are intensive, flexible, tenant-driven, voluntary, individualized, and culturally-specific and/or culturally-responsive. Services include, but are not limited to:

- a. Lease-up support for potential PSH tenants, support with move-in costs and reasonable accommodation requests and associated appeals, as needed
- b. New tenant orientation and tenant's rights education (in collaboration with Property Management)
- c. Assessments and participant-driven planning to meet tenant needs and secure long-term housing stability and reach goals
- d. Tenant-centered transition and housing plans that are updated at least annually
- e. Client advocacy and case management
- f. Income acquisition and improvement
- g. Support with improving independent living skills such as communication, financial management, credit counseling, nutrition, meal preparation, unit maintenance, housekeeping, laundry, etc.
- h. Linkages to community-based mental health and substance use services, mental health peer support, health care navigation; linkages to routine and preventative physical health care, assistance applying for medical benefits; consultation with mental health professionals when necessary
- i. Transportation support as needed
- j. Services navigation and linkages to community and mainstream services
- k. Support in identifying and engaging in opportunities for community connection

- l. Eviction prevention and connection to legal services
- m. Crisis intervention and management (in collaboration with Resident Services)
- n. Transition planning for tenants who choose to no longer receive PSH services, who need a different PSH living situation or a higher level of care, and/or those who transition to independent living

Provide HP services to 32 households in HP Units. HP services are lighter-touch than PSH services, flexible, tenant-driven, voluntary, individualized, and culturally-specific and/or culturally-responsive. Services include, but are not limited to:

- o. Lease-up support to potential HP tenants, support with move-in costs and reasonable accommodation requests and associated appeals, as needed
- New tenant orientation and tenant's rights education (in collaboration with Property Management)
- Housing stabilization services
- Meeting with each referred tenant as needed to ensure access to and continuity of services
- Eviction prevention and connection to legal services
- Crisis intervention and management (in collaboration with Resident Services)
- Case management and/or linkages to linguistically appropriate supportive services. Examples of services include, but are not limited to: transportation; care planning; benefits counseling; assistance in accessing medical and mental health treatment; assistance in accessing socialization, recreation, health promotion, and education activities; job search; and food assistance.

Outputs:

- # HH accessing PSH services = 20
- # HH accessing HP services = 32

Outcomes:

- % of total unduplicated HH placed remaining in housing at 6 months = 80%
- % of total unduplicated HH placed remaining in housing at 12 months = 70%

d. Supportive Housing Services (SHS) Emergency Rent Assistance Program

- i. JOHS will be deploying Supportive Housing Services (SHS) funds via Multnomah County's Rent Assistance Networks. JOHS is allocating \$2million of SHS funds to Home Forward to alleviate tenant nonpayment of debt and prevent evictions for households in Home Forward housing who owe outstanding rent debt. Home Forward agrees to remove all outstanding debt for current households by September 1, 2023. Home Forward agrees to not enforce repayment agreements for outstanding nonpayment debt from March 1, 2020 to March 31, 2022 or commence nonpayment eviction cases for nonpayment of rent debt that accumulated during this period for current residents. Home Forward guarantees that no households in Home Forward owned units will be evicted for outstanding debt incurred between March 1, 2020 and March 31, 2022. Notwithstanding the above, Home Forward maintains discretion to apply funds

to arrears amounts accrued after March 31, 2022, subject to eligibility, availability of funds, and other efforts to maintain housing stability.

- ii. All SHS funds must be spent prior to June 30, 2022. Home Forward will invoice the Joint Office of Homeless Services for an amount up to \$2 million with a demonstration of existing arrears within its portfolio. Upon invoice and payment, such amounts will be deemed expended upon eligible uses. **Home Forward will provide data to substantiate this eligible use, which can occur after June 30, 2022, but no later than August 1, 2022.**
- iii. Home Forward will provide the data included in the SHS intake paperwork packet, including the Pop A/B form for all households. For households with a release of information with Home Forward, Home Forward will provide this data in a disaggregated form. For households without a release of information with Home Forward, Home Forward will work with these households to complete the SHS intake paperwork packet including the Pop A/B form. Funds are for extremely low-income households with a head of household that has a disabling condition and is experiencing (or at risk of experiencing) long-term homelessness, otherwise known as “Population A.” Funds are also intended for very low-income households at significant risk of losing their housing, otherwise known as “Population B.” Accurate and on-time data entry is imperative to the success of the Metro Supportive Housing Services Measure. The Joint Office of Homeless Services is required to complete and submit quarterly reports to Metro and therefore data must be available to pull from HMIS and analyze ahead of the quarterly report due date.
- iv. Home Forward will be supporting the deployment of SHS funds to STRA partners and Home Forward units. Home Forward is part of a centralized rent assistance model where they process all paperwork, set up vendors in their system, pay landlords, and assign funding sources. Home Forward also sends intake packets to DCHS/YFS for data entry.
- v. The Supportive Housing Services Rent Assistance Program provides rent and housing stability assistance in order to prevent evictions and prevent individuals from experiencing homelessness. The priority is to serve those experiencing the greatest adverse impacts including Black, Indigenous, and other People of Color (BIPOC) and households with very-low incomes.
- vi. SHS funds can serve households who are in rental housing and can pay for the following eligible expenses: current or future rent payments, rent arrears, security deposits and fees. Funds are not eligible to pay for mortgage payments, utilities or direct cash assistance.

XI. Network Meetings

Attend monthly HFSOC Leadership meeting and report on cumulative spending.

XII. Required Reporting

Contractor shall submit monthly provider's and client's expenditure reports to the County Contract Manager.

Yesenia Delgado
Joint Office of Homeless Services
721 SW Oak St, Ste 100
Portland, OR 97204
Yesenia.delgado@multco.us

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 03/01/22 - 04/30/22

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2448	0	O'Neill/Walsh Community Builders	\$ 103,900.00	Killingsworth Housing CMGC preconstruction	DCR	3/8/2022	12/31/2024
C2919	0	Walsh Construction Co.	\$ 68,000.00	Fairfield Design-Build	DCR	3/11/2022	12/31/2024
C2961	0	Bridge City Contracting	\$ 91,126.81	Water Damage restoration at Ruth Haefner	Property Management	3/22/2022	7/31/2022
C2978	0	Teragan Associates, Inc	\$ 5,850.00	Tree assessment and tree protection arborist report for Peaceful Villa.	DCR	4/11/2022	4/11/2023
C2976	0	Walsh Construction Co.	\$ 77,750.00	Grace Peck Design-build (C2764 was voided and this is the restated contract)	DCR	4/14/2022	2/28/2023
C2977	0	MJ General Contracting	\$ 231,588.50	Emergency build-back work for BCC flood emergency	Property Management	5/1/2022	7/31/2022
Subtotal			\$ 578,215.31				6

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2963	0	Anderson Heating & Cooling	\$ 14,000.00	Replacement of (2) heat pumps at Hawthorne House.	Asset Mgmt	3/23/2022	4/15/2022
C2969	0	NW Enforcement	\$ 19,200.00	Security at NMW	IFSS	3/28/2022	3/31/2023
C2972	0	HD Supply	\$ 215,000.00	355 portable AC units for Baldwin, Grace Peck, Dahlke, HF residents	DCR	3/30/2022	7/31/2022

C2974	0	Advanced Alarm Systems Inc.	\$ 3,721.00	Upgrade broken elevator panel at Ruth Haefner	Property Management	4/1/2022	8/31/2022
C2975	0	Environmental Works	\$ 41,425.00	Radon mitigation at project open door and nathaniel's way	Property Management	4/4/2022	6/30/2022
Subtotal			\$ 293,346.00				5

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2957	0	TRC Environmental Corporation	\$ 4,575.00	Asbestos and lead testing at Grace Peck	DCR	3/3/2022	12/31/2023
C2953	0	Community Vision Inc.	\$ 15,000.00	Technology Accessibility training for high-rise residents	Community Services	3/4/2022	12/31/2022
C2959	0	PBS Engineering & Environmental, Inc.	\$ 4,300.00	Pre-Demo Hazmat Survey for ACM and LBP for Dekum Court Redevelopment	DCR	3/10/2022	7/31/2022
C2950	0	Pete Fowler Construction Services	\$ 11,500.00	Consulting services regarding Fountain Place (review of electrical and mechanical plans)	DCR	3/11/2022	12/31/2022
C2962	0	Portland Tree Consulting	\$ 3,500.00	Create a tree protection plan for a construction permit at Dekum Court Redevelopment project for Walsh Construction. Some site observations and close out report may be required under this contract.	DCR	3/17/2022	12/30/2022
C2954	0	Day One Tech	\$ 8,400.00	Educational support, STEM activities, and summer programming	Community Services	3/21/2022	12/31/2022
C2960	0	Seyoung Sung	\$ 12,600.00	Data Analysis Consulting	Executive	3/21/2022	8/31/2022
C2876	0	Andor Law PC	\$ 453,341.50	Agency-wide legal services; Replaces C2468 Greenspoon Marder	Property Management	3/24/2022	1/31/2025
C2968	0	Hawkins Delafield & Wood LLP	\$ 35,000.00	MTW Consulting	Executive	4/1/2022	12/31/2022
C2985	0	Robert Half International	\$ 65,000.00	Temp position: Senior Accountant	FAAM	4/8/2022	8/31/2022
C2955	0	B2G Now	\$ 71,435.00	UBE Tracking Software	Procurement	4/13/2022	5/31/2023
C2980	0	QEDLAB Qualified Envelope Diagnostics, Inc.	\$ 9,380.00	Window and air barrier testing for the Hattie Redmond.	DCR	4/15/2022	12/1/2022

C2973	0	Carlson Testing, Inc.	\$ 52,194.00	Special Inspections Consultant for Dekum Redevelopment	DCR	4/29/2022	8/19/2025
Subtotal			\$ 746,225.50	13			

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2958	0	KPFF Consulting Engineers	\$ 37,500.00	Topographic and boundary survey work for Peaceful Villa.	DCR	3/3/2022	6/1/2024
C2951	0	Dudek	\$ 38,910.00	Troutdale HUD NEPA ESA	DCR	3/8/2022	3/1/2023
C2964	0	Bora Architecture Inc	\$ 2,871,456.00	Design services for Peaceful Villa	DCR	3/18/2022	6/30/2026
C2979	0	RDH Building Sciences, Inc.	\$ 49,975.00	Envelope consulting at Grace Peck Terrace	DCR	4/21/2022	12/31/2024
C2984	0	Central Geotechnical Services, LLC	\$ 29,915.00	Geotechnical Services for the Peaceful Villa Redevelopment	DCR	4/21/2022	6/1/2023
Total			\$ 3,027,756.00	5			

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2761	1	KPFF Consulting Engineers	\$ 11,000.00	ALTA survey services prior to construction and after construction for the Troutdale Project; adding scope	DCR	6/7/2021	12/31/2022
C1847	6	Central City Concern	\$ 357,352.00	Case Management & Care Coordination services at the Apartments at Bud Clark Commons; amended to extend services	Community Services	3/3/2022	6/30/2022
C2654	3	Boxx Modular Inc.	\$ 25,585.50	Contract amendment to revise the metal ADA handrails as required by the City of Portland Dekum Head start. BOC Resolution 21-08-06	DCR	3/4/2022	4/18/2022
C2827	5	Paul Brothers	\$ 13,508.06	PCO #009, #010, #004.2 for Dekum Head Start Clegg Child Care Facility	DCR	3/4/2022	4/18/2022

C2769	2	MWA Architects Inc	\$ 25,935.00	A&E Services for Troutdale Housing; amended to add consultants for street vacation and lot consolidation	DCR	3/8/2022	12/30/2024
C2219	2	Central City Concern	\$ 42,000.00	On-call Temporary Labor Staffing Firms & Direct Hire Recruiters	DBS-HR	3/9/2022	12/31/2022
C2327	12	LMC, Inc.	\$ 952,010.20	Group 7 GMP CO #9	DCR	3/11/2022	12/31/2022
C2914	1	Pacific WRO	\$ 8,756.70	Additional furniture for Dahlke Manor	DCR	3/14/2022	12/10/2022
C2092	19	Lorentz Bruun Construction	\$ 288,897.00	Amending scope to Fountain Place Design build CO #17	DCR	3/18/2022	7/31/2022
C2255	16	Walsh Construction Co.	\$ 144,103.00	Sidewalk Replacement, Conduit Solar Ready for Dahlke Manor Design-Build CO #9	DCR	3/18/2022	7/25/2022
C2919	1	Walsh Construction Co.	\$ 1,510,756.00	Fairfield Design-Build design phase amendment	DCR	3/18/2022	12/31/2024
C2263	3	NW Surveying Inc	\$ -	ALTA survey at Dahlke; extending contract	DCR	3/23/2022	12/31/2022
C2584	1	Esusu	\$ -	Tenant rent reporting to credit bureaus; adding time	Community Services	3/23/2022	12/31/2022
C2193	3	Squires Electric, Inc.	\$ 100,000.00	On-call electrical services; amended to extend contract	Property Management	3/28/2022	3/31/2024
C2349	1	Bridge City Contracting	\$ 200,000.00	On-Call Painting Services; amended to add funds	Property Management	3/29/2022	10/7/2024
C2918	1	Robert Half International	\$ 60,000.00	Temp position: Staff Accountant; amending to extend contract	FAAM	3/29/2022	7/31/2022
C2827	6	Paul Brothers	\$ 2,140.00	PCO #011 and #012 Dekum Head Start Clegg Child Care	DCR	3/30/2022	3/30/2022
C2204	3	Anytime Plumbing & Drain Cleaning Services	\$ 21,600.00	On-call plumbing services; amended to add funds	Property Management	3/30/2022	3/31/2024
C2462	6	Sera Architects PC	\$ 3,424.00	Baldwin design project changes to interior finishes	DCR	4/1/2022	11/30/2022
C2769	3	MWA Architects Inc	\$ 3,150.00	A&E Services for Troutdale Housing; amended to add scope and funds	DCR	4/4/2022	12/30/2024
C2194	2	Centric Elevator	\$ 58,020.00	Elevator Preventive Maintenance at Dahlke, Grace Peck, Holgate House, Humboldt Gardens, NMW, Ruth Haefner, Unthank and Rosenbaum; amended to extend contract	Property Management	4/5/2022	3/31/2024
C2959	1	PBS Engineering & Environmental, Inc.	\$ 5,600.00	Additional scope for pre-demo hazmat survey for Dekum Court to survey the occupied resident buildings to refresh the previous 2009 survey report.	DCR	4/7/2022	7/31/2022
C1955	4	Floor Solutions, LLC	\$ -	On-call flooring services; amended to add time	Property Management	4/8/2022	2/1/2023

C1959	4	Thanh Do	\$ -	On-call flooring services; amended to add time	Property Management	4/8/2022	2/1/2023
C2819	1	Walsh Construction Co.	\$ 2,814.00	Walsh Construction additional repairs to the lower courtyard storm water retention planter that is identified as leaking.	DCR	4/11/2022	5/1/2023
C2580	1	Oregon Patrol Service	\$ 4,402.00	Security Services at Floresta, Powellhurst, Tillicum North, Tillicum South, Hunter's Run, Harold Lee Village, Townhouse Terrace, Demar Downs; amended to extend contract	Property Management	4/12/2022	12/31/2022
C2347	2	G&R Painting Company	\$ 200,000.00	On-Call Painting Services; amended to add funds	Property Management	4/14/2022	10/7/2024
C2547	2	PBS Engineering & Environmental, Inc.	\$ 37,000.00	Construction phase geotechnical engineering services for Dekum Court.	DCR	4/18/2022	6/30/2025
C1954	4	All Aspects Renovations	\$ 50,000.00	On-call flooring services; amended to extend contract duration and funds	Property Management	4/19/2022	2/1/2023
C2092	20	Lorentz Bruun Construction	\$ 407,372.00	Amending scope to Fountain Place Design build CO #18	DCR	4/19/2022	7/31/2022
C2445	3	Lever Architects	\$ 7,592.00	Lighting analysis requested by PBOT for multi-modal path at Dekum Court.	DCR	4/19/2022	3/2/2025
C2976	1	Walsh Construction Co.	\$ 1,295,865.00	Grace Peck design-build design amendment	DCR	4/19/2022	2/28/2023
Subtotal			\$ 5,838,882.46				32

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			\$ 10,484,425.27				61

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

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$488k	Resident Services for Webster Rd.	Community Services	May 2022
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD
TBD	A&E for N. Maryland	DCR	TBD
TBD	CM/GC for N. Maryland	DCR	TBD