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=bENQTGJucDAzSU5S
UzBFWGtQTFIDZz09
MEMORANDUM

To: Community Partners
From: Ivory N. Mathews, Executive Director
Date: June 14, 2022
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=bENQTGJucDAzSU5SUzBFWGtQTFIDZz09

The commission meeting is open to the public.
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

<table>
<thead>
<tr>
<th>Topic</th>
<th>Minutes of May 17, 2022 Board of Commissioners Virtual Meeting</th>
</tr>
</thead>
</table>

RESOLUTIONS/REPORTS

<table>
<thead>
<tr>
<th>22-06</th>
<th>Topic</th>
<th>Presenter/POC</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Authorize Intergovernmental Agreement with Portland Community College for the PCC/Killingsworth Project</td>
<td>Jonathan Trutt</td>
<td>503.802.8507</td>
</tr>
</tbody>
</table>
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
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
From: Jonathan Trutt
      Development and Community Revitalization
      503.802.8507

Date: June 21, 2022
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
## PUBLIC IMPROVEMENT
(CONSTRUCTION & MAINTENANCE SERVICES)

<table>
<thead>
<tr>
<th>Contract #</th>
<th>Amend #</th>
<th>Contractor</th>
<th>Contract Amount</th>
<th>Description</th>
<th>Dept.</th>
<th>Execution Date</th>
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<tr>
<td>C2977</td>
<td>0</td>
<td>MJ General Contracting</td>
<td>$231,588.50</td>
<td>Emergency build-back work for BCC flood emergency</td>
<td>Property Management</td>
<td>5/1/2022</td>
<td>7/31/2022</td>
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<td>C2976</td>
<td>0</td>
<td>Walsh Construction Co.</td>
<td>$77,750.00</td>
<td>Grace Peck Design-build (C2764 was voided and this is the restated contract)</td>
<td>DCR</td>
<td>4/14/2022</td>
<td>2/28/2023</td>
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<td>C2978</td>
<td>0</td>
<td>Teragan Associates, Inc</td>
<td>$5,850.00</td>
<td>Tree assessment and tree protection arborist report for Peaceful Villa.</td>
<td>DCR</td>
<td>4/11/2022</td>
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<td><strong>Subtotal</strong></td>
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### GOODS & SERVICES

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<th>Contractor</th>
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<tr>
<td>C2967</td>
<td>0</td>
<td>Johnson Controls Fire Protection</td>
<td>$ 49,656.00</td>
<td>Fire Safety Services</td>
<td>Property Management</td>
<td>4/16/2022</td>
<td>3/31/2023</td>
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<td>C2975</td>
<td>0</td>
<td>Environmental Works</td>
<td>$ 41,425.00</td>
<td>Radon mitigation at project open door and nathaniel's way</td>
<td>Property Management</td>
<td>4/4/2022</td>
<td>6/30/2022</td>
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<td>C2974</td>
<td>0</td>
<td>Advanced Alarm Systems Inc.</td>
<td>$ 3,721.00</td>
<td>Upgrade broken elevator panel at Ruth Haefner</td>
<td>Property Management</td>
<td>4/1/2022</td>
<td>8/31/2022</td>
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**Subtotal** $ 94,802.00 3

### PERSONAL SERVICE CONTRACTS

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<td>C2987</td>
<td>0</td>
<td>GTG Consultants, PC</td>
<td>$ 43,300.00</td>
<td>CNA for Peter Paulson, Schiller Way, Kelly Place, Willow Tree, and St. Francis</td>
<td>Asset Mgmt</td>
<td>5/23/2022</td>
<td>7/23/2022</td>
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<td>C2990</td>
<td>0</td>
<td>Milo Reed</td>
<td>$20,000.00</td>
<td>Research into Home Forward history to justify creation of a preference policy.</td>
<td>Executive</td>
<td>5/20/2022</td>
<td>1/1/2023</td>
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<td>C2992</td>
<td>0</td>
<td>CSG Advisors, Inc.</td>
<td>$50,000.00</td>
<td>Financial advisory for faircloth to RAD for Peaceful Villa</td>
<td>DCR</td>
<td>5/20/2022</td>
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<td>C2981</td>
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<td>Willamette Cultural Resource Associates, LTD</td>
<td>$11,795.10</td>
<td>Cultural Resources and Archaeological investigations to support environmental review for Killingsworth Housing</td>
<td>DCR</td>
<td>5/4/2022</td>
<td>12/31/2022</td>
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<td>C2973</td>
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<td>Carlson Testing, Inc.</td>
<td>$52,194.00</td>
<td>Special Inspections Consultant for Dekum Redevelopment</td>
<td>DCR</td>
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<td>8/19/2025</td>
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<td>C2980</td>
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<td>QEDLAB Qualified Envelope Diagnostics, Inc.</td>
<td>$9,380.00</td>
<td>Window and air barrier testing for the Hattie Redmond.</td>
<td>DCR</td>
<td>4/15/2022</td>
<td>12/1/2022</td>
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<td>C2955</td>
<td>0</td>
<td>B2G Now</td>
<td>$71,435.00</td>
<td>UBE Tracking Software</td>
<td>Procurement</td>
<td>4/13/2022</td>
<td>5/31/2023</td>
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<td>C2985</td>
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<td>Robert Half International</td>
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<td>Temp position: Senior Accountant</td>
<td>FAAM</td>
<td>4/8/2022</td>
<td>8/31/2022</td>
</tr>
<tr>
<td>C2968</td>
<td>0</td>
<td>Hawkins Delafield &amp; Wood LLP</td>
<td>$35,000.00</td>
<td>MTW Consulting</td>
<td>Executive</td>
<td>4/1/2022</td>
<td>12/31/2022</td>
</tr>
</tbody>
</table>

**Subtotal** | $358,104.10 |
## PROFESSIONAL SERVICE CONTRACTS (A&E)

<table>
<thead>
<tr>
<th>Contract #</th>
<th>Amend #</th>
<th>Contractor</th>
<th>Contract Amount</th>
<th>Description</th>
<th>Dept.</th>
<th>Execution Date</th>
<th>Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2983</td>
<td>0</td>
<td>Hahn &amp; Associates, Inc.</td>
<td>$ 3,500.00</td>
<td>Phase I ESA for Peaceful Villa</td>
<td>DCR</td>
<td>4/22/2022</td>
<td>8/18/2022</td>
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<tr>
<td>C2979</td>
<td>0</td>
<td>RDH Building Sciences, Inc.</td>
<td>$ 49,975.00</td>
<td>Envelope consulting at Grace Peck Terrace</td>
<td>DCR</td>
<td>4/21/2022</td>
<td>12/31/2024</td>
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<tr>
<td>C2984</td>
<td>0</td>
<td>Central Geotechnical Services, LLC</td>
<td>$ 29,915.00</td>
<td>Geotechnical Services for the Peaceful Villa Redevelopment</td>
<td>DCR</td>
<td>4/21/2022</td>
<td>6/1/2023</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$ 83,390.00</strong></td>
<td></td>
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<td><strong>3</strong></td>
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## AMENDMENTS TO EXISTING CONTRACTS

<table>
<thead>
<tr>
<th>Contract #</th>
<th>Amend #</th>
<th>Contractor</th>
<th>Contract Amount</th>
<th>Description</th>
<th>Dept.</th>
<th>Execution Date</th>
<th>Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2092</td>
<td>21</td>
<td>Lorentz Bruun Construction</td>
<td>$ 151,590.00</td>
<td>Amending scope to Fountain Place Design build CO #19</td>
<td>DCR</td>
<td>5/26/2022</td>
<td>7/31/2022</td>
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<tr>
<td>Contract No.</td>
<td>Quantity</td>
<td>Contractor</td>
<td>Amount</td>
<td>Description</td>
<td>Department</td>
<td>Start Date</td>
<td>End Date</td>
</tr>
<tr>
<td>-------------</td>
<td>----------</td>
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<tr>
<td>C2255</td>
<td>18</td>
<td>Walsh Construction Co.</td>
<td>$83,728.00</td>
<td>Dahlke Manor CO #11</td>
<td>DCR</td>
<td>5/25/2022</td>
<td>7/25/2022</td>
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<tr>
<td>C2951</td>
<td>2</td>
<td>Dudek</td>
<td>$3,994.00</td>
<td>Troutdale ESA; additional cultural resource work needed</td>
<td>DCR</td>
<td>5/24/2022</td>
<td>3/1/2023</td>
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<tr>
<td>C2427</td>
<td>2</td>
<td>Metropolitan Public Defenders</td>
<td>$130,901.00</td>
<td>Expungement and legal services for HF residents and participants; Rule 46-0340</td>
<td>Homeless Initiatives</td>
<td>5/10/2022</td>
<td>12/31/2022</td>
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<tr>
<td>C2679</td>
<td>1</td>
<td>Carbonell Cleaning Solutions</td>
<td>$46,053.00</td>
<td>Landscaping at Dekum, Carlton, Celilo; amended to extend contract and update rates</td>
<td>Property Management</td>
<td>5/9/2022</td>
<td>2/21/2023</td>
</tr>
<tr>
<td>C2746</td>
<td>2</td>
<td>Fulcrum Construction &amp; Building Services LLC</td>
<td>$116,435.00</td>
<td>Rot damage and scope change</td>
<td>DCR</td>
<td>5/9/2022</td>
<td>4/29/2022</td>
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<tr>
<td>C2862</td>
<td>2</td>
<td>Cuenta Conmigo LLC</td>
<td>$ -</td>
<td>Administrative support and executive assistance to the Director of Equity; amended to add time</td>
<td>Executive</td>
<td>5/9/2022</td>
<td>6/30/2022</td>
</tr>
<tr>
<td>C2701</td>
<td>3</td>
<td>W.B. Wells &amp; Associates, Inc</td>
<td>$ -</td>
<td>Updated ALTA surveys at Group 6-1, 6-2, Harold Lee Village properties; amended to add time</td>
<td>DCR</td>
<td>5/4/2022</td>
<td>8/31/2022</td>
</tr>
<tr>
<td>C2846</td>
<td>1</td>
<td>MKE Associates, Inc</td>
<td>$ -</td>
<td>Update original construction documents to create permit docs at Schiller Way; amended to extend contract</td>
<td>DCR</td>
<td>5/4/2022</td>
<td>3/31/2023</td>
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<tr>
<td>C2709</td>
<td>1</td>
<td>NW Enforcement</td>
<td>$10,560.00</td>
<td>Security at Celilo; amended to extend contract</td>
<td>Property Management</td>
<td>5/2/2022</td>
<td>12/31/2022</td>
</tr>
<tr>
<td>C2961</td>
<td>1</td>
<td>Bridge City Contracting</td>
<td>$4,928.00</td>
<td>Water Damage restoration at Ruth Haefner; amended to update scope</td>
<td>Property Management</td>
<td>5/2/2022</td>
<td>7/31/2022</td>
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<tr>
<td>C2255</td>
<td>17</td>
<td>Walsh Construction Co.</td>
<td>$75,521.00</td>
<td>Dahlke Manor CO#10</td>
<td>DCR</td>
<td>4/22/2022</td>
<td>7/25/2022</td>
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<tr>
<td>Code</td>
<td>#:166</td>
<td>Company</td>
<td>Amount</td>
<td>Description</td>
<td>Department</td>
<td>Date</td>
<td>End Date</td>
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<tr>
<td>--------</td>
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<td>--------</td>
<td>----------------------------------------------------------------------------</td>
<td>-----------------------------</td>
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<tr>
<td>C1954</td>
<td>4</td>
<td>All Aspects Renovations</td>
<td>$50,000.00</td>
<td>On-call flooring services; amended to extend contract duration and funds</td>
<td>Property Management</td>
<td>4/19/2022</td>
<td>2/1/2023</td>
</tr>
<tr>
<td>C2092</td>
<td>20</td>
<td>Lorentz Bruun Construction</td>
<td>$407,372.00</td>
<td>Amending scope to Fountain Place Design build CO #18</td>
<td>DCR</td>
<td>4/19/2022</td>
<td>7/31/2022</td>
</tr>
<tr>
<td>C2445</td>
<td>3</td>
<td>Lever Architects</td>
<td>$7,592.00</td>
<td>Lighting analysis requested by PBOT for multi-modal path at Dekum Court.</td>
<td>DCR</td>
<td>4/19/2022</td>
<td>3/2/2025</td>
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<tr>
<td>C2976</td>
<td>1</td>
<td>Walsh Construction Co.</td>
<td>$1,295,865.00</td>
<td>Grace Peck design-build design amendment</td>
<td>DCR</td>
<td>4/19/2022</td>
<td>2/28/2023</td>
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<tr>
<td>C2547</td>
<td>2</td>
<td>PBS Engineering &amp; Environmental, Inc.</td>
<td>$37,000.00</td>
<td>Construction phase geotechnical engineering services for Dekum Court.</td>
<td>DCR</td>
<td>4/18/2022</td>
<td>6/30/2025</td>
</tr>
<tr>
<td>C2967</td>
<td>1</td>
<td>Johnson Controls Fire Protection</td>
<td>$6,000.00</td>
<td>Fire Safety Services; amended to add scope of work and extend end date</td>
<td>Property Management</td>
<td>4/16/2022</td>
<td>6/1/2025</td>
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<tr>
<td>C2347</td>
<td>2</td>
<td>G&amp;R Painting Company</td>
<td>$200,000.00</td>
<td>On-Call Painting Services; amended to add funds</td>
<td>Property Management</td>
<td>4/14/2022</td>
<td>10/7/2024</td>
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<tr>
<td>C2580</td>
<td>1</td>
<td>Oregon Patrol Service</td>
<td>$4,402.00</td>
<td>Security Services at Floresta, Powellhurst, Tillicum North, Tillicum South, Hunter's Run, Harold Lee Village, Townhouse Terrace, Demar Downs; amended to extend contract</td>
<td>Property Management</td>
<td>4/12/2022</td>
<td>12/31/2022</td>
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<tr>
<td>C2819</td>
<td>1</td>
<td>Walsh Construction Co.</td>
<td>$2,814.00</td>
<td>Walsh Construction additional repairs to the lower courtyard storm water retention planter that is identified as leaking.</td>
<td>DCR</td>
<td>4/11/2022</td>
<td>5/1/2023</td>
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<tr>
<td>C1955</td>
<td>4</td>
<td>Floor Solutions, LLC</td>
<td>$-</td>
<td>On-call flooring services; amended to add time</td>
<td>Property Management</td>
<td>4/8/2022</td>
<td>2/1/2023</td>
</tr>
<tr>
<td>C1959</td>
<td>4</td>
<td>Thanh Do</td>
<td>$-</td>
<td>On-call flooring services; amended to add time</td>
<td>Property Management</td>
<td>4/8/2022</td>
<td>2/1/2023</td>
</tr>
</tbody>
</table>
### PBS Engineering & Environmental, Inc.

- **Contract #**: C2959
- **Amend #**: 1
- **Contractor**: PBS Engineering & Environmental, Inc.
- **Contract Amount**: $5,600.00
- **Description**: Additional scope for pre-demo hazmat survey for Dekum Court to survey the occupied resident buildings to refresh the previous 2009 survey report.
- **Dept.**: DCR
- **Execution Date**: 4/7/2022
- **Expiration Date**: 7/31/2022

### Centric Elevator

- **Contract #**: C2194
- **Amend #**: 2
- **Contractor**: Centric Elevator
- **Contract Amount**: $58,020.00
- **Description**: Elevator Preventive Maintenance at Dahlke, Grace Peck, Holgate House, Humboldt Gardens, NMW, Ruth Haefner, Unthank and Rosenbaum; amended to extend contract
- **Dept.**: Property Management
- **Execution Date**: 4/5/2022
- **Expiration Date**: 3/31/2024

### MWA Architects Inc

- **Contract #**: C2769
- **Amend #**: 3
- **Contractor**: MWA Architects Inc
- **Contract Amount**: $3,150.00
- **Description**: A&E Services for Troutdale Housing; amended to add scope and funds
- **Dept.**: DCR
- **Execution Date**: 4/4/2022
- **Expiration Date**: 12/30/2024

### Sera Architects PC

- **Contract #**: C2462
- **Amend #**: 6
- **Contractor**: Sera Architects PC
- **Contract Amount**: $3,424.00
- **Description**: Baldwin design project changes to interior finishes
- **Dept.**: DCR
- **Execution Date**: 4/1/2022
- **Expiration Date**: 11/30/2022

**Subtotal**

- **Total Contract Amount**: $2,704,949.00

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

- **Contract #**: 0
- **Amend #**: 0
- **Contractor**: 0
- **Contract Amount**: -
- **Description**: 0
- **Dept.**: 0
- **Execution Date**: 0
- **Expiration Date**: 0

**Subtotal**

- **Total Contract Amount**: $-0

**Total**

- **Total Contract Amount**: $3,556,433.60
<table>
<thead>
<tr>
<th>Estimated Contract Amount</th>
<th>Description</th>
<th>Dept.</th>
<th>Solicitation Period</th>
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<tbody>
<tr>
<td>$488k</td>
<td>Resident Services for Webster Rd.</td>
<td>Community Services</td>
<td>May 2022</td>
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<tr>
<td>$275k</td>
<td>Schiller Way Ventilation &amp; Roof Rehab</td>
<td>DCR</td>
<td>May 2022</td>
</tr>
<tr>
<td>$150k</td>
<td>Security Improvements @ Celilo Court</td>
<td>DCR</td>
<td>June 2022</td>
</tr>
<tr>
<td>TBD</td>
<td>Garbage &amp; Recycling Services for Multiple Properties</td>
<td>Property Management</td>
<td>July 2022</td>
</tr>
<tr>
<td>$1.5 million</td>
<td>CHSP Housekeeping &amp; Personal Care</td>
<td>Community Services</td>
<td>TBD</td>
</tr>
<tr>
<td>TBD</td>
<td>A&amp;E for N. Maryland</td>
<td>DCR</td>
<td>TBD</td>
</tr>
<tr>
<td>TBD</td>
<td>CM/GC for N. Maryland</td>
<td>DCR</td>
<td>TBD</td>
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</tbody>
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