

## **PUBLIC NOTICE:**



Home Forward  
BOARD OF COMMISSIONERS  
will meet on  
Tuesday, May 16, 2023  
At 5:30 pm  
Zoom Register here:

<https://homeforward.zoom.us/j/81380644572?pwd=VmUzN3FBbIZGMlta2p3eHE4NlVZUT09>



**MEMORANDUM**

To: Community Partners Date: May 11, 2023

From: Ivory N. Mathews, Chief Executive Officer Subject: Home Forward Board of Commissioners May Meeting

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The Board of Commissioners of Home Forward will meet on Tuesday, May 16 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: <https://homeforward.zoom.us/j/81380644572?pwd=VmUzN3FBbUZGMlIta2p3eHE4NlVZUj09>

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/81380644572?pwd=VmUzN3FBbllZGMlta2p3eHE4NlVZUT0>

**9**

**VIA ZOOM**

**MAY 16, 2023, 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 18, 2023 Board of Commissioners Virtual Meeting

**RESOLUTIONS/REPORTS**

Following Reports and Resolutions:			
23-05	Topic	Presenter/POC	Phone #
01	Recognizing the 75 <sup>th</sup> Anniversary of the Vanport Flood	Ivory Mathews Monica Foucher	503.802.8423 503.802.8422

## **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 7, 2023 at 5:30 PM. The next Board of Commissioners meeting will be Tuesday, June 20, 2023 at 5:30 PM.

## **EXECUTIVE SESSION**

The Board of Commissioners of Home Forward may meet in Executive Session pursuant to ORS 192.660(2)(3) to discuss a pending real estate transaction. 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 MONTHLY MEETING  
HOME FORWARD  
HELD VIRTUALLY  
135 SW Ash Street Portland, OR 97204  
April 18, 2023

**COMMISSIONERS PRESENT**

Vice Chair Matthew Gebhardt, Treasurer Jenny Kim, Commissioners TomiRene Hettman, Rakeem Washington

**STAFF PRESENT**

Elise Anderson, April Berg, Ian Davie, Christina Dirks, Dena Ford-Avery, Monica Foucher, Carolina Gomez, Biljana Jesic, Jeff Lane, Ivory Mathews, Kitty Miller, Kandy Sage, Amanda Saul, Kellie Shaw, Celia Strauss, Jonathan Trutt, Linda Uppinghouse

**LEGAL COUNSEL**

Sarah Stauffer Curtiss

Vice Chair Matthew Gebhardt convened the meeting of the Board of Commissioners at 5:33 PM.

Cathy Millis, resident at Dahlke Manor asked to follow up with staff regarding the next steps in scheduling the resident advisory council meeting. She is working on an agenda and would like to get the residents involved as part of the Dahlke community. One area of concern is the expectation of the residents when management is not on site. Millis does not want the meeting to be a forum for residents to complain but an opportunity to share concerns and interact with staff in a constructive way. She has met the new resident services coordinator, although has not gotten traction on the advisory council meeting.

Alex Achmatowicz, neighbor to the Medallion Apartments, returned with a renewed focus on an uptick in the selling of fentanyl in the neighborhood and in front of the Medallion. He focused on finding a mutual resolve to put a damper on the boldness of those engaging in these activities and apparently profiting from those with lesser means. He once again asked Home Forward if there is a way to collaborate with the onsite security at the

Medallion. Adding after walking by Northwest Towers he was impressed with the level of security cameras. Achmatowicz reported neighbors are working with Portland Police and documenting/videotaping questionable activities in the surrounding area. Related to this, he asked if Home Forward managers are sharing such information with neighborhood securities forces, suggesting this would be an opportunity to bring everyone together, especially as summer heats up.

Vice Chair Matthew Gebhardt thanked Mr. Achmatowicz for speaking to the board, recognizing these are complicated issues. He said staff are involved in balancing the needs, appreciated his concerns and for continuing to stay involved.

## **MEETING MINUTES**

### **Minutes of the March 21, 2023 Board of Commissioners Virtual Meeting**

Vice Chair Matthew Gebhardt requested a motion authorizing approval of the minutes for the March 21, 2023 Board of Commissioners Meeting.

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

The vote was as follows:

Vice Chair Matthew Gebhardt—Aye

Treasurer Jenny Kim—Aye

Commissioner TomiRene Hettman—Aye

Commissioner Rakeem Washington—Aye

## **RESOLUTIONS**

### **Resolution 23-04-01 Authorize Submission of Application for Rental Assistance Demonstration (RAD) Program for the Killingsworth Apartments**

Jonathan Trutt, Development Director presented the resolution saying RAD is coming to the Killingsworth Project. Trutt presented the history of the project and the approach of breaking ground in October. As PCC's new Opportunity Center is completed, the existing site will be demolished and our building will be placed. He described the Killingsworth Apartments, the proximity of the Workforce Training Center and the services that will provide help throughout the NE community.

This funding opportunity comes from a new HUD program known as Faircloth-to-RAD; Faircloth referencing a cap that Congress established in 1998 on the number of public



housing units supported by the federal government. According to Trutt, Home Forward has approximately 1200 units to utilize, making this a great project to take advantage of this opportunity that will enable achieving deep affordability and weathering the high construction costs. With authorization, we will submit the application to HUD. Trutt recognized Jeff Lane who has done the application work and the newest addition to the Development team. Concluding, the resolution was reviewed by the READ Committee.

Vice Chair Matthew Gebhardt expressed excitement for the opportunity to tap into this resource and its future potential.

There being no discussion, Vice Chair Matthew Gebhardt requested a motion to approve Resolution 23-04-01. Treasurer Jenny Kim moved to adopt Resolution 23-04-01. Commissioner TomiRene Hettman seconded the motion.

**The vote was as follows:**

**Vice Chair Matthew Gebhardt—Aye**  
**Treasurer Jenny Kim—Aye**  
**Commissioner TomiRene Hettman—Aye**  
**Commissioner Rakeem Washington—Aye**

#### **Resolution 23-04-02 Authorize Grace Peck Terrace Bond Inducement**

Jonathan Trutt presented the resolution. At the March board meeting there were three resolutions pertaining to Grace Peck and this month's resolution declares our intention to issue and sell bonds to finance the acquisition, the rehabilitation and equipping the property. He noted that this is familiar to other resolutions we have presented. With a higher appraisal and increase in construction costs, the revenue bonds will total \$29 million. Trutt reported that everything is in place for the closing next week. The resolution was reviewed at the April READ committee meeting.

Vice Chair Matthew Gebhardt agreed this is something seen before and feels everyone is comfortable moving forward.

There being no discussion, Vice Chair Matthew Gebhardt requested a motion to approve Resolution 23-04-02. Treasurer Jenny Kim moved to adopt Resolution 23-04-02. Commissioner TomiRene Hettman seconded the motion.

The vote was as follows:

Vice Chair Matthew Gebhardt—Aye  
Treasurer Jenny Kim—Aye  
Commissioner TomiRene Hettman—Aye  
Commissioner Rakeem Washington —Aye

There being no further business, Vice Chair Matthew Gebhardt adjourned the meeting at 5:58 PM.

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

ADOPTED: MAY 16, 2023

Attest:

Home Forward:

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Ivory N. Mathews, Secretary

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Damien R. Hall, Chair

# RESOLUTIONS



constitutional clause which prohibited Black people from residing in the state. And while Vanport itself, which at one point was 40% Black, was a site of segregation and discrimination, it was also the only option for many Black Portlanders, as living elsewhere was often unattainable and even illegal. Black residents were unofficially but deliberately segregated into less desirable sections of the development, were unjustly blamed for crime, and were harassed by civic leaders to leave the state after the war ended.

The Vanport Flood completely destroyed the Vanport community, displacing over 18,500 people, nearly a third of whom were Black. The harmful actions of the Housing Authority of Portland are undeniable; from inaction regarding residents' safety, to removal of its own documents and belongings from the property. On the morning of the flood, HAP posted a lengthy notice to every door, which included the often quoted: "Remember: Dikes are safe at present. You will be warned if necessary. You will have time to leave. Don't get excited," At 4:17 PM, without warning and with no time to evacuate, the railroad dike burst and a wall of water overtook Vanport, destroying it completely.

Vanport left an indelible mark on the City of Portland and the State of Oregon and the role of Black people in local civic life. The substantial Black population of Vanport resulted in the hiring of the first Black teachers and police officers in the State of Oregon. In the aftermath of the flood, Black Portlanders deepened and strengthened roots in North and Northeast Portland communities. Local leaders pushed Portland institutions to address racism within the local housing system, resulting in Oregon's Civil Rights Bill prohibiting discrimination in public places. Nevertheless, progress on the housing front was slow. Within a decade, 80% of Black Portlanders resided in Albina, one of the few neighborhoods hospitable to displaced Black Vanport households. Portland's school system likewise remained de facto segregated. And 75 years on, we know that the trends of Vanport and its aftermath – the exploitative use of labor, housing segregation, dangerous public housing siting, forced displacement, and the intersecting experiences of being poor and Black in America – still track with trends that exist and persist in society today.

## **OVERVIEW**

Home Forward continues to resist and combat these problematic trends within our housing and poverty systems. And yet, with regard to grappling with its role in the Vanport Flood, Home Forward still has work to do. Though many survivors have passed on, oral histories have been preserved, and institutions have evolved.

On the anniversary of the Vanport flood in 2021, Home Forward made its first acknowledgment and apology for its role in the Vanport flood. Further, Home Forward's

Equity Team led the development of an Equity Statement, adopted by Home Forward's Board of Commissioners, that acknowledges Home Forward's role as the owner and manager of Vanport, and its participation in racist practices that contributed to immediate and ongoing segregation of communities of color after the flood. These steps represented a necessary precedent to future support, relationship-building, and reparative approaches that begin to address the harms to those who experienced the flood, and the impacts present-day.

Home Forward's ongoing focus is not linear in perspective and is not limited to this topic. Our work continues to address past harms, reform current practices, and chart a path forward. A recognition of the 75<sup>th</sup> Anniversary of the Vanport Flood is a comparatively simple step relative to our organizational goal of doing "work in support of systemic change for racial and social justice." We do this in alignment with our community, but also as an integral part of that community.

## **CONCLUSION**

Home Forward requests that the Board of Commissioners approve a resolution that recognizes the 75<sup>th</sup> anniversary of the Vanport Flood.



## RESOLUTION 23-05-01

### RESOLUTION 23-05-01 RECOGNIZES THE 75<sup>TH</sup> ANNIVERSARY OF THE VANPORT FLOOD

**WHEREAS**, Home Forward, then known as the Housing Authority of Portland, was founded in December 1941; and

**WHEREAS**, the Housing Authority of Portland owned and operated housing located in Vanport, which at the time was the largest public housing development in the country, the second largest city in Oregon, and the largest concentration of Black Portlanders; and

**WHEREAS**, Vanport was destroyed by a flood on May 30, 1948, which left over 18,500 people in homelessness, and killed at least 15 people, and which had substantial impact in part because the Housing Authority of Portland failed to take seriously the threat of flood or adequately warn people of the impending danger; and

**WHEREAS**, the flood occurred at a time when the City of Portland and State of Oregon operated under a constitution, laws, and practices which reinforced the public discrimination and segregation experienced by Black and brown people; and

**WHEREAS**, the role of Vanport is complicated, representing a city that supported an increased concentration of Black Portlanders, but which also represented a tragedy of death, displacement, segregation, and racism; and

**WHEREAS**, the trends of Vanport and its aftermath – the exploitative use of labor, housing segregation, dangerous public housing siting, forced displacement, and the intersecting experiences of being poor and Black in America – still track with trends that still exist and persist in society today; and

**WHEREAS**, Home Forward’s organizational values indicate that “we do our work in support of systemic change for racial and social justice” and recognizes that “the people who experience injustices and inequities have the wisdom to bring about the change that is

needed. We listen to them.”; and

**WHEREAS**, Home Forward has taken steps aligned with its organizational values including the explicit acknowledgment and apology for its role in the Vanport Flood, and its acknowledgement of the Vanport Flood in its Equity Statement, among other efforts; and

**WHEREAS**, Home Forward continues to listen to the wisdom of its community in charting a path forward in pursuit of racial and social justice, and will work, without an end date, to meaningfully address, and attempt to make repair for its past.

**NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF HOME FORWARD ADOPTS THE FOLLOWING:**

1. **RESOLVED**, that the Board of Commissioners of Home Forward hereby recognizes the 75<sup>th</sup> anniversary of the Vanport Flood.

**ADOPTED: MAY 16, 2023**

**Attest:**

**Home Forward:**

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Ivory N. Mathews, Secretary

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Damien R. Hall, Chair



# STAFF REPORTS

**Procurement & Contracts Department  
MONTHLY CONTRACT REPORT  
Contracts Approved 03/01/23 - 04/30/23**

PUBLIC IMPROVEMENT  
(CONSTRUCTION & MAINTENANCE SERVICES)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3138	0	Prime Legacy	\$ 74,278.98	Humboldt Gardens post-emergency 2301 buildback	Property Management	3/2/2023	6/30/2023
C3114	0	Walsh Construction Co.	\$ 16,660.00	BCC repair upper courtyard storm water area drain	DCR	3/6/2023	9/29/2023
C3120	0	Centric Elevator	\$ 616,750.00	Hamilton West elevator modernization	Asset Mgmt	3/24/2023	12/31/2024
C3159	0	Prime Legacy	\$ 83,567.20	Build back at Schrunk	Property Management	4/26/2023	6/15/2023
<b>Subtotal</b>			<b>\$ 791,256.18</b>				<b>4</b>

GOODS & SERVICES

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3146	0	All Aspects Renovations by Valet Living Turns LLC	\$ 5,810.90	Remove and replace flooring in basement training room at NMW	IFS	3/16/2023	5/20/2023
C3147	0	Diana's Cleaning Professional Services	\$ 85,200.00	Custodial services at NMW	IFS	3/21/2023	3/31/2024
C3105	0	Waste Management	\$ 2,318,218.56	Garbage & Recycling Services	Property Management	4/1/2023	3/31/2026
<b>Subtotal</b>			<b>\$ 2,409,229.46</b>				<b>3</b>

PERSONAL SERVICE CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3139	0	Le Chevallier Strategies	\$ 50,000.00	Event planning & media services for grand openings and ground breakings T&M	DCR	3/1/2023	6/30/2024
C3140	0	Herrera's Photography	\$ 2,275.00	Photography of Hattie Redmond Building interior and exterior	DCR	3/6/2023	6/1/2023

C3134	0	Bremik Construction	\$ 2,000.00	Pre-Construction work in support of City of Gresham RFP 23-16.	DCR	3/8/2023	12/31/2024
C3144	0	QEDLAB Qualified Envelope Diagnostics, Inc.	\$ 8,400.00	Window testing Fairfield (voided C3141 due to LP assignment)	DCR	3/13/2023	12/31/2024
C3151	0	Wholesome Health	\$ 2,000.00	Dietitian for CHSP residents	Community Services	4/10/2023	7/31/2023
C3148	0	Responsible Media Group	\$ 150,000.00	Content creation for DEI learning for Home Forward staff	Executive	4/12/2023	6/1/2025
C3149	0	Hexagon Consulting	\$ 10,000.00	New manager and supervisor cohort and coaching support.	Executive	4/12/2023	3/31/2024
C3153	0	Model Integrity LLC	\$ 30,000.00	Coaching, strategic planning, and crisis management	Executive	4/26/2023	3/31/2024
<b>Subtotal</b>			<b>\$ 254,675.00</b>				<b>8</b>

PROFESSIONAL SERVICE CONTRACTS (A&E)

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3142	0	Hughes Electrical Contractors	\$ 10,870.00	Provide electrical design services for The Louisa Flowers resident services office space	DCR	3/14/2023	12/31/2023
C3143	0	Hunter-Davisson Inc	\$ 2,886.00	Provide HVAC bid level design services for The Louisa Flowers resident services office space	DCR	3/15/2023	12/31/2023
<b>Total</b>			<b>\$ 13,756.00</b>				<b>2</b>

AMENDMENTS TO EXISTING CONTRACTS

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C2492	2	Diana's Cleaning Professional Services	\$ -	On-Call Cleaning Services for vacant units and common area/office cleaning; amended to extend contract	IFSS	3/7/2023	3/18/2025
C2493	8	Jani-King	\$ -	On-Call Cleaning Services for vacant units and common area/office cleaning; amended to extend contract	Property Management	3/7/2023	3/18/2025
C2999	2	Expressive Connections	\$ 5,400.00	Mental Health First Aid Training; amended to extend contract	Talent & Organizational Development	3/10/2023	9/15/2023
C2769	6	MWA Architects Inc	\$ 80,070.00	Additional services for new Land Use application and redesign for Troutdale Development.	DCR	3/13/2023	12/31/2025

C2679	2	Carbonell Cleaning Solutions	\$ 68,627.80	Landscaping at Dekum, Carlton, Celilo; amended to extend contract and update rates	Property Management	3/14/2023	3/31/2024
C2489	2	G&L Janitorial	\$ -	On-Call Cleaning Services for vacant units and common area/office cleaning; amended to extend contract	Property Management	3/16/2023	3/18/2025
C2732	1	NW Enforcement	\$ -	On-call security services; amended to extend contract	Property Management	3/16/2023	4/25/2024
C2919	5	Walsh Construction Co.	\$ -	Fairfield design-build assignment amendment	DCR	3/16/2023	12/31/2024
C3129	1	Lauzon Contracting	\$ 2,168.34	Eastwood court sewer repair -- Install two Storz adapters. Set EV parking sign pole. Installed last bollard.	DCR	3/20/2023	4/30/2023
C2448	4	O'Neill/Walsh Community Builders	\$ 32,713.32	Killingsworth CMGC Amend scope to include pre-construction services for NAYA's Early Learning Center	DCR	3/21/2023	12/31/2024
C2976	4	Walsh Construction Co.	\$ -	Grace Peck Assignment	DCR	3/23/2023	2/28/2024
C2092	25	Lorentz Bruun Construction	\$ 159,497.00	Amending scope to Fountain Place Design build CO #23	DCR	3/24/2023	6/30/2023
2271	6	Colas Construction	\$ 485,484.54	Powell CO #06	DCR	3/24/2023	4/30/2024
C2427	3	Metropolitan Public Defenders	\$ 130,901.00	Expungement and legal services for HF residents and participants; Rule 46-0340	Homeless Initiatives	3/26/2023	12/31/2023
C3043	2	Clarity Loan Forgiveness Consulting	\$ 1,000.00	Loan Forgiveness Webinar; amended to add time	Talent & Organizational Development	3/28/2023	4/15/2023
C2768	5	Peter Meijer Architect, PC	\$ 10,040.00	Revised design fee given contractor request to have KPFF design the pre-cast wall components.	DCR	4/3/2023	12/31/2023
C2964	5	Bora Architecture Inc	\$ 39,782.00	Add scope of meetings with IRCO and redesign of RS offices, additional scope for landscape architect redesign and CAC meetings, added acoustic designer scope and Code Unlimited appeal.	DCR	4/3/2023	6/30/2026
C2732	2	NW Enforcement	\$ -	On-call security services; amended to update rates	Property Management	4/5/2023	4/25/2024
C2919	6	Walsh Construction Co.	\$ 13,514,346.00	Fairfield construction GMP amendment	DCR	4/6/2023	12/31/2024
C3138	1	Prime Legacy	\$ 47,606.75	Humboldt Gardens post-emergency 2301 buildback; amended to update scope	Property Management	4/9/2023	6/15/2023
C3026	4	Bacharach Construction LLC	\$ 8,660.09	CO #3 Celilo ct security improvements Additional work based on site conditions. Scope concrete and tree trimming for new light poles.	DCR	4/10/2023	6/30/2023
C3125	1	Lovett Inc	\$ 8,447.26	Backflow repair at Peaceful Villa; amended to add scope	Property Management	4/10/2023	5/1/2023
C2946	1	MercuryPDX	\$ -	Currier/mail Service for NMW; amended to add time	FAAM	4/11/2023	12/31/2023
C2499	2	Universal Lawncare Maintenance	\$ -	On-Call Outdoor Maintenance Services; amended to add time	Property Management	4/13/2023	4/5/2025

C2580	3	Oregon Patrol Service	\$ 12,964.00	Security Services at Floresta, Powellhurst, Tillicum North, Tillicum South, Hunter's Run, Harold Lee Village, Townhouse Terrace, Demar Downs; amended to add funds to cover overage	Property Management	4/13/2023	12/31/2023
C2777	1	Carbonell Cleaning Solutions	\$ 110,472.00	Landscaping at Stark Manor, Madrona Place, Fir Acres, Eastwood Court, and Alderwood; amended to extend contract	Property Management	4/17/2023	8/10/2024
C2895	1	Fulcrum Construction & Building Services LLC	\$ -	Unthank generator replacement; amended to extend contract	DCR	4/18/2023	10/31/2023
C2946	2	MercuryPDX	\$ -	Currier/mail Service for NMW; amended to update rates	FAAM	4/18/2023	12/31/2023
C2500	1	ValleyScapes Landscape Solutions	\$ -	On-Call Outdoor Maintenance Services; amended to add time	Property Management	4/20/2023	4/5/2025
C2733	1	Pono Security	\$ -	On-call security services; amended to extend contract	Property Management	4/25/2023	4/25/2024
C2502	2	Snugs Services	\$ -	On-Call Outdoor Maintenance Services; amended to add time	Property Management	4/26/2023	4/5/2025
C3029	1	EI Porvenir Services LLC	\$ -	Data survey, facilitate work sessions, leadership & coaching; amended to add time	Talent & Organizational Development	4/27/2023	8/1/2023
<b>Subtotal</b>			<b>\$ 14,718,180.10</b>				<b>32</b>

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

Contract #	Amend #	Contractor	Contract Amount	Description	Dept.	Execution Date	Expiration Date
C3145	0	Hopworks Urban Brewery	\$ 55,000.00	Reimbursement agreement for Powell electrical work with Tice Electric	DCR	3/20/2023	4/30/2023
R3160	0	FP2 Limited Partnership	\$ 80,004.86	Revenue Contract: Resident services at Fountain Place	Asset Mgmt	4/27/2023	4/30/2026
<b>Subtotal</b>			<b>\$ 135,004.86</b>				<b>2</b>
<b>Total</b>			<b>\$ 18,322,101.60</b>				<b>51</b>

**Procurement & Contracts Department  
FUTURE FORMAL PROCUREMENTS  
6-Month Look Ahead - May 2023**

Estimated Contract Amount	Description	Dept.	Solicitation Period
\$200k	Peter Paulson HVAC Replacement	DCR	In progress
\$700k	Louisa Flowers Build Out	DCR & Asset Mgmt	In progress
\$1 million	Rockwood Station Roof Replacement	Prop Mgmt	In progress
\$375k	St. Francis HVAC Replacement	DCR	In progress
TBD	Security Services at HWE & NWT	Prop Mgmt	May 2023
\$2.17 million	Design and construction services for Sequoia	DCR	May 2023
\$910k	Design and construction services for Schiller Way	DCR	May 2023
\$4.515 million	Design and construction services for Gretchen Kafoury	DCR	June/July 2023
\$2.905 million	Design and construction services for Peter Paulson	DCR	June/July 2023
\$1.650 million	A&E for N. Maryland	DCR	July 2023
\$13.2 million	CM/GC for N. Maryland	DCR	October 2023
\$1.5 million	CHSP Housekeeping & Personal Care	Community Services	TBD
TBD	STRA	Homeless Initiatives	Jan 2024