

PUBLIC NOTICE:



Home Forward
BOARD OF COMMISSIONERS
will meet on
Tuesday, June 21, 2022
At 5:30 pm
Zoom Register here:

<https://homeforward.zoom.us/j/81159813606?pwd=bENQTGJucDAzSU5SUzBFWGtQTFIDZz09>



MEMORANDUM

To: Community Partners

Date: June 14, 2022

From: Ivory N. Mathews, Executive
Director

Subject: Home Forward Board of
Commissioners June
Meeting

The Board of Commissioners of Home Forward will meet on Tuesday, June 21 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/81159813606?pwd=bENQTGJucDAzSU5SUzBFWGtQTFlDZz09>

The commission meeting is open to the public.

AGENDA



BOARD OF COMMISSIONERS MEETING

HOME FORWARD
135 SW ASH STREET
PORTLAND, OREGON

VIA ZOOM

<https://homeforward.zoom.us/j/81159813606?pwd=bENQTGJucDAzSU5SUzBFWGtQTFIDZz09>

JUNE 21, 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 May 17, 2022 Board of Commissioners Virtual Meeting

RESOLUTIONS/REPORTS

Following Reports and Resolutions:			
22-06	Topic	Presenter/POC	Phone #
01	Authorize Intergovernmental Agreement with Portland Community College for the PCC/Killingsworth Project	Jonathan Trutt	503.802.8507

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, July 6, 2022 at 5:30 PM. The next Board of Commissioners meeting will be Tuesday, July 19, 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
May 17, 2022**

COMMISSIONERS PRESENT

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

STAFF PRESENT

Elise Anderson, April Berg, Allan Church, Ian Davie, Tonya Evans, Dena Ford-Avery, Monica Foucher, Carolina Gomez, Biljana Jesic, Ivory Mathews, Jennifer McMillian, Tara Messier, Kitty Miller, Kandy Sage, Amanda Saul, Shannon Schmidt, Taylor Smiley Wolfe, Aimee Smith, Celia Strauss, Jonathan Trutt

LEGAL COUNSEL

Sarah Stauffer Curtiss

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

Cathy Millis, resident at Dahlke Manor provided an update on activities at the property. At the end of the month, there will a change in property managers. Residents are experiencing frustration with limited front door entry access as the first-floor tile is being laid. It would have been helpful to have this clearly communicated to the residents in advance. Overall, Millis is happy with the improvements and looks forward to construction wrapping up. The property is beginning tax credit certification and she would like more information on what this means. She also requested information on the reasonable accommodation process.

Chair Damien Hall thanked Millis for keeping the board updated and said staff will follow up on her request for information.

Commissioner TomiRene Hettman could appreciate the challenges of living on site during construction and shared her experience and echoed the results made the challenges seem worth it.

MEETING MINUTES

Minutes of the April 19, 2022 Board of Commissioners Conference Call Meeting

Chair Damien Hall requested a motion authorizing approval of the minutes for the April 19, 2022 Board of Commissioners Meeting.

There being no discussion, Commissioner Vivian Satterfield moved to approve a motion for approval, and Commissioner Rakeem Washington seconded the motion.

The vote was as follows:

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

RESOLUTIONS

RESOLUTION 22-05-01 Authorize AFSCME Collective Bargaining Agreement Ratification for 2022-2024

Aimee Smith, Director of Human Resources introduced AFSCME representatives and employees Allan Church and Jennifer McMillian.

Allan Church, President AFSCME Local 3135 has been with Home Forward almost 30 years with a history of contract bargaining. He personally extended a thank you to Aimee Smith, saying it was a pleasure to work with Aimee and her team. He received feedback from the bargaining team that included encouraging remarks such as, “a positive and welcoming atmosphere,” open and respectful dialog,” collaborative engagement to find a solution,” “a relaxed environment, with the understanding to reach common goals in a timely manner.”

Beyond the accolades from the bargaining team, he thanked the organization for realizing the need for our employees to be compensated fairly. He shared two comments from long term employees regarding the compensation; “I can buy a house now,” “I am raising my

grandkids and couldn't make ends meet. I was going to need to get a second job. I don't have to do that now."

Jennifer McMillian, a ten-year employee in the Rent Assistance department participated in the bargaining for the second time. She said that bargaining stories tend to be negative, but this year's contract bargaining was a positive experience. In large part to the outstanding partners willing to work together. Sharing the outcomes from the compression study with employees was especially rewarding and contributed to them feeling valued. She expressed her appreciation to both teams for making this an amazing year.

Director Aimee Smith thanked Church and McMillian for their leadership and sharing their experience. This was a unique bargaining cycle, incorporating the compression study and job classifications between wage ranges, multiple wage floors, the challenging market dynamics, current economics, and the lens of equity. The course of bargaining took on non-traditional approaches throughout the process. Smith saying she was most proud of how equity was infused, as well improvement to family leave and the definition of "family," increases to bereavement leave, an increase to employer paid medical premiums and a first time employer match to deferred compensation programs.

Treasurer Jenny Kim thanked Church and McMillian for sharing the positive comments. To Smith and staff she appreciated how the disparities were addressed and that we can recognize the staff who make up who we are. This is a proud feeling to be part of a commission that values employees.

Commissioner TomiRene Hettman echoed Treasurer Kim's comments saying "unseen efforts bring visible rewards" that will come to staff and those involved. Very grateful to hear this.

In closing Smith thanked the AFSCME team, the Home Forward bargaining team, and her HR team recognizing the representation throughout this effort.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 22-05-01. Commissioner Rakeem Washington moved to adopt Resolution 22-05-01. Commissioner Dina DiNucci seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye

Treasurer Jenny Kim—Aye
Commissioner Dina DiNucci—Aye
Commissioner TomiRene Hettman—Aye
Commissioner Vivian Satterfield—Aye
Commissioner Rakeem Washington—Aye

RESOLUTION 22-05-02 Authorize Receipt of American Rescue Plan Act Funds

Development Director Jonathan Trutt presented the resolution saying this is one element of the Federal government's response to COVID-19. It provided Oregon with approximately \$2.6 billion in funding. Home Forward applied for ARPA funding for the Albina Head Start classroom and support for NAYA's application for early learning classrooms at PCC/Killingsworth. Trutt described the breakdown of funds for each project. Both projects were awarded funding.

Chair Hall said that tracking down funding is a critical process in making better facilities. Commissioner Rakeem Washington underscored his appreciation for being attentive to the impacts for our smallest residents.

Trutt gave credit to Taylor Smiley Wolfe and her focus on getting these much-needed dollars.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 22-05-02. Treasurer Jenny Kim moved to adopt Resolution 22-05-02. Commissioner Vivian Satterfield seconded the motion.

The vote was as follows:

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

Resolution 22-05-03 Authorize Amendment to the Intergovernmental Agreement with the Joint Office of Homeless Services

Taylor Smiley Wolfe, Director of Policy and Planning presented the resolution. This resolution authorizes an amendment to an Intergovernmental Agreement with the Joint

Office of Homeless Services and to accept \$2 million for rent arrears. This would provide Home Forward with the means to alleviate the rent debt of current residents. Smiley Wolfe provided an overview of the funds that were in response to the COVID-19 emergency and the struggles residents faced in paying their monthly rent. Due to the inaction in the legislature, the Portland Housing Bureau made the connection with the Joint office.

There are approximately 2000 households that owe back rent. If they apply for the resources, the available funds should satisfy the back rents. Commissioner Vivian Satterfield appreciated the comprehensive information asking of the 2000 eligible for resources, what type of housing do they have. Satterfield was hoping to understand how far reaching this effort is and in looking across the state at project based subsidized units, third party properties would they have the opportunity to apply for these funds. Smiley Wolfe did not have a breakdown but would share information as it was available.

Smiley Wolfe did not expect substantive changes to the IGA and will alert the board if there were any. Chair Hall was impressed by the amazing work and effective advocacy, saying it is a welcomed reward for residents.

There being no further discussion, Chair Damien Hall requested a motion to approve Resolution 22-05-03. Commissioner Vivian Satterfield moved to adopt Resolution 22-05-03. Chair Damien Hall seconded the motion.

The vote was as follows:

Chair Damien Hall—Aye
Treasurer Jenny Kim—Absent
Commissioner Dina DiNucci—Absent
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 6:12 PM.

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

ADOPTED: JUNE 21, 2022

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair

RESOLUTIONS



MEMORANDUM

To:	Board of Commissioners	Date:	June 21, 2022
From:	Jonathan Trutt Development and Community Revitalization 503.802.8507	Subject:	Authorize Intergovernmental Agreement with Portland Community College for the PCC / Killingsworth Project Resolution 22-06-01

Staff requests that the Board of Commissioners authorize Home Forward to execute an Intergovernmental Agreement (IGA) with Portland Community College (PCC) substantially in accordance with the document attached to the accompanying resolution. This action supports Home Forward's 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

In November 2017, voters in Portland Community College's (PCC) service area passed a \$185 million bond to repair and modernize PCC facilities. PCC will utilize a portion of these funds to redevelop its career counseling and workforce training center at the corner of NE 42nd Avenue and NE Killingsworth Street. The redeveloped facility (the "Opportunity Center") will offer a wide range of employment and training programs designed to help people develop their job skills and position them to compete for family wage jobs. The Opportunity Center is currently under construction.

From the outset, PCC envisioned affordable housing on the Opportunity Center site. This vision led to the Home Forward – PCC partnership that will result in Killingsworth Housing. Key elements of Killingsworth Housing include:

- 84 affordable homes, ranging from studios to 3 bedrooms.
- 4,200 square feet of ground floor space owned by the Native American Youth and Family Center (NAYA). NAYA has secured \$3 million of funding to build out this space as an early learning center.
- An effort to project base our Family Unification Program (FUP) Vouchers at the building. These vouchers provide rental assistance and support services to youth

aging out of the foster care system and families needing stable housing to either (a) avoid foster care placement of their children or (b) reunite with children who were placed in foster care.

OVERVIEW

In January 2021, Home Forward and PCC executed a Memorandum of Understanding (MOU) that acknowledges the shared goals of:

- Expanding stable housing opportunities for low-income households;
- Improving such households' earning potential;
- Assisting qualified Home Forward residents and rental assistance recipients in enrolling in job skills programs to improve their employment options.

The IGA attached as Exhibit A to the accompanying resolution formalizes the partnership terms outlined in the January 2021 MOU. This IGA:

- Enumerates each party's roles;
- Details PCC's site preparation obligations related to our building;
- Commits both parties to coordinate on design, construction, and operations.

CONCLUSION

Staff recommends the execution of an IGA with PCC substantially in accordance with the document attached as Exhibit A to the accompanying resolution.

The Real Estate and Development (READ) Committee reviewed a draft of this resolution at its June 3, 2022 meeting.

ATTACHMENT

Exhibit A



RESOLUTION 22-06-01

RESOLUTION 22-06-01 AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH PORTLAND COMMUNITY COLLEGE REGARDING KILLINGSWORTH HOUSING

WHEREAS, Portland Community College (PCC) owns an approximately three-acre site located at the corner of NE Killingsworth Street and NE 42nd Avenue in Portland (the “Site”); and

WHEREAS, Home Forward and Portland Community College have executed a Memorandum of Understanding (MOU) that outlines the terms of a collaborative redevelopment of the Site; and

WHEREAS, the MOU provides Home Forward the opportunity to develop, own and operate 84 affordable homes on the Site (“Killingsworth Housing”); and

WHEREAS, PCC and Home Forward seek to execute an Intergovernmental Agreement to formalize the terms of their MOU;

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 Intergovernmental Agreement (IGA) with PCC substantially in accordance with the materials terms of Exhibit A.

ADOPTED: JUNE 21, 2022

Attest:

Home Forward:

Ivory N. Mathews, Secretary

Damien R. Hall, Chair

Exhibit A

INTERGOVERNMENTAL AGREEMENT BETWEEN PORTLAND COMMUNITY COLLEGE AND HOME FORWARD

This Intergovernmental Agreement (Agreement) is made and entered into by and between Portland Community College (PCC), a community college in the State of Oregon, and Home Forward (HF), a housing authority and a public body corporate and politic of the State of Oregon, (each, a Party and together, the Parties) effective as of July 1, 2022.

BACKGROUND

- PCC currently owns approximately three acres at 5600 NE 42nd Avenue in Portland, Oregon (the “Site”).
- The Site houses PCC’s Portland Metropolitan Workforce Training Center (Metro Center).
- The Metro Center offers a wide range of employment and training programs designed to help people develop their job skills and position them to compete for family wage jobs.
- The Metro Center’s staff specialize in working with participants receiving public assistance to help them attain necessary skills for employment.
- PCC intends to redevelop the Site.
- The core elements of the redeveloped Site will be a new PCC facility for workforce training (the “Opportunity Center”) and affordable housing.
- Home Forward has an extensive real estate portfolio of approximately 6,700 affordable apartments and is an active developer of affordable housing.
- Home Forward provides rental assistance to approximately 9,000 Multnomah County households.
- Many Home Forward residents and rental assistance recipients enroll in job skills programs to improve their employment options.
- PCC and Home Forward share the goals of stably housing households with low-incomes and improving such households’ life opportunities and earning potential.
- In recognition of their shared goals and a shared interest in expanding the region’s affordable housing stock, the Parties desire to collaborate on the redevelopment of the Site.

Now therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between PCC and Home Forward as follows:

TERMS OF AGREEMENT

1. **Goals.** The Parties will collaborate on the Site's redevelopment. The redeveloped Site will contain three elements: a plaza, the Opportunity Center, and approximately 84 units of affordable housing.
2. **Roles.**
 - a. PCC is responsible for the entitlements, design, construction, financing and operation of the Site's Opportunity Center.
 - b. Home Forward is responsible for the entitlements, design, construction, financing and operation of the Site's affordable housing.
 - c. PCC is responsible for the entitlements, design, construction, financing and operation of the Site's plaza. Due to the Site's phased redevelopment, PCC may opt to assign its responsibility for the plaza's construction to Home Forward. Any such assignment would oblige PCC to provide Home Forward with all funding necessary for the plaza's construction.
3. **Costs.** The Parties shall each pay their own respective costs associated with the fulfillment of their roles. To the extent that certain costs are reasonably borne by both Parties in the fulfillment of their roles, the Parties agree to assess such costs equitably between them.
4. **Site Control.** The Parties have executed the Option to Lease Agreement attached as Exhibit 1. The Parties shall execute a long-term ground lease with the terms necessary for Home Forward to obtain affordable housing funding and financing. These financing terms will preclude all lenders from foreclosing on PCC's fee interest in the Site. These lenders may require PCC's assent to a collateral assignment of the ground lease with Home Forward, or a successor limited partnership in which Home Forward serves as managing general partner.
5. **Affordable Housing Parcel.**
 - a. Upon the finalization of the Parties' respective design processes, PCC shall create a metes and bounds description of the portion of the Site that will contain Home Forward's affordable housing (the "Affordable Housing Parcel").
 - b. The target start date for Home Forward's construction of the affordable housing on the Site is August 14, 2023. This start date may be modified by mutual agreement of the Parties depending on the commencement and pace of the Opportunity Center's construction.
 - c. In order for Home Forward to begin its construction on the Affordable Housing Parcel on August 14, 2023, PCC shall initiate and complete the

following items related to the Affordable Housing Parcel as soon as reasonably practicable:

- i. Any necessary land use work required for Home Forward to have a buildable lot.
 - ii. The demolition of all existing buildings and site improvements.
 - iii. The disclosure of all documentation in PCC's possession of current and/or historical presence of hazardous materials on the Site and/or in the Site's buildings.
 - iv. The removal and/or abatement (as appropriate) of all known hazardous materials from the site and within the buildings slated for demolition.
 - v. The capping and/or demolition (as appropriate) of all underground utilities.
 - vi. Preliminary site grading and establishment of a rocked surface consistent with the design and specifications enumerated in Exhibit 2.
- d. The Parties shall execute all temporary (i.e. construction) and permanent easements necessary for the successful development of the Affordable Housing Parcel.

6. Design and Construction Coordination.

- a. The Parties shall continually update each other on their respective design and construction schedules.
- b. The Parties shall ensure their respective design teams and general contractors coordinate with each other in the Site's redevelopment.
- c. The Parties shall coordinate on the design and construction of
 - i. The plaza separating their respective buildings. Such coordination shall facilitate the creation of early learning activities (e.g. Head Start) on the ground floor of Home Forward's affordable housing building.
 - ii. The Site's public works improvements.
 - iii. Any shared site utilities
 - iv. Any shared transformer(s) and/or generator(s)
 - v. Community solar efforts.
- d. The Parties shall coordinate the delivery of franchise utility improvements to serve their respective buildings, as appropriate.

7. Operational Coordination.

- a. PCC shall bear all costs of the plaza's maintenance.
- b. Home Forward's residential and commercial tenants shall have unrestricted access to the Site's plaza.

- c. Subject to availability and reasonable terms established by PCC, PCC shall provide Home Forward with access to classroom and community space in the Opportunity Center for Home Forward events.
- d. Subject to availability and reasonable terms established by PCC, the Parties agree to execute a separate shared parking agreement for the benefit of the affordable housing residents and associated staff. The Parties agree that a baseline goal of any shared parking agreement is on-site parking for all affordable housing residents with physical disabilities.
- e. The Parties shall cross-promote the redeveloped Site's career and affordable housing opportunities with their respective program participants and residents.
- f. The Parties will cooperate on the redeveloped Site's daily operations. Such cooperation includes, but is not limited to, coordinated efforts on Opportunity Center and affordable housing resident service programming, especially for affordable housing residents participating in the Family Unification Program; site safety and security; community relations, especially with Living Cully and the Concordia and Cully Neighborhood Associations; and use of loading zones.

8. Miscellaneous Coordination

- a. The Parties shall coordinate efforts related to ground breakings and grand openings.
- b. PCC shall have the right, but not the obligation, to participate in the naming process for Home Forward's building.
- c. PCC shall cooperate with requests for information initiated by the affordable housing development's funding and financing partners.
- d. The Parties shall share demographic data from their respective efforts in an effort to best serve Opportunity Center participants and affordable housing residents.

9. Term.

- a. The term of this Agreement commences on the Effective Date and terminates ten years after the Effective Date (the "Term"). Thereafter, the Agreement shall automatically renew in five-year increments unless modified per Section 13 or terminated under Section 9(b).
- b. The Parties may jointly terminate all or part of this Agreement based upon their mutual written consent.

10. Indemnification.

Subject to the limitations of the Oregon Constitution and the Oregon Tort Claims Act, codified at ORS 30.260 through 30.300, each of the Parties shall

hold harmless, indemnify and defend the other and its officers, employees and agents from and against all claims, demands, penalties and causes of action of any kind or character relating to or arising from this Agreement (including the cost of defense thereof, including attorney fees) in favor of any person on account of a violation of law which arises out of or results from the willful misconduct or negligent acts or omissions of the indemnitor, its officers, employees or agents.

11. Force Majeure.

The Parties shall not be liable for any failure to perform hereunder as a result of an external event or events beyond their respective control, including, without limitation, fire, flood, hurricanes, tornadoes, earthquakes, terrorism, global pandemic, or other acts of God. However, if any such event interferes with the performance by a Party hereunder, such Party shall diligently and in good faith act to the extent within its power to remedy the circumstances affecting its performance or to complete performance in as timely a manner as is reasonably possible.

12. No Third-Party Beneficiaries.

PCC and Home Forward are the only Parties to this Agreement and are the only Parties entitled to enforce its terms and the sole beneficiaries hereof. Nothing in this Agreement gives, or is intended to give, or will be construed to give or provide any benefit or right, whether directly, indirectly, or otherwise, to third persons any greater than the right and benefits enjoyed by the general public.

13. Amendment.

The Parties may amend this Agreement by mutual written consent.

14. Execution in Counterparts.

This Agreement may be executed in counterparts, each of which will be an original, but all of which will constitute one and the same instrument.

Signatures on following page

IN WITNESS WHEREOF, this Memorandum will be effective as of the day and year first written above:

HOME FORWARD

By: _____

Ivory N. Mathews
Executive Director

Dated: _____

PORTLAND COMMUNITY COLLEGE

By: _____

Director, Planning and Capital Construction

Dated: _____

Exhibit 1: Option to Lease Agreement

Exhibit 2: Site Grading Design and Specifications

STAFF REPORTS

Procurement & Contracts Department
MONTHLY CONTRACT REPORT
Contracts Approved 04/01/22 - 05/31/22

PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2977	0	MJ General Contracting	\$ 231,588.50	Emergency build-back work for BCC flood emergency	Property Management	5/1/2022	7/31/2022
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
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
Subtotal			\$ 315,188.50				3

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2967	0	Johnson Controls Fire Protection	\$ 49,656.00	Fire Safety Services	Property Management	4/16/2022	3/31/2023
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
C2974	0	Advanced Alarm Systems Inc.	\$ 3,721.00	Upgrade broken elevator panel at Ruth Haefner	Property Management	4/1/2022	8/31/2022
Subtotal			\$ 94,802.00				3

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2987	0	GTG Consultants, PC	\$ 43,300.00	CNA for Peter Paulson, Schiller Way, Kelly Place, Willow Tree, and St. Francis	Asset Mgmt	5/23/2022	7/23/2022

C2990	0	Milo Reed	\$ 20,000.00	Research into Home Forward history to justify creation of a preference policy.	Executive	5/20/2022	1/1/2023
C2992	0	CSG Advisors, Inc.	\$ 50,000.00	Financial advisory for faircloth to RAD for Peaceful Villa	DCR	5/20/2022	12/31/2024
C2981	0	Willamette Cultural Resource Associates, LTD	\$ 11,795.10	Cultural Resources and Archaeological investigations to support environmental review for Killingsworth Housing	DCR	5/4/2022	12/31/2022
C2973	0	Carlson Testing, Inc.	\$ 52,194.00	Special Inspections Consultant for Dekum Redevelopment	DCR	4/29/2022	8/19/2025
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
C2955	0	B2G Now	\$ 71,435.00	UBE Tracking Software	Procurement	4/13/2022	5/31/2023
C2985	0	Robert Half International	\$ 65,000.00	Temp position: Senior Accountant	FAAM	4/8/2022	8/31/2022
C2968	0	Hawkins Delafield & Wood LLP	\$ 35,000.00	MTW Consulting	Executive	4/1/2022	12/31/2022
Subtotal			\$ 358,104.10				9

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2983	0	Hahn & Associates, Inc.	\$ 3,500.00	Phase I ESA for Peaceful Villa	DCR	4/22/2022	8/18/2022
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			\$ 83,390.00				3

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2092	21	Lorentz Bruun Construction	\$ 151,590.00	Amending scope to Fountain Place Design build CO #19	DCR	5/26/2022	7/31/2022

C2255	18	Walsh Construction Co.	\$ 83,728.00	Dahlke Manor CO #11	DCR	5/25/2022	7/25/2022
C2951	2	Dudek	\$ 3,994.00	Troutdale ESA; additional cultural resource work needed	DCR	5/24/2022	3/1/2023
C2427	2	Metropolitan Public Defenders	\$ 130,901.00	Expungement and legal services for HF residents and participants; Rule 46-0340	Homeless Initiatives	5/10/2022	12/31/2022
C2679	1	Carbonell Cleaning Solutions	\$ 46,053.00	Landscaping at Dekum, Carlton, Celilo; amended to extend contract and update rates	Property Management	5/9/2022	2/21/2023
C2746	2	Fulcrum Construction & Building Services LLC	\$ 116,435.00	Rot damage and scope change	DCR	5/9/2022	4/29/2022
C2862	2	Cuenta Conmigo LLC	\$ -	Administrative support and executive assistance to the Director of Equity; amended to add time	Executive	5/9/2022	6/30/2022
C2701	3	W.B. Wells & Associates, Inc	\$ -	Updated ALTA surveys at Group 6-1, 6-2, Harold Lee Village properties; amended to add time	DCR	5/4/2022	8/31/2022
C2846	1	MKE Associates, Inc	\$ -	Update original construction documents to create permit docs at Schiller Way; amended to extend contract	DCR	5/4/2022	3/31/2023
C2709	1	NW Enforcement	\$ 10,560.00	Security at Celilo; amended to extend contract	Property Management	5/2/2022	12/31/2022
C2961	1	Bridge City Contracting	\$ 4,928.00	Water Damage restoration at Ruth Haefner; amended to update scope	Property Management	5/2/2022	7/31/2022
C2255	17	Walsh Construction Co.	\$ 75,521.00	Dahlke Manor C0#10	DCR	4/22/2022	7/25/2022

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
C2547	2	PBS Engineering & Environmental, Inc.	\$ 37,000.00	Construction phase geotechnical engineering services for Dekum Court.	DCR	4/18/2022	6/30/2025
C2967	1	Johnson Controls Fire Protection	\$ 6,000.00	Fire Safety Services; amended to add scope of work and extend end date	Property Management	4/16/2022	6/1/2025
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
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
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
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

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
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
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
C2462	6	Sera Architects PC	\$ 3,424.00	Baldwin design project changes to interior finishes	DCR	4/1/2022	11/30/2022
Subtotal			\$ 2,704,949.00				27

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

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
Subtotal			\$ -				0
Total			\$ 3,556,433.60				45

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

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$488k	Resident Services for Webster Rd.	Community Services	May 2022
\$275k	Schiller Way Ventilation & Roof Rehab	DCR	May 2022
\$150k	Security Improvements @ Celilo Court	DCR	June 2022
TBD	Garbage & Recycling Services for Multiple Properties	Property Management	July 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